

FOR LEASE > RETAIL SPACE



Moss Creek Village

1533, 1541 AND 1555 FORDING ISLAND ROAD, HILTON HEAD ISLAND, SC 29926



Property Summary

- > Four separate spaces available for lease at Moss Creek Village - the first retail center on Highway 278 exiting Hilton Head Island
- > Co-tenants voted Best of Bluffton: Tara's Hair Salon, Hogshead Kitchen and Wine Bar, and Claude and Uli's Bistro
- > Over ±1,000 feet of frontage on Highway 278 in close proximity to major retail
- > High traffic counts - over 55,000 vehicles per day on Highway 278 (SCDOT 2015)
- > Strong area demographics with over ±10,000 households within 3 miles of Moss Creek Village

Available Space

- | | |
|---------------------------------------|------------|
| 1541 FORDING ISLAND ROAD, SUITE 6 > | ±12,000 SF |
| 1555 FORDING ISLAND ROAD, SUITE C1 > | ±1,680 SF |
| 1533 FORDING ISLAND ROAD, SUITE 314 > | ±2,600 SF |
| 1533 FORDING ISLAND ROAD, SUITE 304 > | ±2,100 SF |
| 1533 FORDING ISLAND ROAD, SUITE 298 > | ±1,000 SF |

Pricing

- | | |
|-------------|-------------------------|
| FOR LEASE > | \$12.00-\$14.50/SF, NNN |
|-------------|-------------------------|

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Demographics (US CENSUS)

	1 MILE	3 MILES	5 MILES
POPULATION >	1,910	10,363	35,747
MEDIAN HH INCOME >	\$77,256	\$68,384	\$70,065
AVERAGE HH INCOME >	\$103,961	\$92,871	\$94,680
TOTAL BUSINESSES >	193	618	2,346
TRAFFIC COUNT: HWY 278 >	±55,742 VPD (SCDOT 2015)		

Location Characteristics

TANGER OUTLETS >	±1 mile
HILTON HEAD IS. >	±4 miles
HILTON HEAD IS. BEACH >	±8 miles
INTERSTATE-95 >	±23 miles
SAVANNAH, GA >	±27 miles
SAVANNAH/HHI AIRPORT >	±36 miles

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Local Tourism and Economic Drivers

BLUFFTON >

As a tourist destination with both an eclectic and southern atmosphere, Bluffton is home to a large number of hotels, restaurants, art galleries, and shopping areas such as Tanger Outlets.

The community is devoted to supporting both local and national retailers by creating an environment for growth within the community. Bluffton is home to a high number of retirees and college students with nearby institutions such as the University of South Carolina and the Technical College of the Lowcountry both having campuses in Beaufort County.

Source: <http://blufftonchamberofcommerce.org/faqs/>

HILTON HEAD ISLAND >

Located on the coast of South Carolina, and with access through Bluffton, SC - Hilton Head Island is composed of sun, sand, and surf - tourism is a part of the community and is a major economic driver.

With a **population of approximately 39,000 and 2.5 million visitors** annually Hilton Head provides an array of accommodations and activities for residents and visitors. There are over 25 world-class golf courses and 300 tennis courts to choose from. Visitors can choose from over 250 restaurants after a day filled with the various outdoor adventures, including 12 miles of beaches with public access, that the island offers to enjoy.

Source: <http://www.hiltonheadchamber.org>

MOSS CREEK VILLAGE >

Moss Creek Village provides the unique opportunity to serve both Bluffton and Hilton Head Island serving as the first retail strip center on Highway 278 exiting Hilton Head Island. With two access points on Highway 278 this provides major potential for various retailers, restaurants, and service providers alike.

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