

For Sale or Lease

103 WatersEdge

1,229 SF | \$210,000

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19 Shelter Cove Lane, Suite 103
Hilton Head Island, South Carolina
29928

Property Description

Rare WatersEdge ground floor end unit for sale. Functional office space currently occupied with a Tenant. Great commercial space in Shelter Cove with water views and professional setting.

Location (1) Location (2) Location (3).

(1) Ground floor, just off parking lot.

(2) Side of the building with serene setting with a view. The unit is next to park-like setting with pathway through live oaks, between the buildings and along the waters edge.

(3) In Shelter Cove, mid island with excellent access, parking and amenities.

WatersEdge consists of two three story buildings with twelve units per building and is located just off of the lighted intersection entrance to Shelter Cove / Palmetto Dunes. WatersEdge has a great mix of professional office users including physicians, attorneys, accountants, dentists and others.

OFFERING SUMMARY

Sale Price	\$210,000
Size	1,229 SF
2021 Taxes	\$2,850.16
Regime	\$7,500 / year

For more information

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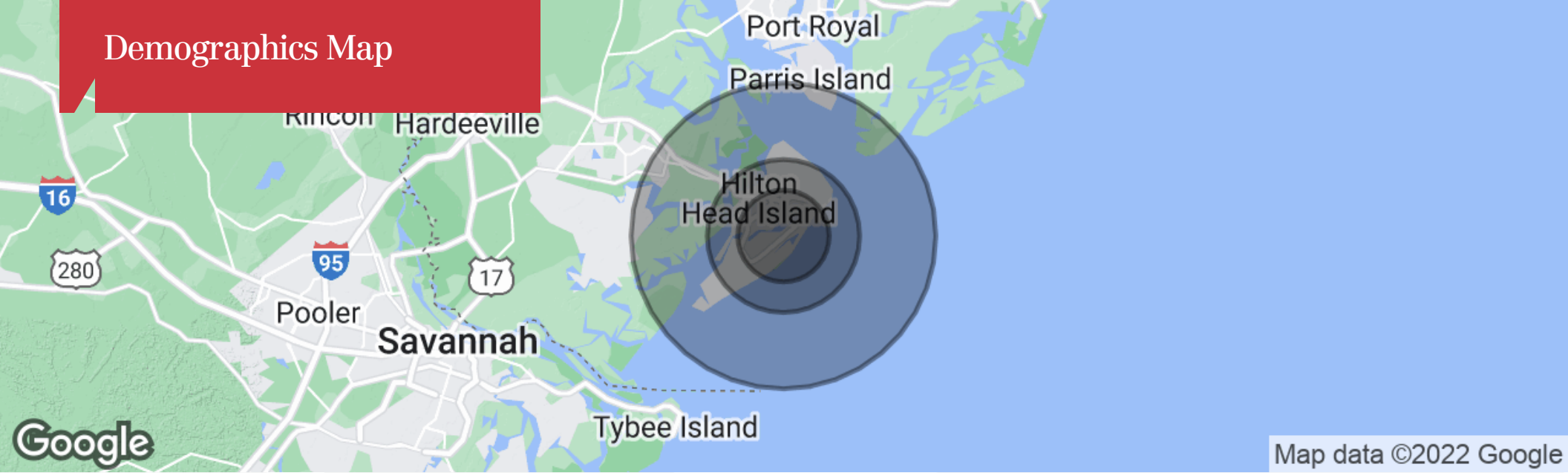
Location Maps



Aerial Locators



Demographics Map



Population	3 Miles	5 Miles	10 Miles
Total Population	14,210	31,823	50,656
Median Age	47.7	49.0	48.9
Median Age (Male)	47.0	48.1	48.2
Median Age (Female)	48.4	49.7	49.4
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	6,293	14,494	22,394
# of Persons Per HH	2.3	2.2	2.3
Average HH Income	\$100,998	\$98,047	\$99,926
Average House Value	\$572,694	\$555,527	\$559,663

* Demographic data derived from 2020 ACS - US Census