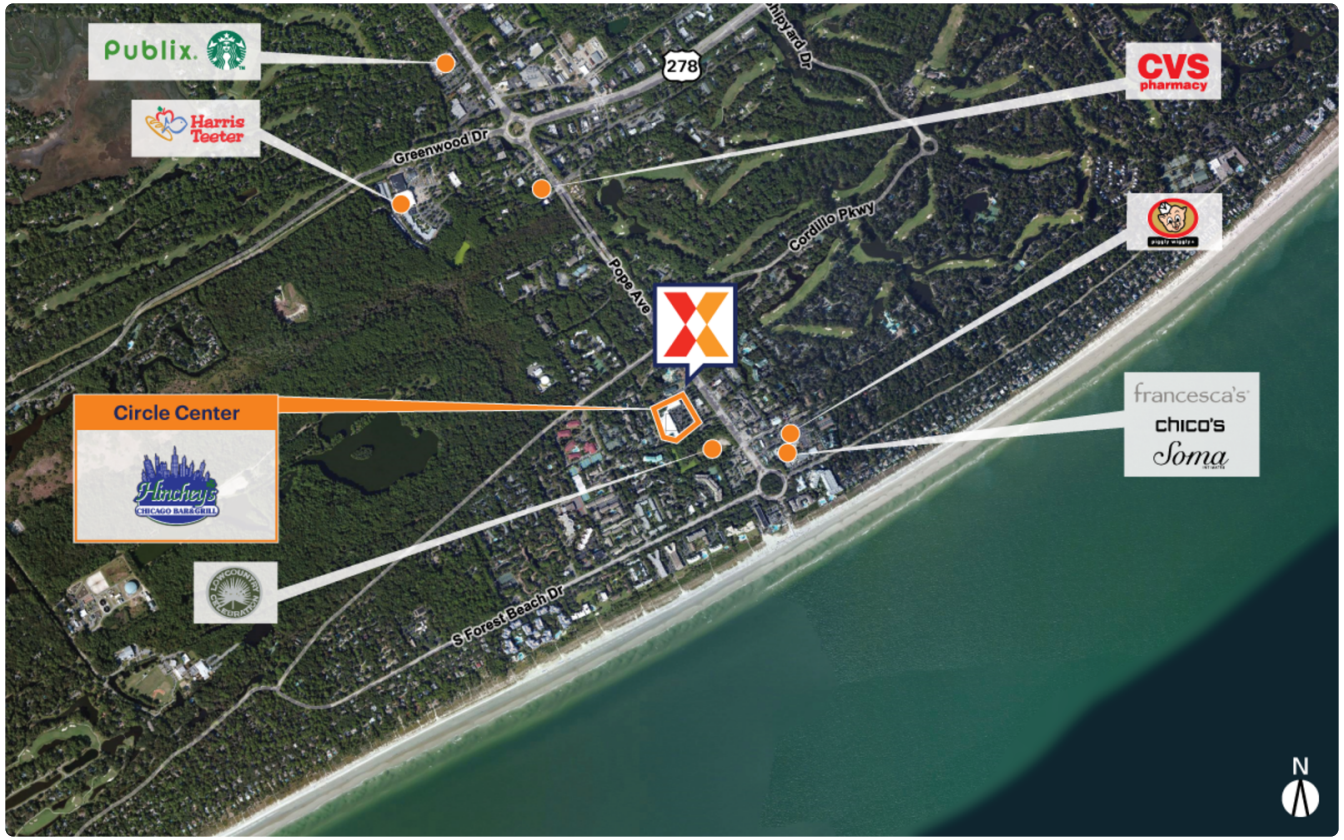
Circle Center

Beaufort County | Hilton Head Island-Bluffton-Port Royal, SC | 65,313 Sq Ft

70 Pope Avenue | Hilton Head Island, SC 29928

32.1449, -80.7556



Demographics	1 Mile	3 Miles	5 Miles
Population	2,867	12,346	20,427
Daytime Pop.	5,999	15,328	23,720
Households	1,586	6,305	9,823
Income	$153,825	$190,601	$192,991

Source: Synergos Technologies, Inc. 2024

In the heart of Hilton Head Island, with easy access to Coligny Beach Park and multiple resorts and golf courses that help attract an estimated 2.8M annual visitors (Hilton Head Island Gov 2025)

Surrounded by an affluent and highly educated population with an average household income of $190K+ and % college-educated persons of 60% within a 3-mile radius

High visibility from 34K+ vehicles daily on Pope Ave (Kalibrate 2021)

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Available Spaces

01	2,160 Sq Ft	360°	2B	1,500 Sq Ft
02A	660 Sq Ft		04B	2,000 Sq Ft

Current Tenants

Space size listed in square feet

03	Publix	48,124
04A	Island Liquors	2,000
06	Hinchey's Chicago Bar & Grill	3,600
08	Amigos Café'y Cantina	1,200
09	A Southern Coney	3,600
11	Golden Nails & Spa	1,200
12	The Clothes Press	1,200
13	Al's Aloha Kitchen	1,200
NAP01	NAP	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
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