

For Lease

Stand Alone Office Building

5,645 SF

Stand Alone Office Building

16 Shelter Cove Lane
Hilton Head Island, South Carolina
29928

For more information

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Property Description

This is an excellent opportunity for a retail, restaurant, or office user to have a prominent location on Hilton Head Island. The building could be leased "as is" or the Owner would Build-To-Suit giving the tenant the opportunity to have the property built exactly to their specifications.

The property is situated on 1.23 acres with ample parking. A Build-To-Suit may afford the Tenant to increase the size of the existing building.

Currently, the building consists of a reception that flows into open atrium area on first floor with woodwork fireplace and built in audio/video cabinetry. The first floor also has seven offices, a conference room, kitchenette, copy/work area, storage, and three restrooms. The second floor, accessed by interior stair well, consists of 10 offices, and two large open meeting areas or office cubicle areas and three restrooms.

The property boasts extremely high traffic by both locals and tourists alike. There are many additional draws to the property including Tuesday night fireworks at Shelter Cove Marina, live music, and the multiple festivals within both the marina and Shelter Cove Town Center.

OFFERING SUMMARY

Available SF	5,645 SF
Lease Rate	Contact Agent
Property Type	Office / Retail

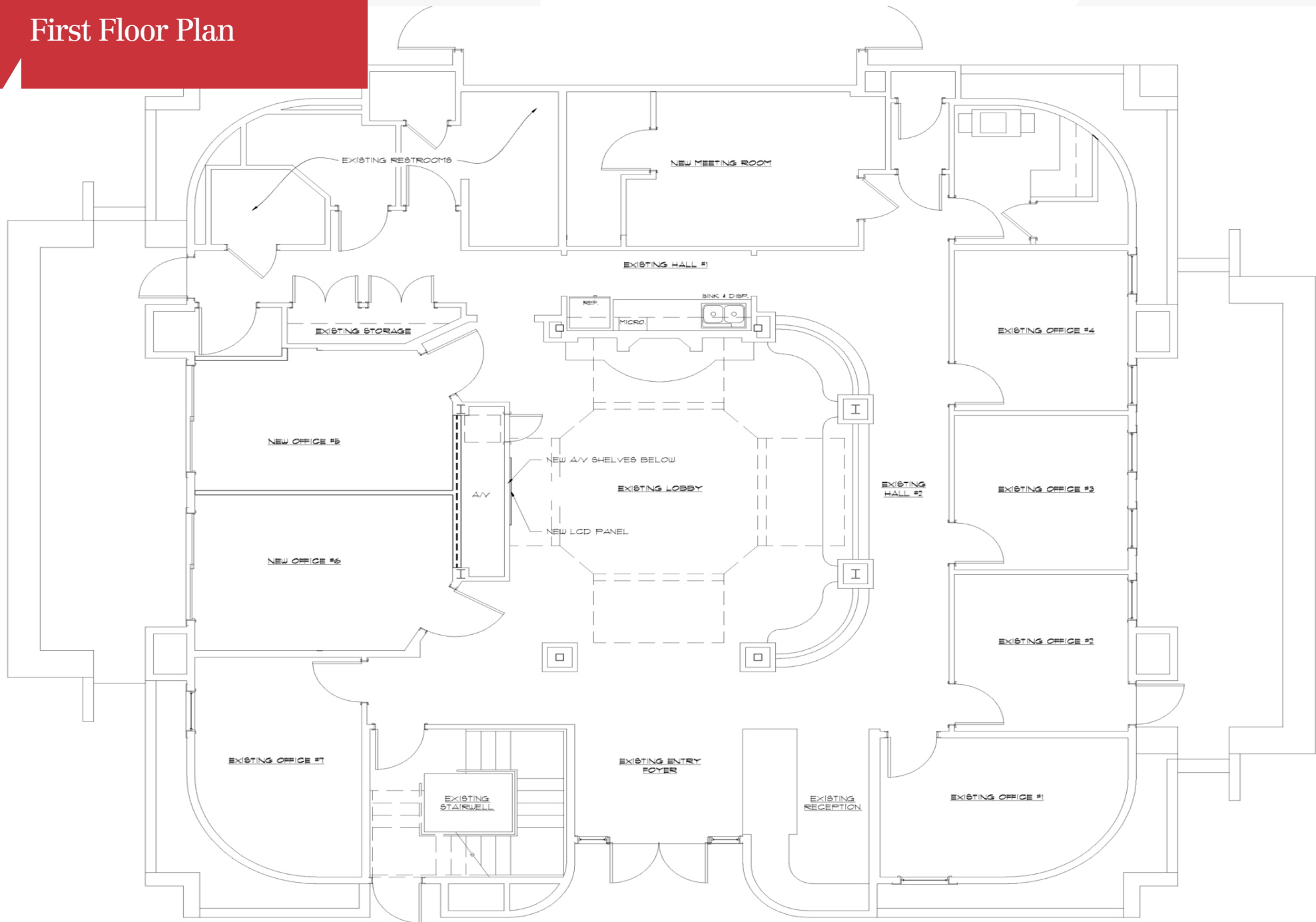
DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	35,502	\$67,337
10 Miles	58,911	\$71,613
20 Miles	198,695	\$74,643

Additional Photos

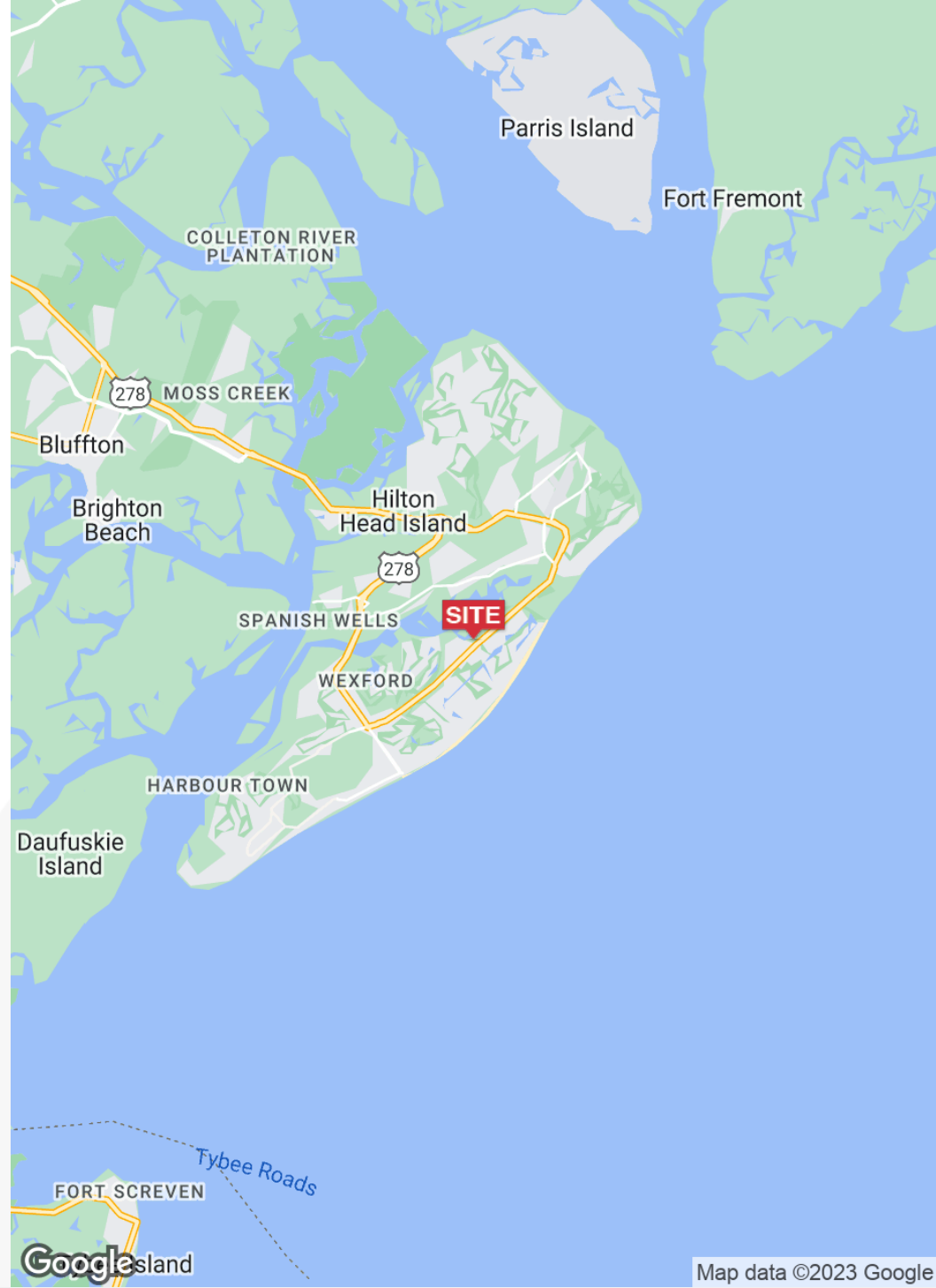


First Floor Plan

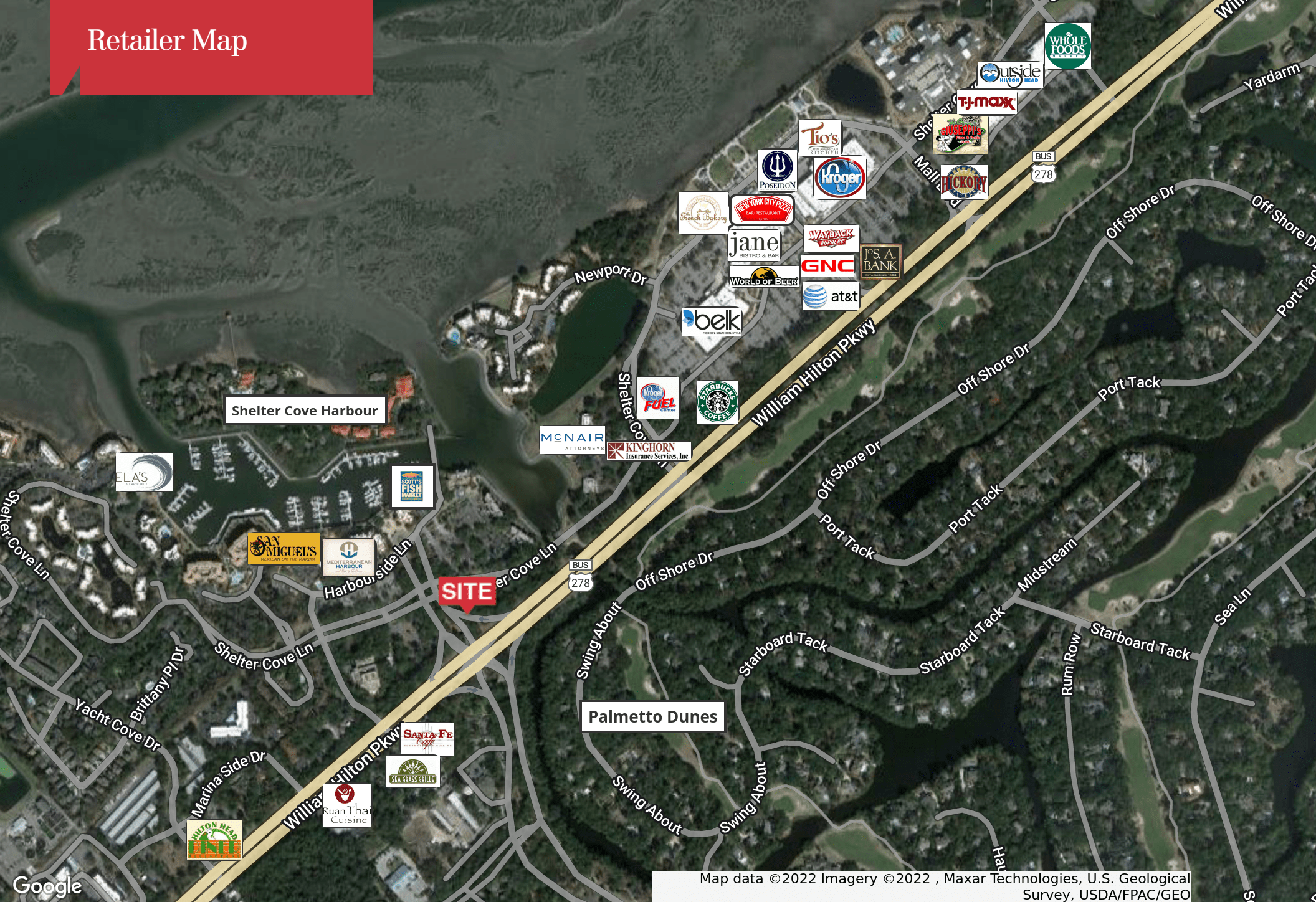


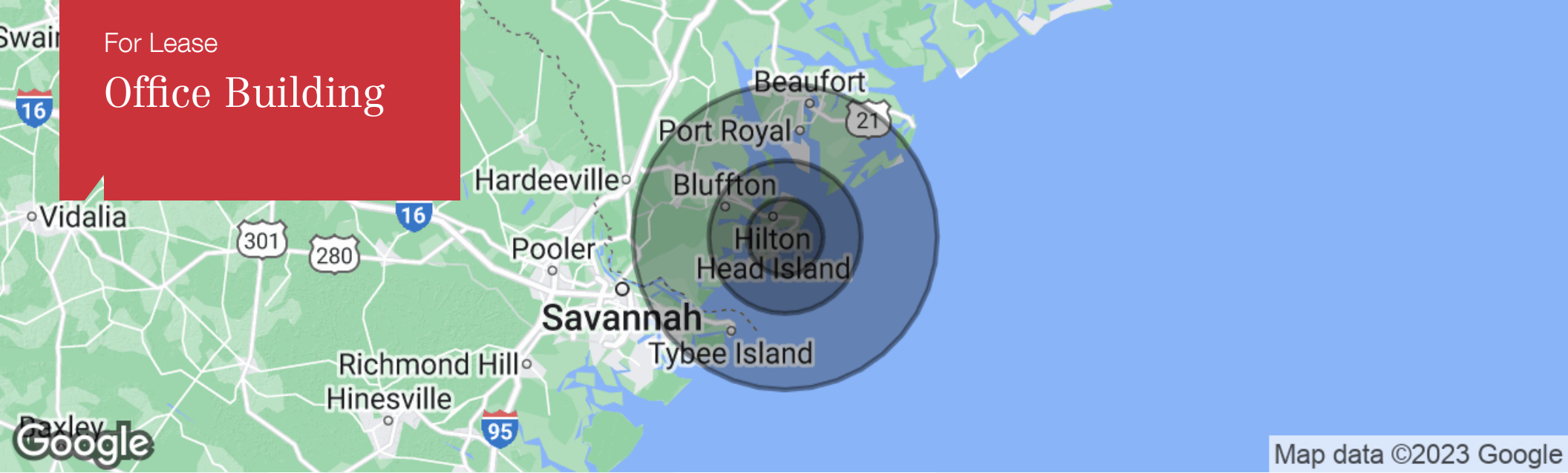
Second Floor Plan

Location Maps



Retailer Map





	5 Miles	10 Miles	20 Miles
Population			
Total Population	35,502	58,911	198,695
Median Age	54.7	53.0	46.7
Median Age (Male)	53.2	51.8	45.5
Median Age (Female)	57.0	54.0	47.7
Households & Income			
Total Households	29,762	43,651	108,046
# of Persons Per HH	1.2	1.3	1.8
Average HH Income	\$67,337	\$71,613	\$74,643
Average House Value	\$493,512	\$508,584	\$366,633

* Demographic data derived from 2020 ACS - US Census