

Publix #0700 - Island Crossing

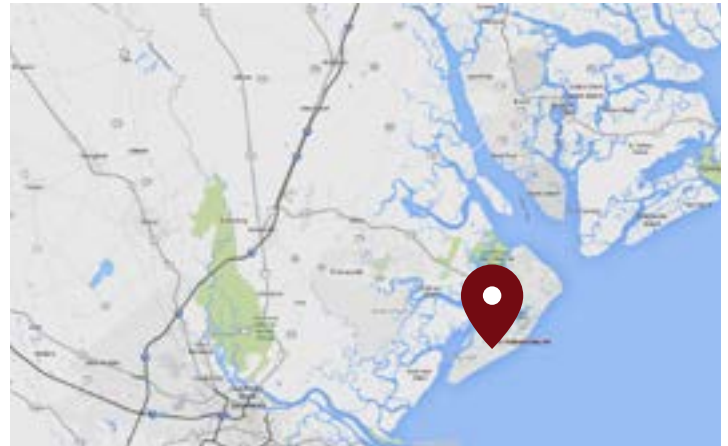
11 Palmetto Bay Road
Hilton Head Island, SC 29928
Lat 32.157, Long -80.764

FULLY LEASED



PROPERTY HIGHLIGHTS

- Hilton Head Island Market
- Heavily-Trafficked and in the Heart of Resorts, Condos, and Golf Destinations
- Located on Primary Beachfront Access - Palmetto Bay Road and William Hilton Parkway
- Attractive Courtyard Layout with Exceptional Landscaping
- Four Pylon/Monument Signs
- Anchored by Publix
- Combined Traffic Counts: 47,148 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,556	6,945	12,920
Daytime Population	2,339	10,145	22,012
Total Households	801	3,498	6,352
Avg. HH Income	\$200,855	\$180,167	\$176,933

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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SITE PLAN



Suite	Tenant	Size
100	Publix	37,866
101	Staples	23,744
102	Thai Smile	2,500
103	Drayer Physical Therapy	1,465
104	Bowdie's Chophouse	4,186
105	Happy Nails	1,800
106A	Five Guys	3,133
106B	CycleBar	3,322
107A	Smuthlland	1,084
107B	Great Clips	1,084
108	Starbucks	1,500
109	Walgreens	14,725

TOTAL 96,409



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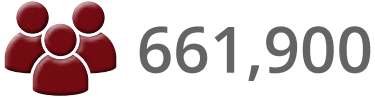
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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	284,413
Sunday	237,372
Monday	233,841

OF VISITS

TOP 3 HOURS

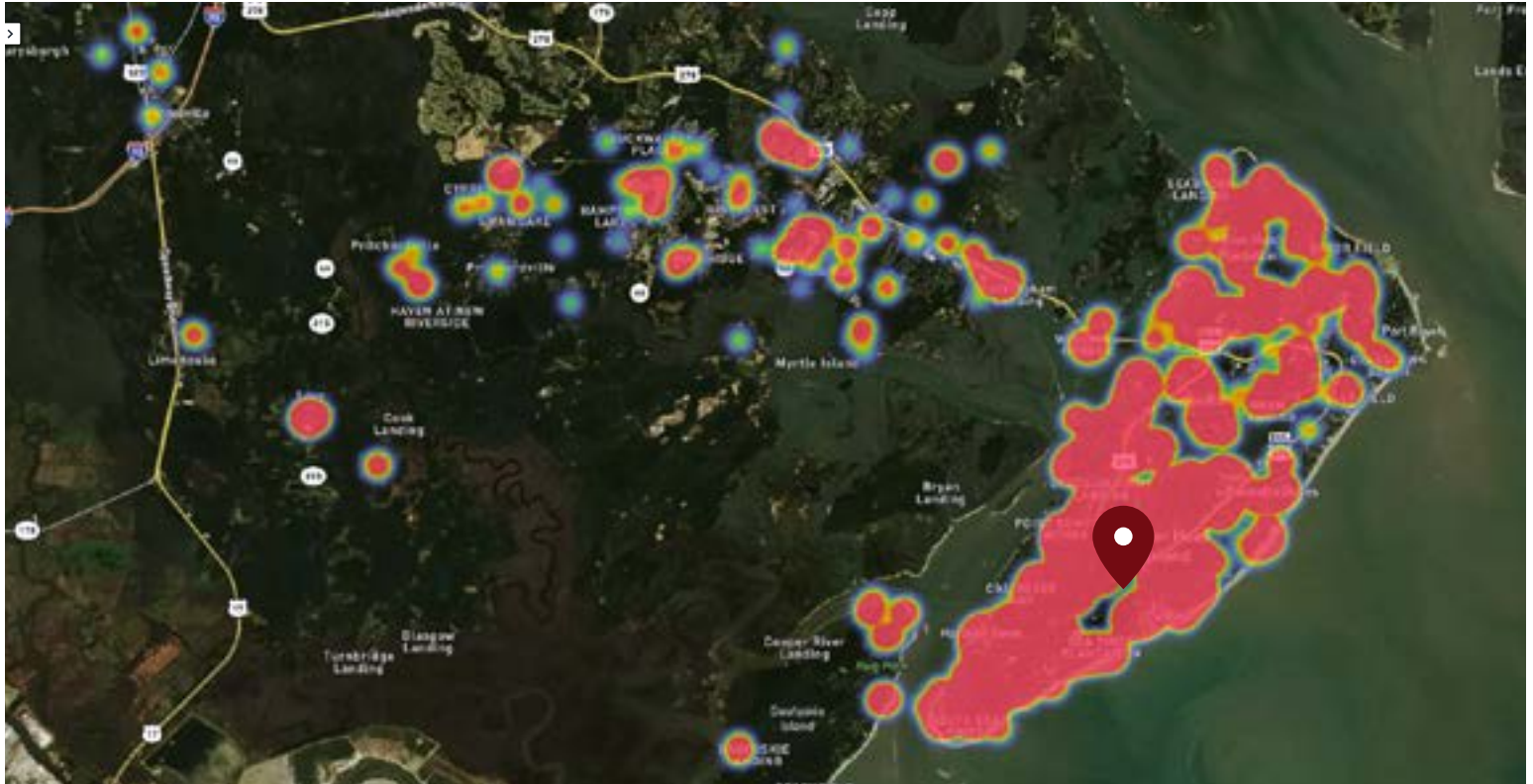


5-6 PM	221,569
3-4 PM	217,649
4-5 PM	215,158

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Jul 1, 2021 - Jun 30, 2022

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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