

# Fresh Market Shoppes

Hilton Head, SC



## Center Highlights

The Fresh Market, Bonefish Grill, Jones New York, West Marine, and Cold Stone Creamery anchor Fresh Market Shoppes. This strategic location offers convenient access to William Hilton Parkway.

**Center Address:** William Hilton Pkwy

**City/State:** Hilton Head, SC

**Population:** 3 mile radius – 16,049 people

**Avg. Household Income:** \$109,509

**Traffic Counts:** William Hilton Pkwy - 36,200

**Property Size:** 87,000 sq. ft.

**Latitude/Longitude:** 32.169675 N, -80.739611 W

### Leasing Executive

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**WEINGARTEN REALTY**

People-to-People. Coast-to-Coast.

### TENANT LIST

|                                |          |
|--------------------------------|----------|
| A0A Available (20'3" x 95')    | 1,920 SF |
| A0D Available (54'4" x 98')    | 5,484 SF |
| A0F Hilton Head Guest Services |          |
| A0H Available (24' x 98')      | 2,360 SF |
| A0J Floors By Sterling Hight   |          |
| A0L Ecco Shoes                 |          |
| A0M The Alliance Group Realty  |          |
| A0N Boutique Christine         |          |
| A0P Available (24' x 61'3")    | 1,470 SF |
| B0A John Kilmer Fine Interiors |          |
| BOC WRI Office                 |          |
| B0E Island Photo and Camera    |          |

|                                   |
|-----------------------------------|
| B0F Island Ideas                  |
| B0H Celebration Supplies          |
| B0J Scarlett Consignment Boutique |
| B0K Bonefish Grill                |
| B0N Advanced Integrated Controls  |
| B0P Gruby's Deli                  |
| B0Q Player's World of Sports      |
| B0R Harbour Town Toys and Clothes |
| B0S Hilton Head Shirt Co.         |
| B0T West Marine                   |
| COA The Fresh Market              |





# Summary Report

**WEINGARTEN REALTY**

People-to-People. Coast-to-Coast.

L505 Fresh Market Shoppes  
William Hilton Pkwy, W of Queens Way - Hilton Head, SC

Longitude: -80.739611

Latitude: 32.169675

| Key Variables            | 1.00 Mile Radius | 2.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------|------------------|------------------|------------------|------------------|
| Population               | 2,003            | 8,079            | 16,050           | 30,839           |
| Average Household Income | \$139,685        | \$108,955        | \$109,510        | \$102,408        |

| Population                       |        |        |        |        |
|----------------------------------|--------|--------|--------|--------|
| 2016 Population                  | 2,713  | 10,414 | 19,898 | 37,421 |
| 2011 Population                  | 2,003  | 8,079  | 16,050 | 30,839 |
| 2010 Census Population           | 1,916  | 7,985  | 16,000 | 30,851 |
| 2000 Census Population           | 1,670  | 7,199  | 13,745 | 27,728 |
| % Growth 2010 to 2011            | 4.53%  | 1.17%  | 0.31%  | -0.04% |
| % Forecasted Growth 2011 to 2016 | 35.44% | 28.91% | 23.98% | 21.34% |

| Race & Ethnicity |        |        |        |        |
|------------------|--------|--------|--------|--------|
| % White          | 84.56% | 80.39% | 76.37% | 72.25% |
| % Black          | 1.13%  | 3.49%  | 6.42%  | 8.23%  |
| % Asian          | 0.86%  | 1.05%  | 1.07%  | 0.92%  |
| % Other          | 0.41%  | 0.53%  | 0.72%  | 0.92%  |
| % Hispanic       | 13.03% | 14.54% | 15.43% | 17.67% |

| Income & Education       |           |           |           |           |
|--------------------------|-----------|-----------|-----------|-----------|
| Median Household Income  | \$92,040  | \$78,344  | \$77,715  | \$74,932  |
| Average Household Income | \$139,685 | \$108,955 | \$109,510 | \$102,408 |
| % College Graduates      | 60.30%    | 52.97%    | 50.52%    | 50.35%    |

| Age        |        |        |        |        |
|------------|--------|--------|--------|--------|
| Median Age | 60.6   | 55.7   | 49.6   | 48.9   |
| % Age < 18 | 10.62% | 12.64% | 15.17% | 16.92% |
| % Age 65 + | 38.89% | 33.02% | 26.97% | 27.22% |

| Households & Housing      |           |           |           |           |
|---------------------------|-----------|-----------|-----------|-----------|
| Households                | 931       | 3,781     | 7,264     | 13,608    |
| Average Household Size    | 2.15      | 2.13      | 2.20      | 2.25      |
| Median Housing Value      | \$574,213 | \$457,526 | \$419,177 | \$389,917 |
| % Owner Occupied Housing  | 29.77%    | 28.76%    | 32.35%    | 35.66%    |
| % Renter Occupied Housing | 7.34%     | 10.00%    | 13.17%    | 14.89%    |
| % Vacant Housing          | 62.89%    | 61.23%    | 54.48%    | 49.45%    |

| Workplace & Workers             |        |        |        |        |
|---------------------------------|--------|--------|--------|--------|
| Number of Businesses            | 260    | 934    | 1,133  | 1,938  |
| Total Number of Employees (FTE) | 2,812  | 10,224 | 12,316 | 20,637 |
| % White Collar                  | 74.09% | 67.37% | 64.34% | 62.41% |
| % Blue Collar                   | 25.91% | 32.63% | 35.66% | 37.59% |