

# The Fresh Market Shoppes

890 William Hilton Parkway | Hilton Head Island, SC 29928

Beaufort County | Hilton Head Island-Bluffton-Port Royal, SC | 86,398 Sq Ft

32.1696, -80.7394



Demographics	1 Mile	3 Miles	5 Miles
Population	1,740	16,313	34,127
Daytime Pop.	1,818	19,232	43,324
Households	885	7,821	15,684
Income	\$250,963	\$193,544	\$173,733

Source: Synergos Technologies, Inc. 2024

Grocery-anchored neighborhood center anchored by The Fresh Market with a strong mix of national and regional tenants including JK Fine Interiors, Dollar Tree and Duck Donuts

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 3.1M annual visitors (Hilton Head Island Gov 2023)

Located on William Hilton Parkway (U.S. 278 Bus.) with visibility to 39K+ vehicles daily, the center is within two miles of U.S. 278, providing access to “upisland” communities, including Spanish Wells and Windmill Harbor (Kalibrate 2025)

Affluent and well-educated trade area within a 3-mile radius with an average household income of \$193K+ and 55% of residents with a college education

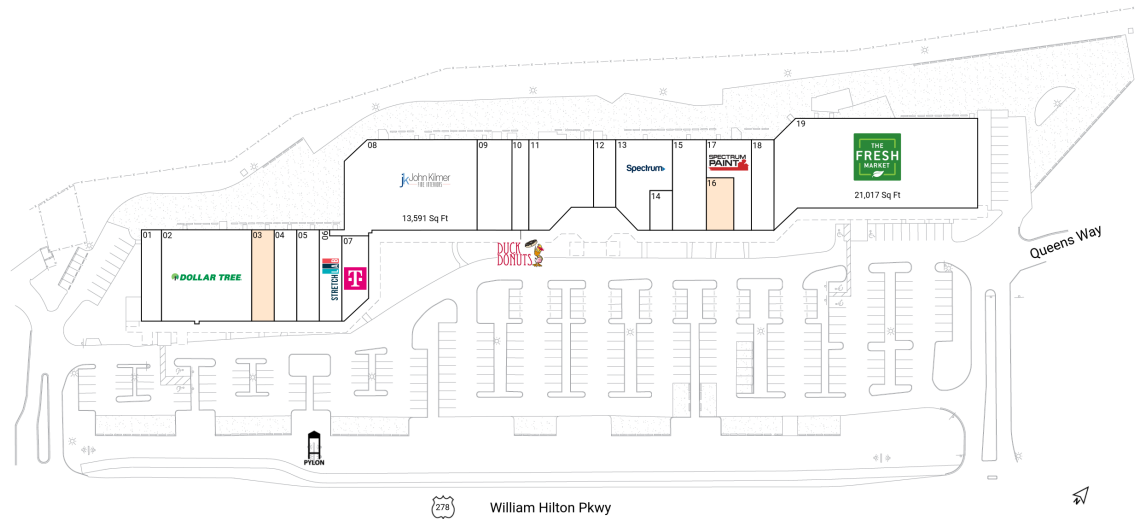


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## Available Spaces

03 2,360 Sq Ft 360°      16 1,600 Sq Ft 360°

## Current Tenants Space size listed in square feet

01 Lulu Kitchen	2,091
02 Dollar Tree	9,408
04 Floors by Sterling Hight	2,360
05 Phillips Shoes	2,360
06 StretchLab	2,058
07 T-Mobile	1,470
08 John Kilmer Fine Interiors	13,591
09 HHI Golf Shoppe	3,540
10 Duck Donuts	1,660
11 Madre & Mercado	6,856
12 Gruby's New York Deli	1,770
13 Spectrum	4,417
14 Spex	1,160
15 Hilton Head Shirt Company	3,568
17 Spectrum Paint	2,725
18 CORA Health Services	2,387
19 The Fresh Market	21,017

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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