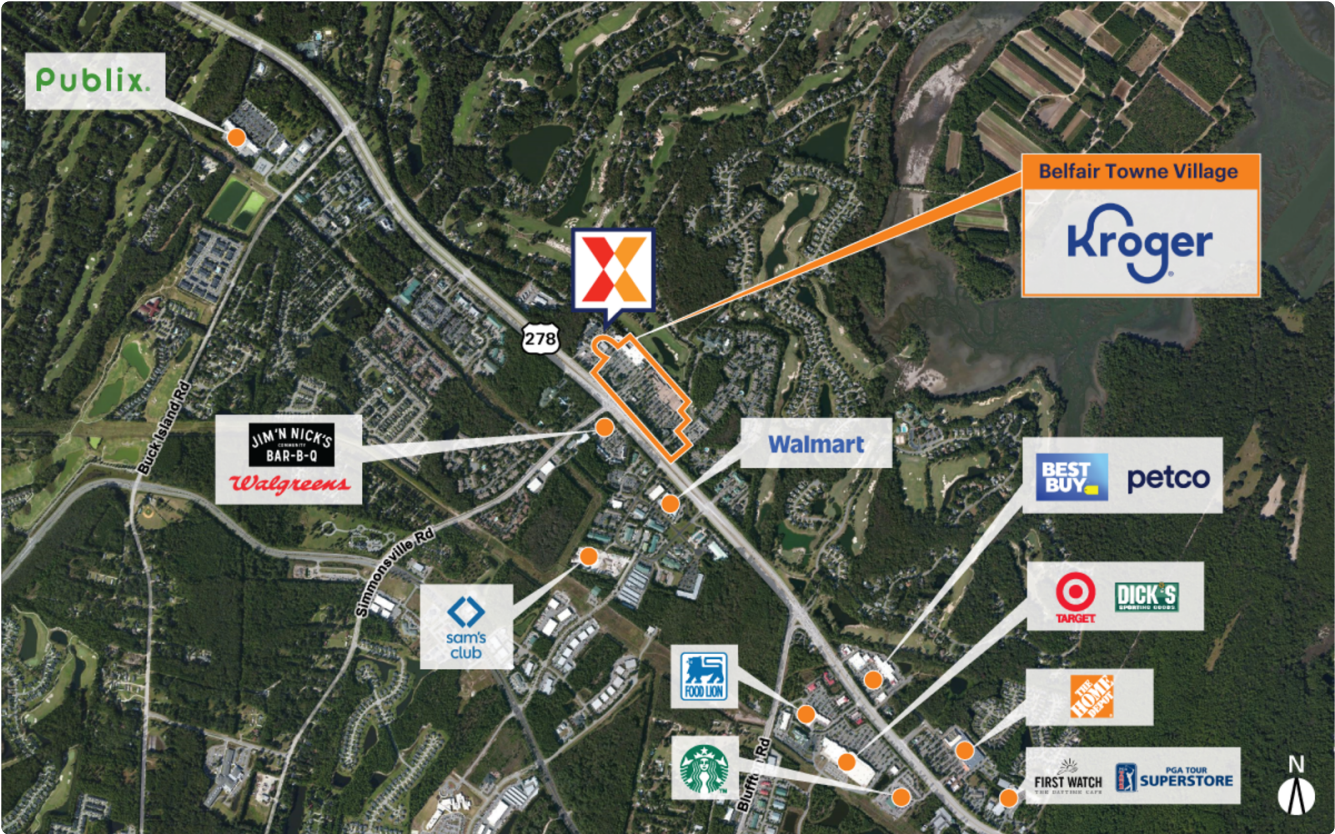


Belfair Towne Village

63-145 Towne Drive | Bluffton, SC 29910

32.2686, -80.8596

Beaufort County Hilton Head Island-Bluffton-Port Royal, SC 166,639 Sq Ft



Demographics	1 Mile	3 Miles	5 Miles
Population	6,032	27,940	50,174
Daytime Pop.	8,153	27,784	50,408
Households	2,402	10,916	19,708
Income	\$118,510	\$133,762	\$149,317

Source: Synergis Technologies, Inc. 2024

- Excellent location on 278 with 57K+ vehicles daily (Kalibrate 2025)
- Second most-visited neighborhood center in the market (Placer.ai 2025)
- Surrounded by an affluent population with an average household income of \$133K+ within a 3-mile radius
- Kroger-anchored center with a strong line-up of local and national retailers including Truffles Cafe, The UPS Store, Banfield Pet Hospital, and Indy Karting



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Available Spaces

05	5,787 Sq Ft	
65	1,500 Sq Ft	360°
77	1,600 Sq Ft	360°

Current Tenants

Space size listed in square feet

03	Synovus Bank	5,039	97A	Harbor Light Ins & Wealth Advi	2,491
10	SJC Medical Group	9,978	98	Prime IV Hydration & Wellness	1,500
20	The UPS Store	2,000	99	Cuticles	1,299
24	Panda Chinese Restaurant	1,500	103	Batteries Plus Bulbs	1,400
26	Ruan Thai Cuisine II	3,800	105	Belfair Fine Wine & Spirits	2,800
63	Geico	1,500	107	New York City Pizza	1,400
67	Charles Schwab	1,875	108	Pure Barre	1,600
69	Fyzical	1,875	111A	The Joint	1,200
71	Indy Karting & Amusement	33,000	125	Kroger	55,696
73	Little Caesars	1,500	131	Banfield Pet Hospital	3,600
75	Allstate Insurance	1,137	133	Amigos Belfair	1,200
75A	Intrepid USA Healthcare & Hospice	3,294	135	Carolina Optical	600
85	Olive the Above	2,500	137	eFit Club	4,390
91	Truffles Cafe	5,360	NAP01	Liberty Savings Bank	0
95	Primo Hoagies	1,500	NAP02	Wendy's	0
97	Mobility City	2,718	NAP03	American Bar & Grill	0
			NAP04	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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