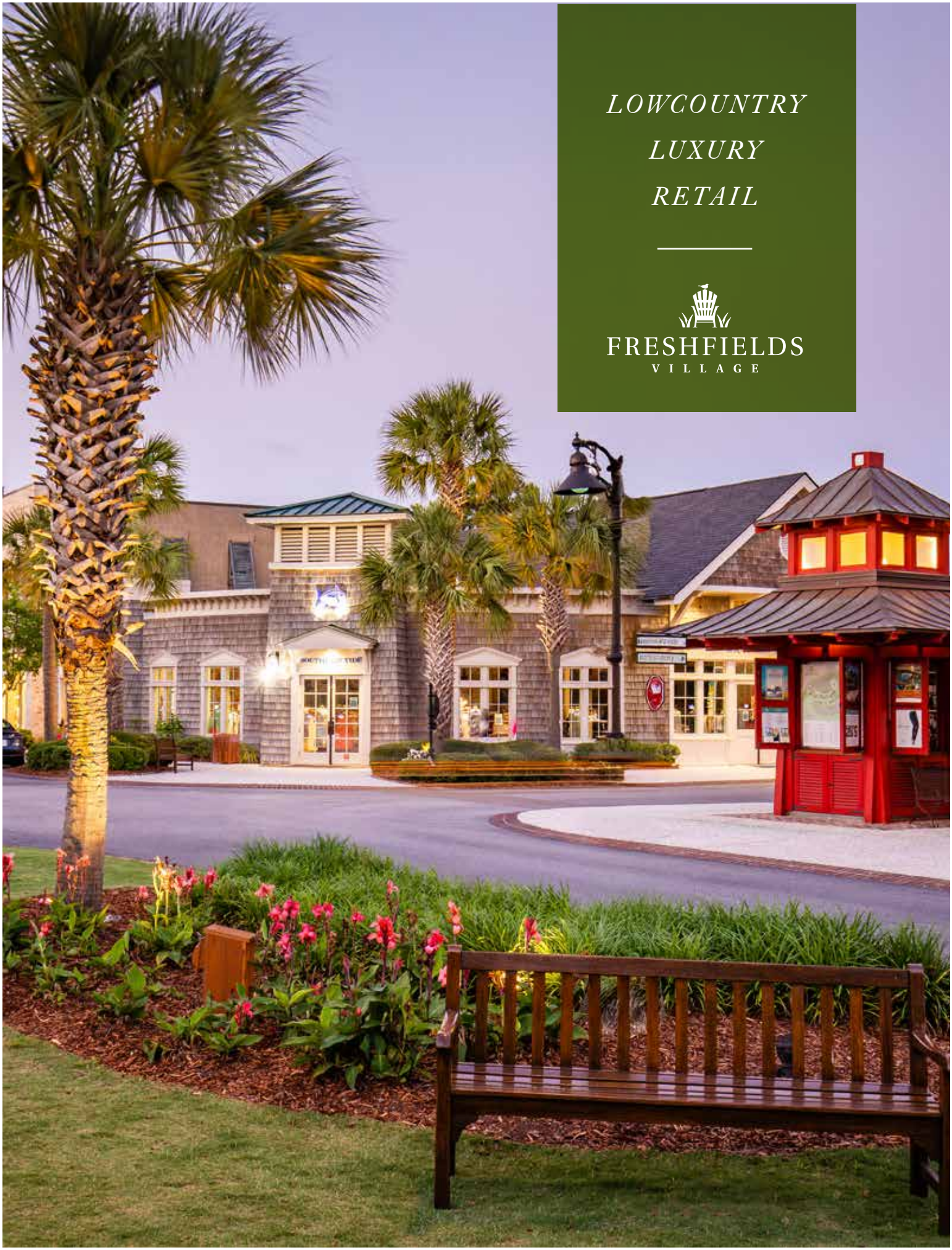


LOWCOUNTRY

LUXURY

RETAIL

FRESHFIELDS

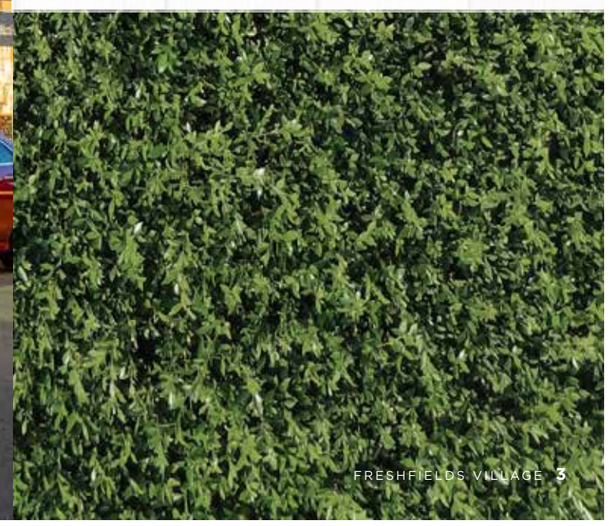
VILLAGE

Eat
Shop
Stay +
Play



Bridging Island Distinction with Charleston Charm

Just 30 minutes from Charleston's storybook downtown, Freshfields Village serves as the town center of Kiawah, long considered the treasure of the Southeastern sea islands, Kiawah's iconic style and tranquil ambiance make it the preferred destination of discerning travelers and homeowners who recognize it as the Lowcountry's premiere address.



Charleston: The Crown Jewel of the South

Charleston is a city like no other. Brimming with an array of attractions and amenenties celebrated by travelers from around the globe, it's little wonder that these quaint cobblestone streets combined with the majestic architecture, are often voted #1 travel destination in the U.S. by the likes of *Travel + Leisure, Condé Nast, Southern Living* and *Forbes* magazines.



CHARLESTON SEES OVER **7.8 MILLION** VISITORS ANNUALLY

TOURISM IS RESPONSIBLE FOR A **$14.03 BILLION** ECONOMIC IMPACT IN 2024

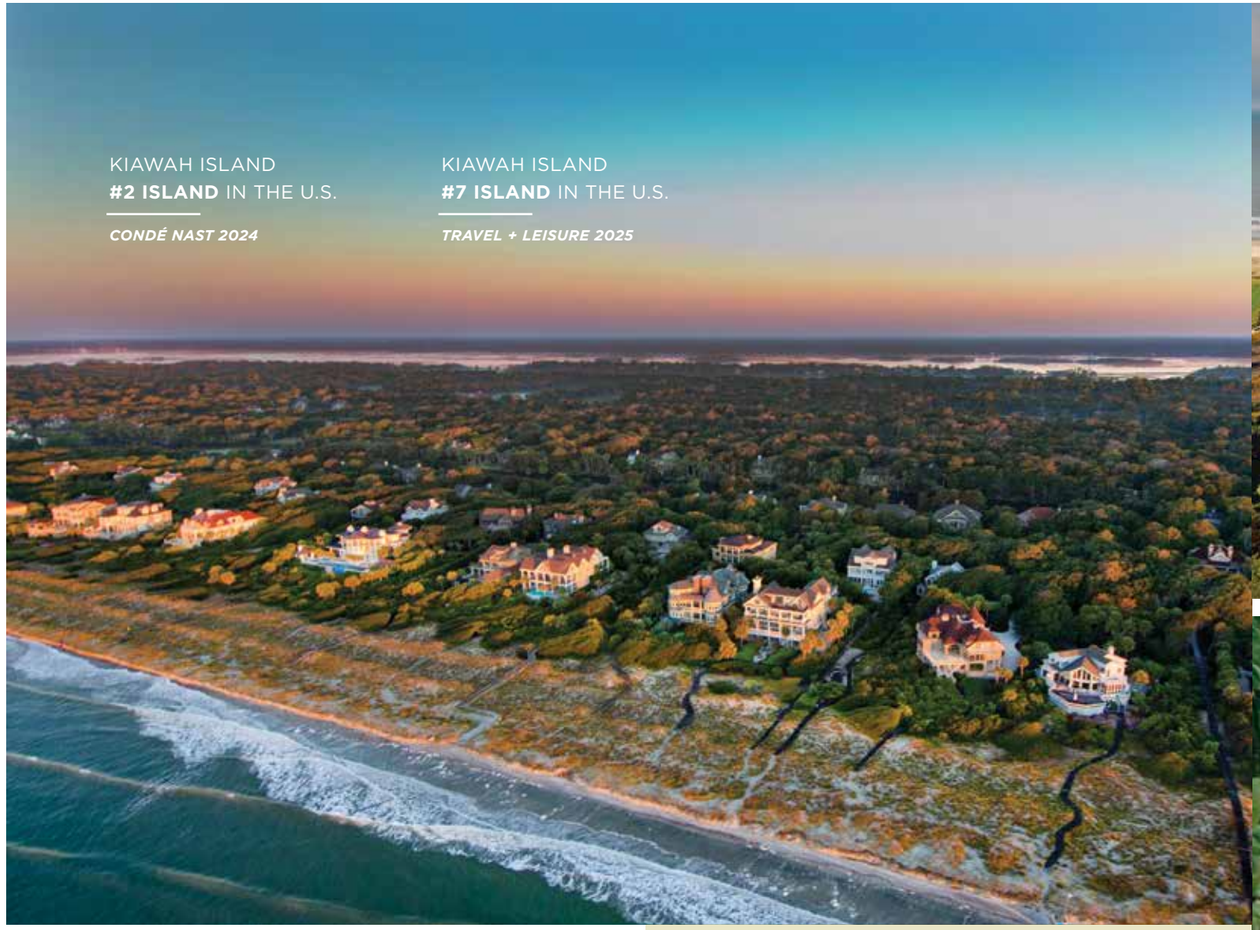


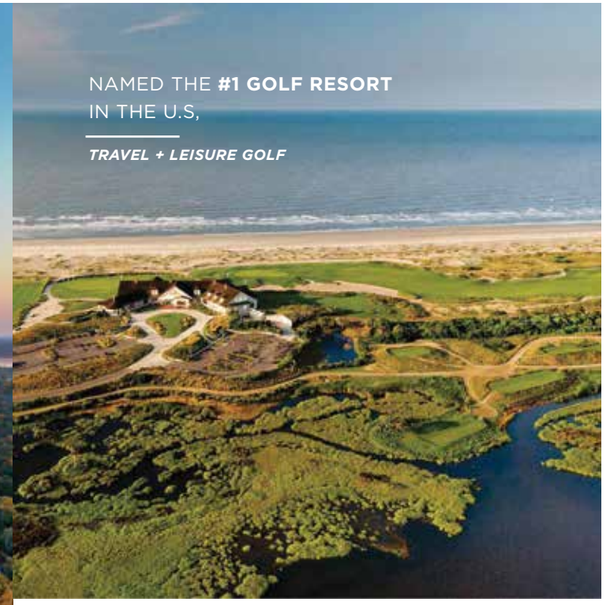




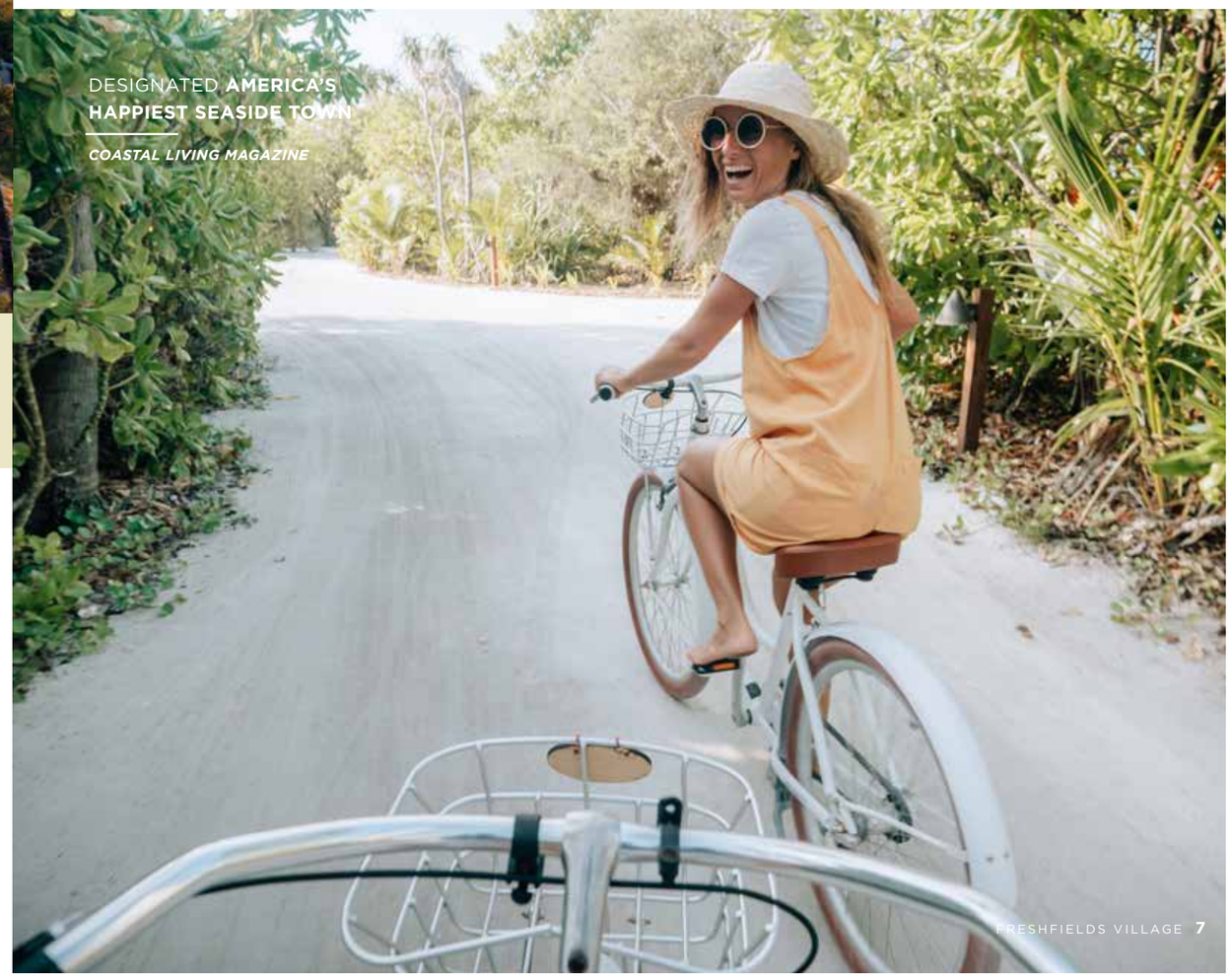
An Irreplaceable Destination

Just south of Charleston, SC, Kiawah Island is one of the premier luxury communities in the United States. The 10,000-acre barrier island is home to over 5,000+ property owners and over 400,000 annual vacationers. Kiawah is truly a unique and irreplaceable destination with magnificent natural features, world-renowned amenities, and premier homes, all being served by **Freshfields Village**.









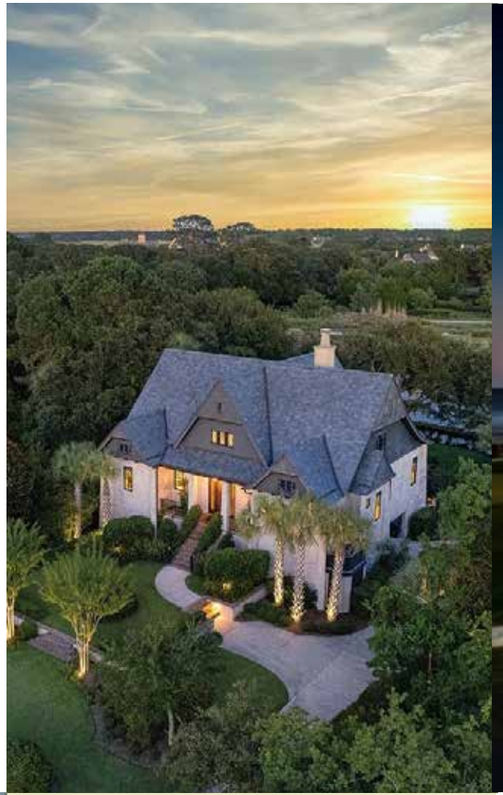
Kiawah Charms all Who Discover it.

THE 2021 PGA CHAMPIONSHIPS HAD A REGIONAL IMPACT OF **$200M** AND IS EXPECTED TO EXCEED THIS IMPACT WHEN IT RETURNS TO KIAWAH IN 2031.

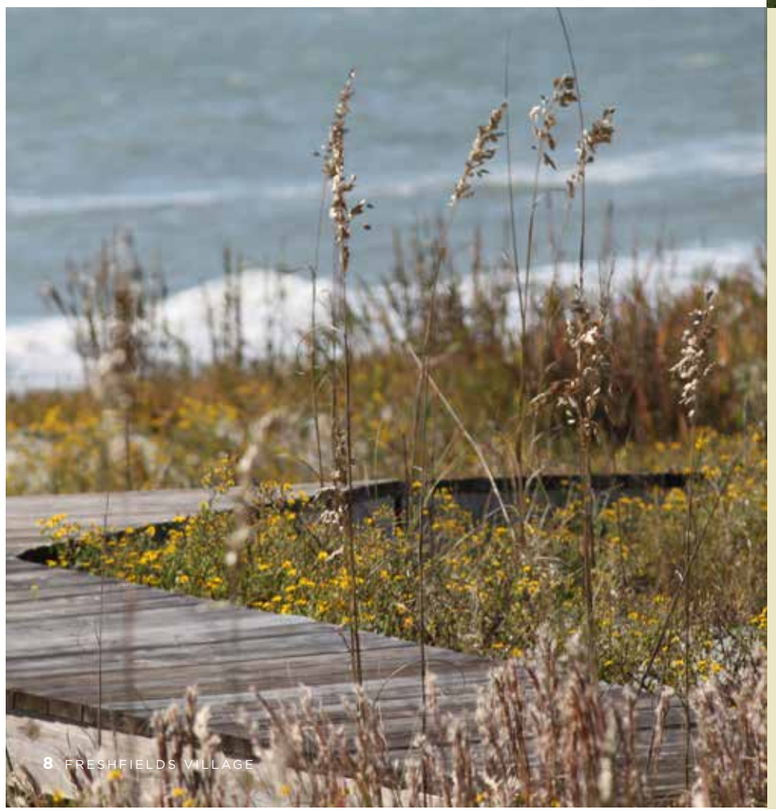
Kiawah Island is the perfect destination for luxury golf and beach vacations just outside of Charleston, South Carolina. Indulge in Five-Star Hotels, world-class amenities, award-winning recreational activities, and some of the top golf courses in the nation, including the famous Ocean Course, which holds the distinction of being only the 4th Golf Course in history to host each of the PGA's Major championships in America. You'll enjoy all of this and more in distinctively tranquil natural surroundings, for a travel experience you'll wish would never end.

Kiawah is One of the Top Real Estate Draws in the U.S.

Since 1988, Kiawah Partners has sold over $4.2B of developer-owned real estate, spanning multiple bull and bear markets. As a result of businesses embracing remote or hybrid work, Kiawah is experiencing record interest in residential real estate. The combined record demand and limited supply has pushed price appreciation up 44% year over year. Going forward the luxury resort /residential home market is expected to continue. The increased demand is expected to come from two groups: the second home luxury buyer and the high-net-worth retiree. Both are drawn to Kiawah for its warm climate, high-end amenities and access to Charleston.







KIAWAH HAS AN AVERAGE ANNUAL INCOME OF **$370K** & AN AVERAGE NET WORTH OF **$7.6 MILLION+**.

KIAWAH DRAWS AFFLUENT VISITORS FROM EVERY MAJOR U.S. MARKET WITH **NON-STOP FLIGHTS** FROM CHARLESTON TO **50 U.S. CITIES**

KIAWAH FEATURES MANY ECONOMIC DRIVERS THAT BRING TRAFFIC TO THE ISLAND INCLUDING CONFERENCES, WEDDINGS, GOLF AND TENNIS TOURNAMENTS.

Where Every Day is the Weekend

Traveling to Kiawah and looking for places to stay? Look no further than two of the beloved hotels just a stones throw away from Freshfields Village and all the shopping and dining you could ask for. Whether it's the five star / five-diamond elegance of The Sanctuary or the Lowcountry delight of the Andell Inn where comfortable luxury awaits you, you will be sure to enjoy the relaxing vacation you have been waiting for whether for a week's stay or an unforgettable weekender.





The Best of Lowcountry Luxury Retail

Located at the crossroads of Kiawah, Seabrook, and Johns Islands, Freshfields Village is a true town center offering residents, vacationers, and Charleston excursionists a completely unique destination. A perfect mix of stylish boutiques, contemporary dining, as well as upscale services, corporate offices, and a much needed grocer. This outdoor pedestrian village boasts unique architecture and is unmistakably marked by Lowcountry tradition and style.

FRESHFIELDS VILLAGE'S ARCHITECTURE CREATES A UNIQUE STREETSCAPE FOR A MIX OF RECOGNIZED FASHION BRANDS, SPECIALTY BOUTIQUES AND RESTAURANTS. IT DRAWS ELITE BRANDS FROM COAST TO COAST AND ONLINE.









Freshfields Village Premier Trade Area

The Average Household Income of a shopper at Freshfields Village exceeds that of shoppers from some of the most well-known shopping centers in the country.





$221K
FRESHFIELDS VILLAGE SHOPPER AVERAGE HHI
KIAWAH, SC

$179K
HUDSON YARDS SHOPPER AVERAGE HHI
NEW YOK, NY

$178K
ABBOT KINNEY SHOPPER AVERAGE HHI
LOS ANGELES, CA

$169K
NEWBURY STREET SHOPPER AVERAGE HHI
BOSTON, MA

$145K
BRICKELL CITY CENTRE SHOPPER AVERAGE HHI
MIAMI, FL

$129K
KING STREET SHOPPER AVERAGE HHI
CHARLESTON, SC

Freshfields Shoppers

Our shoppers at Freshfields Village come from all over the U.S., as well as from around the world. They range from family vacationers, to local families within the trade area, girls' getaway weekends, the legacy or generational residents, golf getaways for the guys and more. All the while enjoying the shopping, dining, luxury hotels and amenities as well as various events Freshfields offers throughout the year.



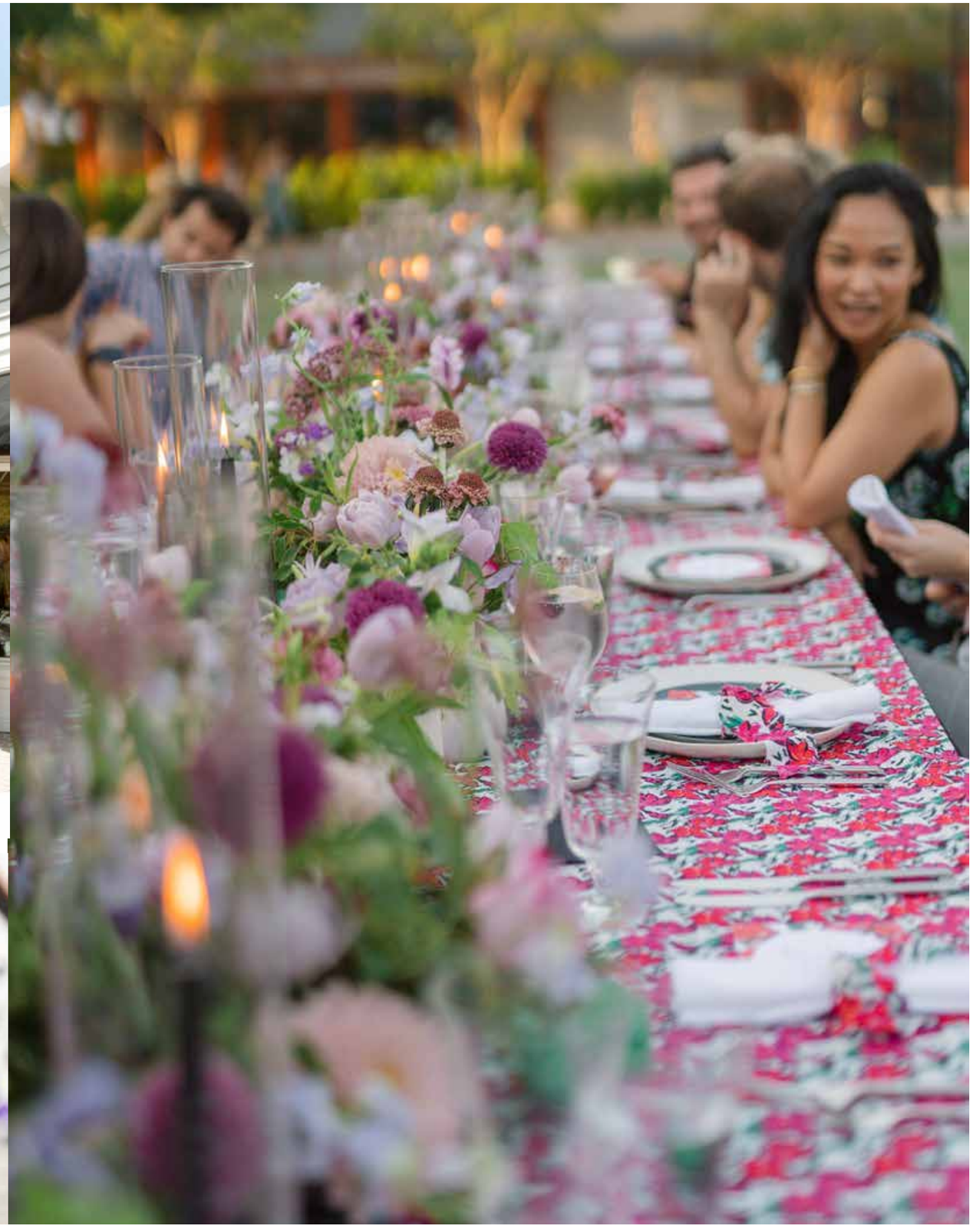





PARTEE!


MARKET


LUMINARIA







Site Plan
LEVEL 1





Freshfields Village Retailers

Freshfields Village is a carefully crafted customer experience starting with a center of activity at the Village Green, a thoughtful grouping of retailers, and an authentic visual experience through the varied, unique facades. The exterior of each suite was designed by a different architect.



LEVEL 1 – RETAIL

NO.	RETAILERS	SF
1100	Fuji Sushi Bar & Grill	2,600
1110	Cafe Eugenia	2,727
1130	Cantina 76	2.656
1140	Lululemon	2,331
1150	LoveShackFancy	1,356
1160	Ben & Jerry's	1,074
1170	Bluemercury	2,156
1180	The Beaufort Bonnet Co.	840
1185	Kendra Scott	800
1190	La Tela Pizzeria	2,928
2100	Wells Fargo	3,917
2110	Johnny Was	1,363
2120	J McLaughlin	1,500
2140	Island Mercantile	3,000
2150	Holly & Brooks	3,000
2160	Luminary Lifestyle	1,200
3100	Hege's Bistro	4,143
3120	Java Java	1,158
3130	Indigo Books	2,073
3135	Spartina 449	960

NO.	RETAILERS	SF
3150	GDC Home	4,430
3155	Monkee's	1,252
3160	Imagine Homes (Future Available)	1,269
3170	Showroom	2,042
3185	The Corner Cleaners	673
3190	Future Available	901
4100	The Co-op	1,010
4110	Harvest	810
4115	StretchLab	1,190
4120	Kiawah Village Dentistry	1,187
4125	Hanebrink Jewelers	1,188
4130	Post & Computer Center	1,617
4135	First National Bank	1,515
4140	Kiawah Island Real Estate	3,080
4150	Salt Marsh Animal Hospital	1,710
4155	Doolittle's of Kiawah	1,226
4160	Jersey Mike's	1,375
4170	Truist	2,400
5100	The Station	5,100

NO.	RETAILERS	SF
5125	Bank of America	4,764
5150	Roper St. Francis Future Available	3,054
5175	Vincent's Drug Store	3,653
6100	Vineyard Vines	2,415
6120	Urban Nirvana Salon	1.169
6130	Charleston Shoe Co	1,008
6140	Faherty Brand	1,146
6150	Tina Stephens	1,209
6160	Southern Tide	2,614
7000	Harris Teeter	34,545
7100	Forty Eight Wine Bar + Kitchen	2,777
7120	Seacoast Sports	5,235
7140	Kiawah Spirits	1,622
7150	Kiawah Fine Wines	1,624
7160	Lily Pulitzer	1,208
7170	Urban Nirvana Day Spa	1,955
7190	Available	3,037

A Premier Location.

In addition to luxury retail and restaurant space, Freshfields Village offers premier second floor square footage for upscale office space, art galleries, law firms, medical practices and more. With every amenity you could ask for on-site, the property is one of the most desired areas, outside of downtown Charleston, to locate your business.

Site Plan
LEVEL 2





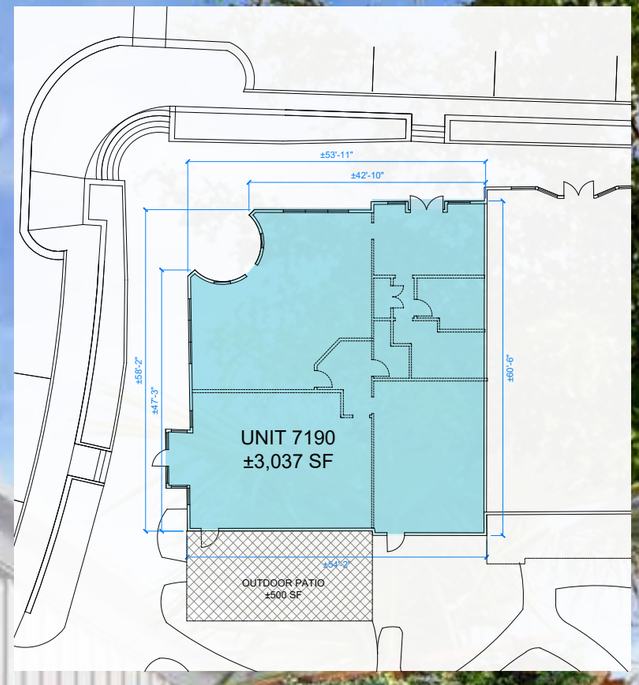
LEVEL 2 – OFFICE

NO.	RETAILERS	SF
1200	Kiawah Conservancy	3,005
1210	Roper St. Francis	2,169
1220	Storage	400
1230	Freshfields Management	1,135
1250	Indigo Health Group	887
1270	Village Optical	1,829
2200	Available	5,880
3200	Sweetgrass Vacation Rentals	1,624
3210	Available	1,072
3220	Facilitated Growth	1,213
3230	Knight Residential	1,474
3240	Cape on Kiawah	1,141
3250	KDP Design & Development	1,348
3260	KDP Public Relations/Dev	660
3270	HCS Group	809
3280	KDP Human Resources	1,105
3290	Town of Kiawah (ARB)	1,402
5210	KDP Chief Operating Officer	464
5220	KDP Accounting/Legal	1,662
5230	KDP Accounting/Legal	904
5240	KDP South Street Partners	1,862
6200	Paul Lentini Chiropractor	768
6210	Buist, Byars, Pearce & Taylor	2,646
7220	Seacoast Sports Storage	3,840
7230	The Estate Room	900
7240	Loren Beadie	995
7250	Vacasa South Carolina	1,883
7260	Carolina One Vacation Rentals (Future Available)	2,015
7270	Storage	983
7280	Storage	400
7290	Longevity Pilates	1,610

Restaurant Opportunity

UNIT 7190

3,037 SF + 500 SF PATIO



The Freshfields Village Community

Kiawah Island is transitioning to a year-round destination and Freshfields Village organizes events to create activation and engagement throughout the year, connecting the community and giving visitors and locals alike a place to bring the whole family.

FRESHFIELDS VILLAGE RECEIVES OVER 2.2 MILLION VISITS ANNUALLY

FRESHFIELDS VILLAGE

Calendar of Events

Spring (MARCH–MAY)

- Cars & Coffee
- BBQ, Bluegrass & Bourbon
- Blues by the Sea
- Spring Concerts
- Spring Movies
- Memorial Day Weekend Concerts

Summer (JUNE–AUGUST)

- Farmers Market
- Music on the Green
- Movie Nights in July
- Bingo Nights in July
- Cars & Coffee

Fall (SEPT–NOV)

- Labor Day Weekend Concerts
- Cars & Coffee
- Fall/Halloween Movie
- Garden & Gun Partnership Event
- Dogtoberfest
- Thanksgiving Market
- Santa Photos
- Holiday Festival

Winter (Dec–Feb)

- Holiday Movies
- Art & Wine Walk

FRESHFIELDS VILLAGE









FRESHFIELDS
VILLAGE

165 VILLAGE GREEN LN,
KIAWAH ISLAND, SC 29455

LEASING:

MORGAN PARKER
MPARKER@EDENS.COM
843.984.3321

FRESHFIELDSVILLAGE.COM
@FRESHFIELDSVILLAGE

EDENS