



Shelter Cove Towne Centre

*24 Shelter Cove Lane
Hilton Head Island, SC 29928
Hwy 278, Mile Marker 8*



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*Shelter Cove Towne Centre is Open and
sales continue to rise with the tide.....*



- ✓ *Great shops*
- ✓ *Great food*
- ✓ *Great Atmosphere*
- ✓ *Great Shopping Experience*

This is the place to be!





Kroger boasts a large selection of cheeses and a fantastic wine selection with on-site Wine Steward to help match the perfect cheese and wine for a fantastic afternoon or evening at the beach. With an instore Starbucks, large organic selection and prepared foods bistro, shoppers can find all they need for a short visit or and extended stay on Hilton Head Island.





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Built in conjuncture with the city of Hilton Head Shelter Cove Communit Park offers residents, shoppers, and community members an enjoyable space to relax.



Let the kids come out and have some fun in the park while you and your friends shop.....





POSEIDON
COASTAL CUISINE • ROOFTOP BAR



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hilton head island, sc

\$102,612 mean household income

\$485,000 median home value

average daytime population
100,000 - 140,000

average workday traffic on hwy 278
49,900 vehicles

regional

	Beaufort County	Primary Trade Area
Population	185,143	626,042
Households	62,270	205,330
Average Mean Household Income	\$79,162	\$68,844
Median Home Value	\$288,000	\$208,000

American Community Survey 5 Year Estimate

visitors

2,462,579 annual visitors

monthly visitors

Oct	177,604	Apr	223,829
Nov	147,784	May	214,263
Dec	142,694	Jun	263,533
2011 Jan	137,450	Jul	288,545
2012 Feb	163,977	Aug	248,128
Mar	221,940	Sept	196,832

American Community Survey 5 Year Estimate

visitor profile

71% have been here before

93% of visitors plan to return

spends an average of **\$2,726** per trip per visitor

average party size **4.4** people

average age **45-64** (62%)

caucasian **94%**

earn 100k+ **53%**

undergrad degree or higher **65%**

spending per visitor (est)

Lodging	\$1,130
Dining Out	\$219
Shopping	\$219
Food & Groceries	\$219

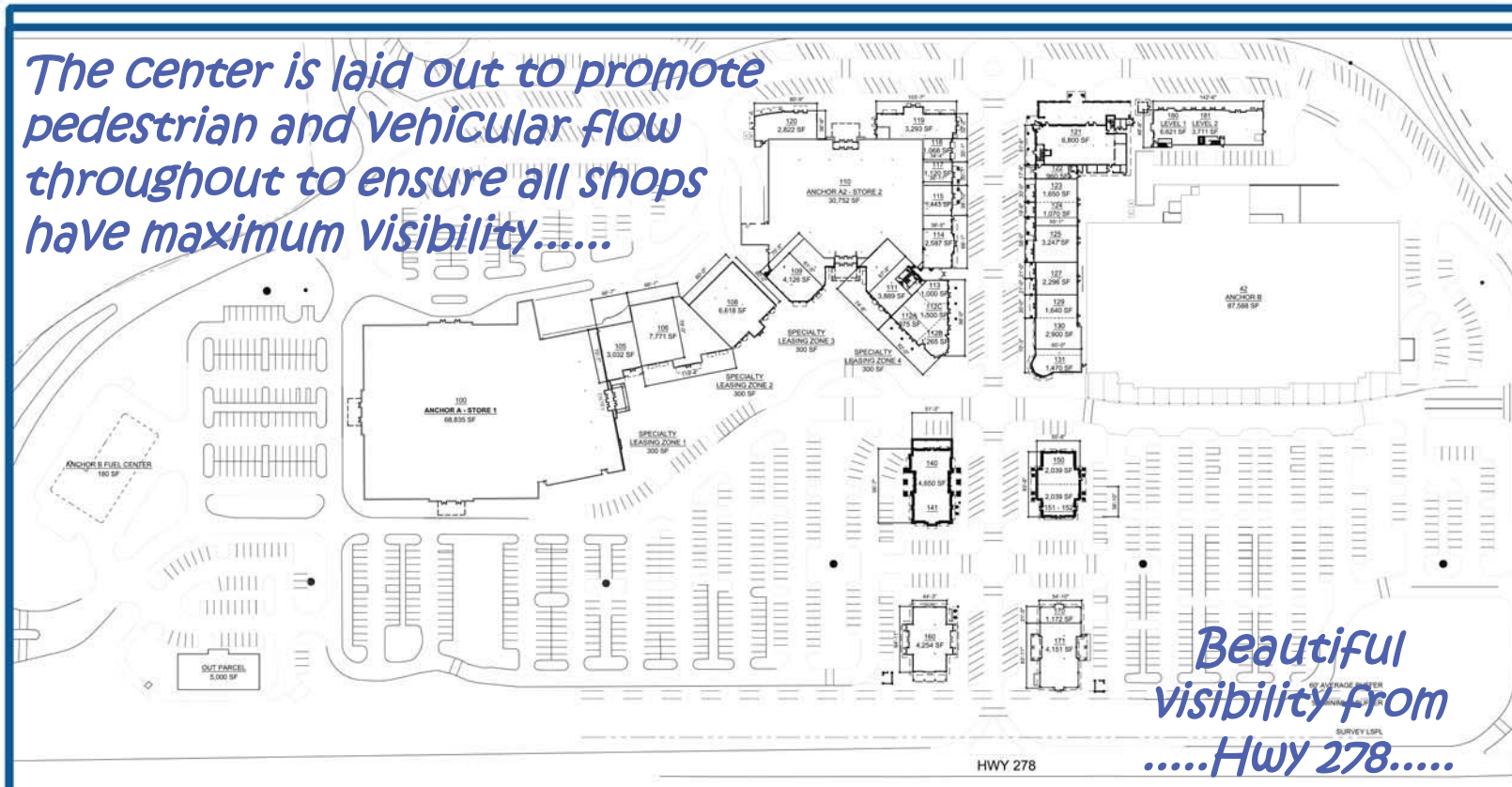
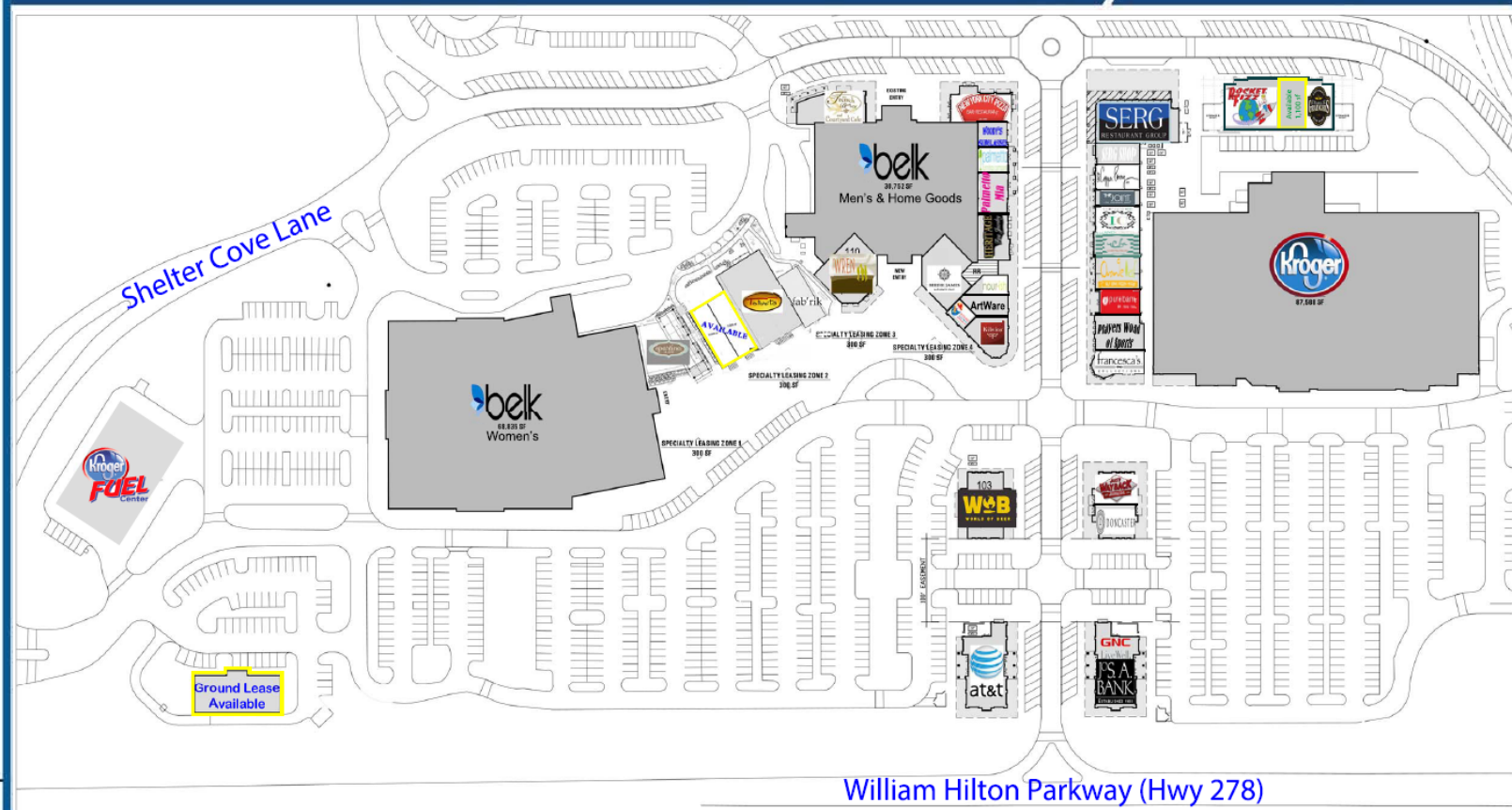




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Site Plan and Tenant Map



Shops and Restaurants are enjoying record sales.....



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Shelter Cove Towne Centre will construct 240 ultra-luxe apartment units nestled on the Broad Creek River. These units will be the first apartments on the Island in over 14 years. The Residences at Shelter Cove will offer residents an upscale clubhouse, business center, cyber café, state of the art cardio-wellness fitness center, elevators, gated access and a resort style outdoor amenity package featuring an expansive salt water pool with relaxing cabanas.





Copper Penny

pure barre



Orange leaf
SELF SERVE FROZEN YOGURT

francesca's
COLLECTIONS



ROCKET FIZZ
SODA POP & CANDY SHOPS



Kilwin's

nour-ish
natural bath products



DONCASTER



fab'rik



jane
BISTRO & BAR



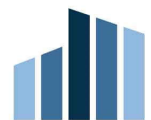
Shelter Cove Towne Center

Hilton Head Island, SC



This is the perfect blend of fun and relaxation. Shelter Cove Towne Centre offers something for everyone.....dining to deserts, fine clothing to casual clothing to one of a kind clothing, a park to enjoy and room to roam. This place brings out the solo shopper, the group looking for unique finds and a little something for the whole family. A shopper's dream.....

Ideal for your next location.



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