



Hope

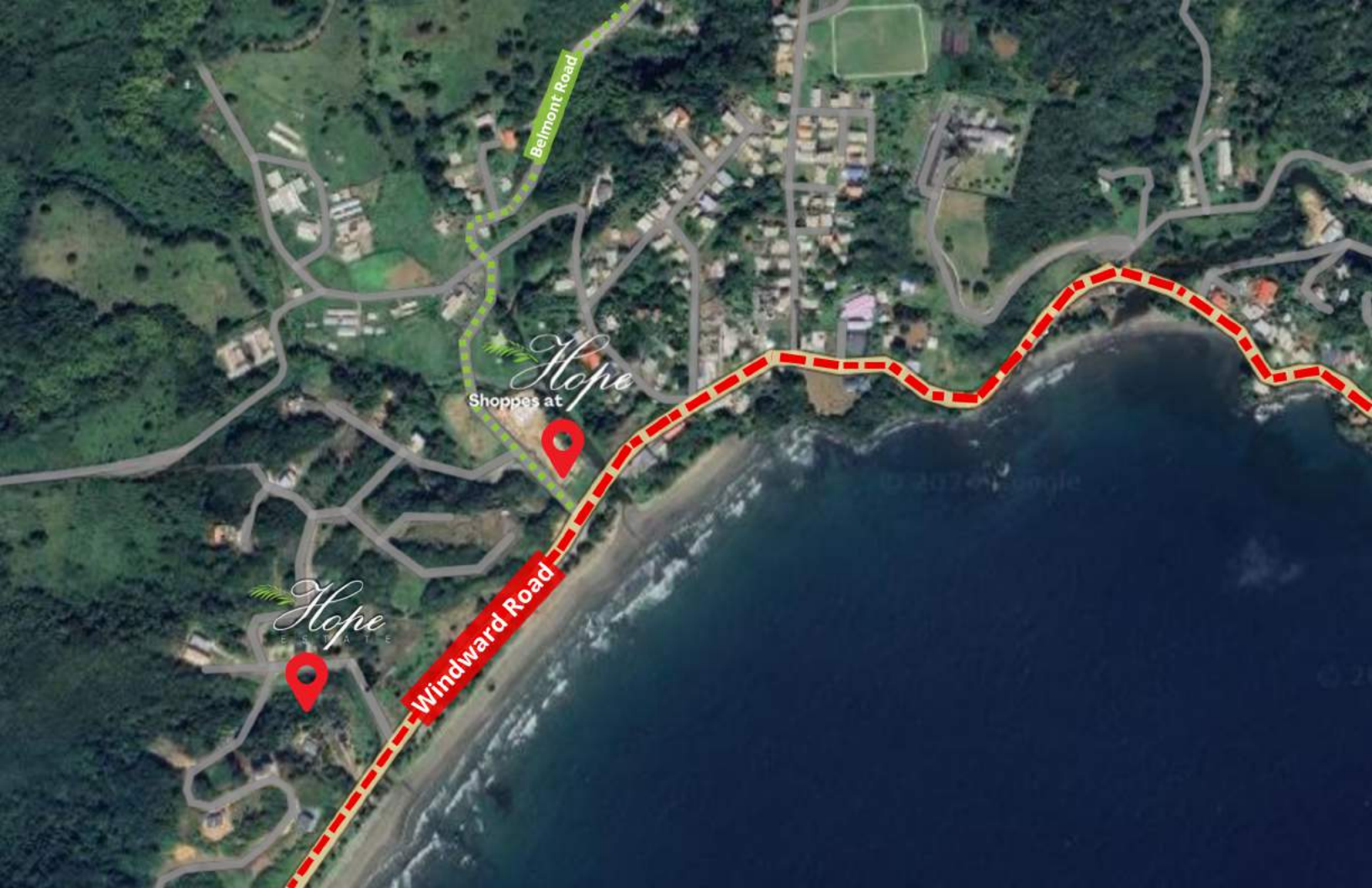
Shoppes at

Another Development By



International
Project
Initiatives Ltd.

July 2024



Belmont Road

Shoppes at
Hope

Hope
ESTATE

Windward Road

YOUR INVESTMENT

Prime Location

Our **Shoppes at Hope** project was conceptualized thirteen years ago, and we began its planning phase last year. Phase one of the project is located directly off Windward Road, with other phases in train. Its perfect location will serve the 115 families at its sister community, Hope Estate, as well as daily commuters and tourists traversing the island along the main Claude Noel Highway.

Affordability

Our goal for **Shoppes at Hope** is to provide tenants with absolute flexibility in their occupancy so that they can maximize the potential of their business. The establishment of your business at **Shoppes at Hope** means competitiveness in your favour, as consumers now have more options. Tenants will have the option to choose their desired square footage to meet the needs of their business and budget.

Community

As Tobago is heavily reliant on tourism, the opportunities for the retail sector at **Shoppes At Hope** will provide residents of the nearby communities with employment, adding to the positive economic activity in Tobago.

Shoppes at Hope will be Tobago's newest and most exciting commercial complex, providing a secure entertainment experience, and a sense of optimism for commerce and recreation in the island.



Hope
Shoppes at



Location

Shoppes at Hope is located along Belmont Road from the turnoff at Windward Road, at the end of our own Hope Estate Residential Community. The city of Scarborough is located less than 5km away, while the ANR Robinson International Airport is less than 20km away.

Shoppes at Hope is set to benefit from ongoing construction by land owners at Hope Estate. It will be the main source of commerce, servicing the residents at Hope Estate, as well as travelers and tourists using the popular Claude Noel highway to connect their trips from East to West.

Points of Interest

- Hope Estate (1min)
- Tobago Plantations (15mins)
- Crown Point (20mins)
- Mt Irvine Bay Resort (20mins)
- Arnos Vale (12mins)
- Scarborough (5mins)
- Dwight Yorke Stadium (4mins)
- Fort George (10mins)
- Bacolet Beach Club (7mins)

PROJECT HIGHLIGHTS

- ✓ Open park area overlooking the Hillsborough River.
- ✓ Maintained landscaping around the entire compound.
- ✓ Prime location with excellent connectivity.
- ✓ Spacious, modern facilities and common areas.
- ✓ Energy efficient solar-powered lighting
- ✓ CCTV
- ✓ Reduced maintenance through sustainable engineering.
- ✓ Sea view commercial complexes
- ✓ \$10 -15 per square foot



MASTER SITE PLAN

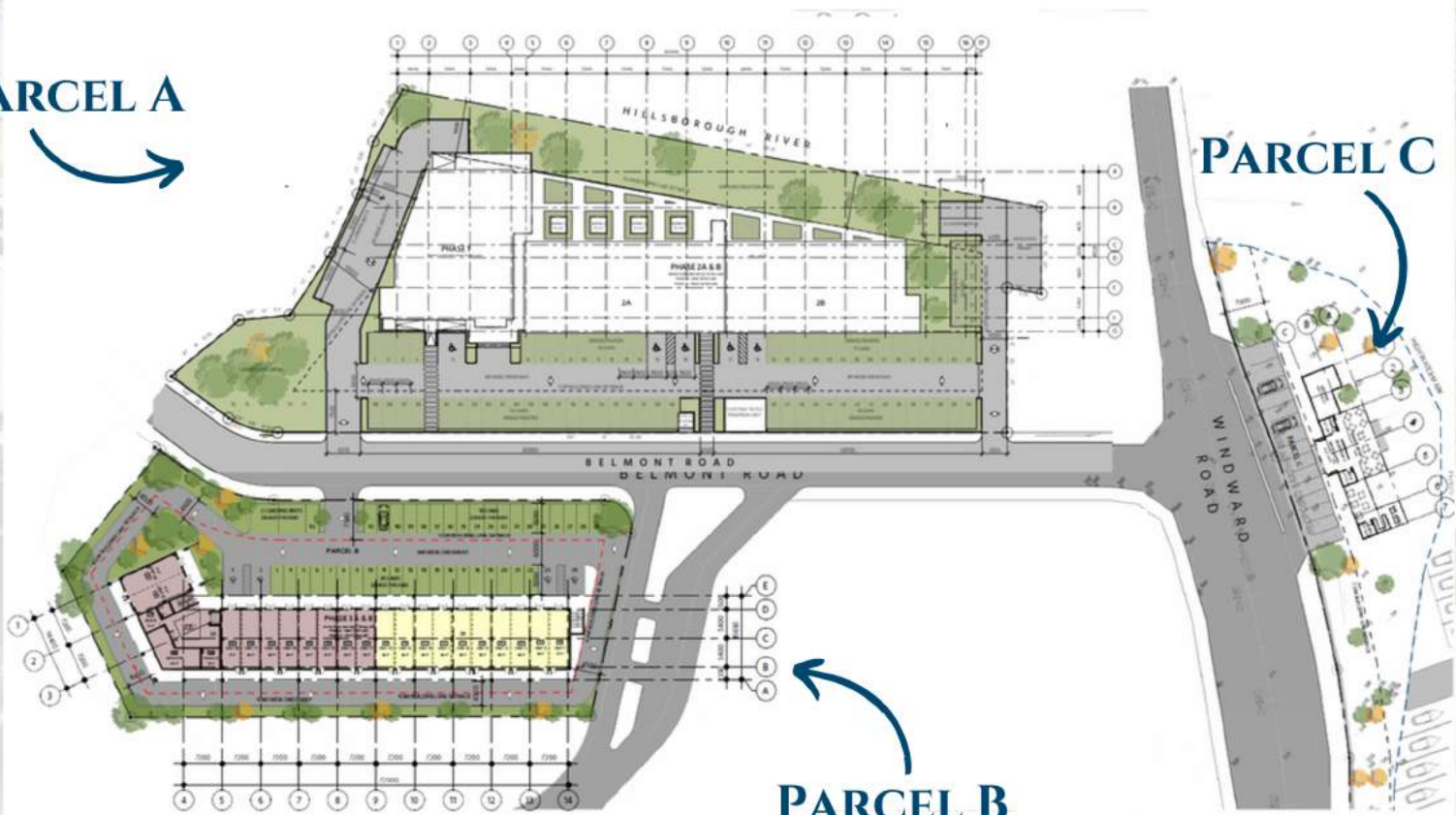
PARCEL A



PARCEL C



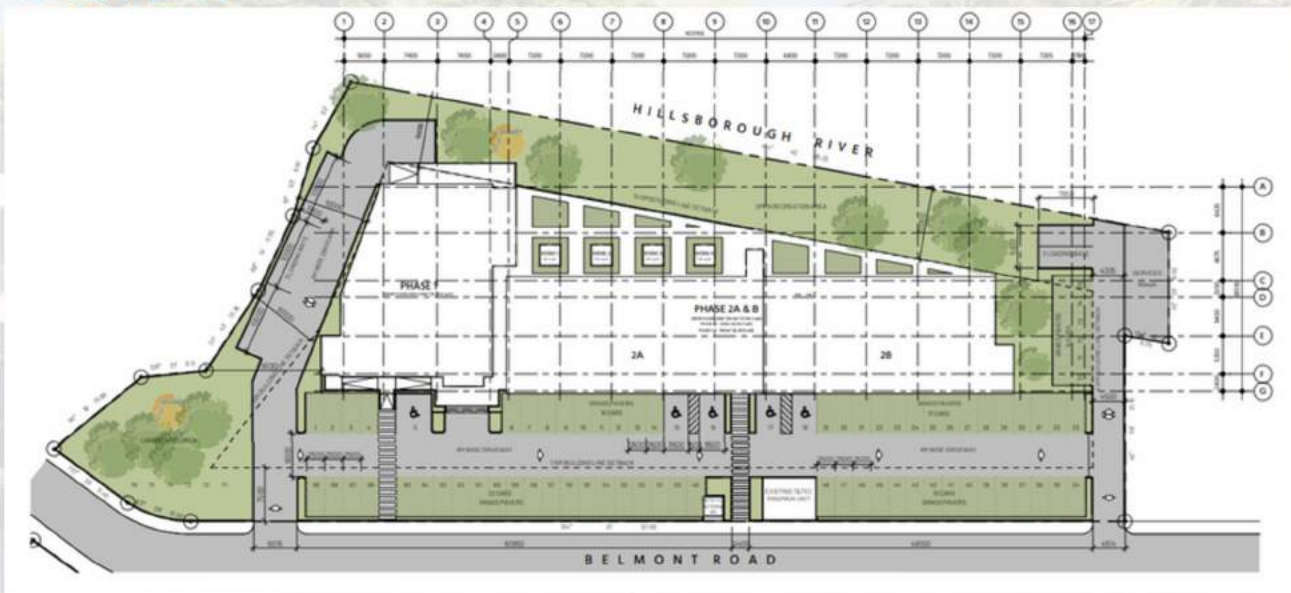
PARCEL B



PARCEL A

Hope
Shoppes at

SITE PLAN



RENTAL OPPORTUNITY

Ground Floor - 15,060 sq ft

First Floor - 14,600 sq ft

Perfect for: Food & Drive Thru Outlets, Pharmacies, Retail Stores, Gyms, Hardwares, Supermarkets, Department Stores, Medical Offices, Banks, Restaurants, Casinos, Business Offices, Resort-Residential, and much more.

PARCEL B

Hope
Shoppes at

SITE PLAN



RENTAL OPPORTUNITY

Ground Floor - 10,339 sq ft

First Floor - 10,339 sq ft

Perfect for: Food & Drive Thru Outlets, Pharmacies, Retail Stores, Gyms, Hardwares, Supermarkets, Department Stores, Medical Offices, Banks, Restaurants, Casinos, Business Offices, Resort-Residential, and much more.

PARCEL C

Hope
Shoppes at

SITE PLAN



RENTAL OPPORTUNITY

Ground Floor - 1,728.2 sq ft

Ideally for a Beachfront Restaurant & Bar.

LAND LAYOUT



THE VISION - PARCELS A & B

Hope
Shoppes at



NORTH-EASTERLY VIEW OF PARCELS A & B

 STEPHAN HOMER ARCHITECT
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS

THE VISION - PARCELS A & B

Hope
Shoppes at



NORTHERLY RIVERSIDE VIEW OF PARCELS A & B

THE VISION - PARCELS A & B

Hope
Shoppes at



NORTH-WESTERLY VIEW OF PARCELS A & B FROM BELMONT ROAD

THE VISION - PARCELS A & B

Hope
Shoppes at



SOUTH-EASTERLY VIEW OF PARCEL A



STEPHAN HINER ARCHITECT

THE VISION - PARCEL C

Shoppes at *Hope*



SOUTH-EASTERLY VIEW OF PARCEL C (RESTAURANT DECK)
OVERLOOKING HOPE BEACH

THE VISION - PARCEL C

Hope
Shoppes at



NORTH-WESTERLY VIEW OF PARCEL C (RESTAURANT BEACHFRONT)

THE VISION - PARCEL C

Hope
Shoppes at



NORTH-WESTERLY VIEW OF PARCEL C (RESTAURANT BEACHFRONT)

STEPHAN KUNER ARCHITECT
ARCHITECTS • INTERIORS • LANDSCAPE

Hope
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TOBAGO'S LATEST PREMIER SHOPPING
CENTER

Another development by:

IPI
International
Project
Initiatives Ltd.

"Creating Communities, Building Dreams"



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