

TARGET CENTER

1050 FORDING ISLAND ROAD, BLUFFTON, SC 29910



PROPERTY INFORMATION

1,000 feet of frontage along Hwy 278

57,300 +/- SC DOT daily traffic count

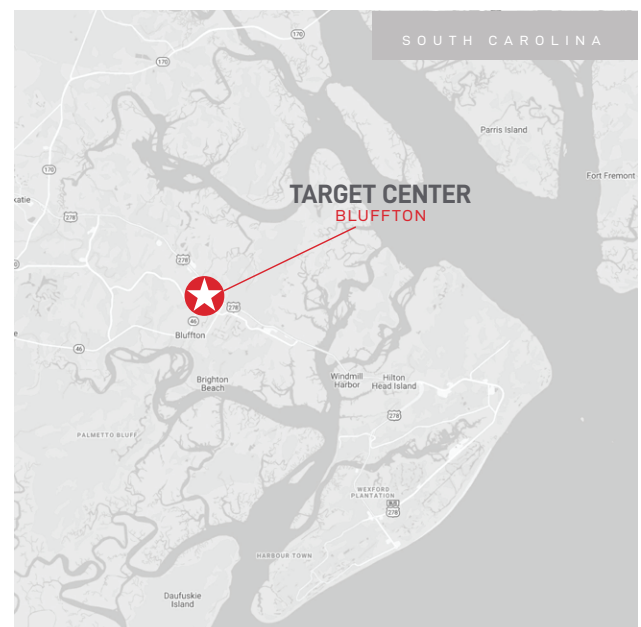
4 miles off Hilton Head Island in the popular Bluffton corridor

Area retailers: Target, Home Depot, Staples, Super Walmart

Regional shopping destination for Beaufort, Bluffton, and Hilton Head Island

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population 2022	16,339	28,457	48,229
Projected Population 2027	16,918	29,490	50,144
Average Household Income	\$75,719	\$82,597	\$89,566



CONTACT

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SUITES

SUITE	TENANT	SQ. FT.
101*	Target	
201	Dick's Sporting Goods	40,000
301	Staples	23,942
401	King Tide Custom Homes	1,500
402	Maginnis Orthodontics	3,880
404	America's Best	2,800
406	AVAILABLE (January 2024)	1,720
501	Starbucks	1,600
502	May River Mattress	2,700
504	Honey Baked Ham	2,400
601	Giuseppi's Pizza & Pasta	3,650
603	The Auto Club	2,950
604	GameStop	2,400
605	Cricket Wireless	1,600
606	Elegant Nails & Spa	1,600
607	Wingstop	1,600
609	Palm Beach Tan	2,100
613	La Hacienda	3,900
TOTAL GLA:		100,362



* Site plan includes the Target parcel consisting of 9.754 acres and the Holiday Inn parcel consisting of 3.141 acres, which are not included in the Shopping Center definition for the purpose of calculating OPEX.

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