

Publix #0700 - Island Crossing

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

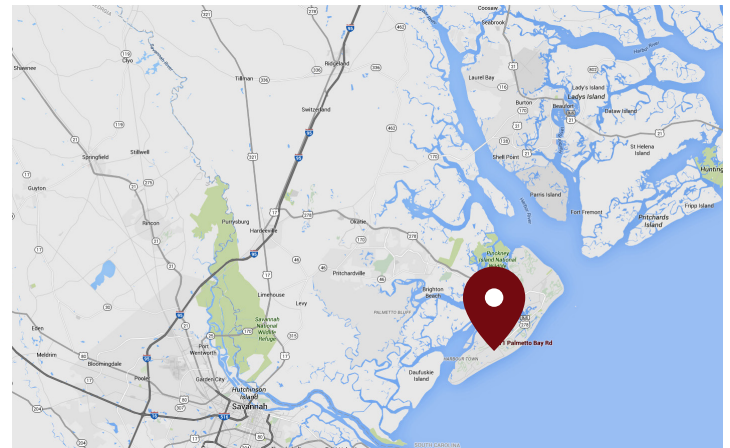
FOR LEASE



2,500 - 4,186 SF AVAILABLE

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	3,715	16,528	29,380
Daytime Population	5,742	21,717	34,750
Total Households	1,518	7,888	13,280
Avg. HH Income	\$149,340	\$135,894	\$124,531

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

Jill Ecuyer

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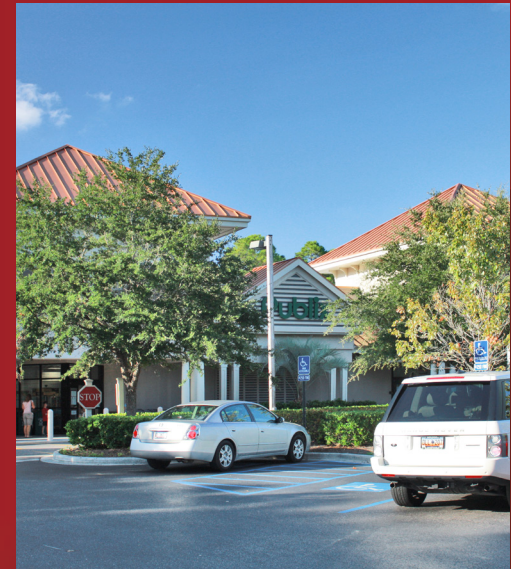
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SITE PLAN



Suite	Tenant	Size
100	Publix	37,866
101	Staples	23,744
102	AVAILABLE	2,500
103	Drayer Physical Therapy	1,465
104	AVAILABLE	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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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Day	# OF VISITS
Saturday	239,199
Sunday	212,559
Monday	191,179

OF VISITS

TOP 3 HOURS

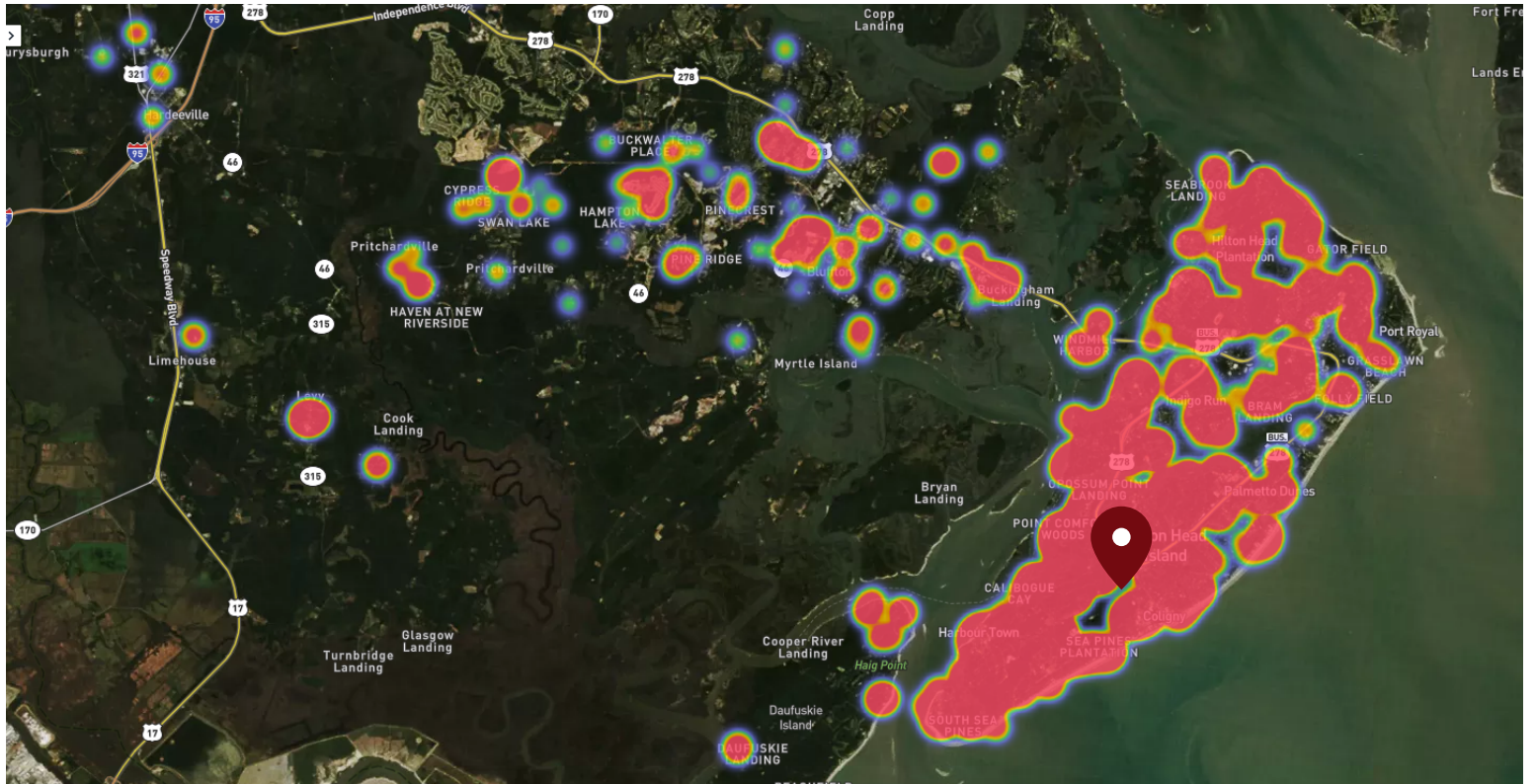


Hour	# OF VISITS
5-6 PM	200,709
12-1 PM	197,311
4-5 PM	196,911

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Nov1, 2019 - Oct 31, 2020

SITE VISIT DENSITY



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

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