

For Sale - Income Property

Medical Office Building

$570,000

Fully Leased Medical Office Building

18 Hospital Center Blvd
Hilton Head Island, South Carolina 29926

Property Highlights

- Fully leased medical office building on Hilton Head Island
- Located close to Hilton Head Hospital and surrounding medical office buildings
- On-site parking
- Current NNN Lease in place with Medical Office
- Annual Base Rent is $34,032 ($16.85 / SF)
- Tenant has first right of refusal

OFFERING SUMMARY	
Sale Price	$570,000
Building Size	2,019 SF
Property Type	Income Medical Office
Acreage	.98 Acres

DEMOGRAPHICS		
Stats	**Population**	**Avg. HH Income**
3 Miles	16,551	$94,802
10 Miles	57,335	$97,811
15 Miles	114,042	$84,170

For more information

1227 May River Road, Suite 100
Bluffton, SC 29910
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NAI Carolina Charter

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Additional Photos





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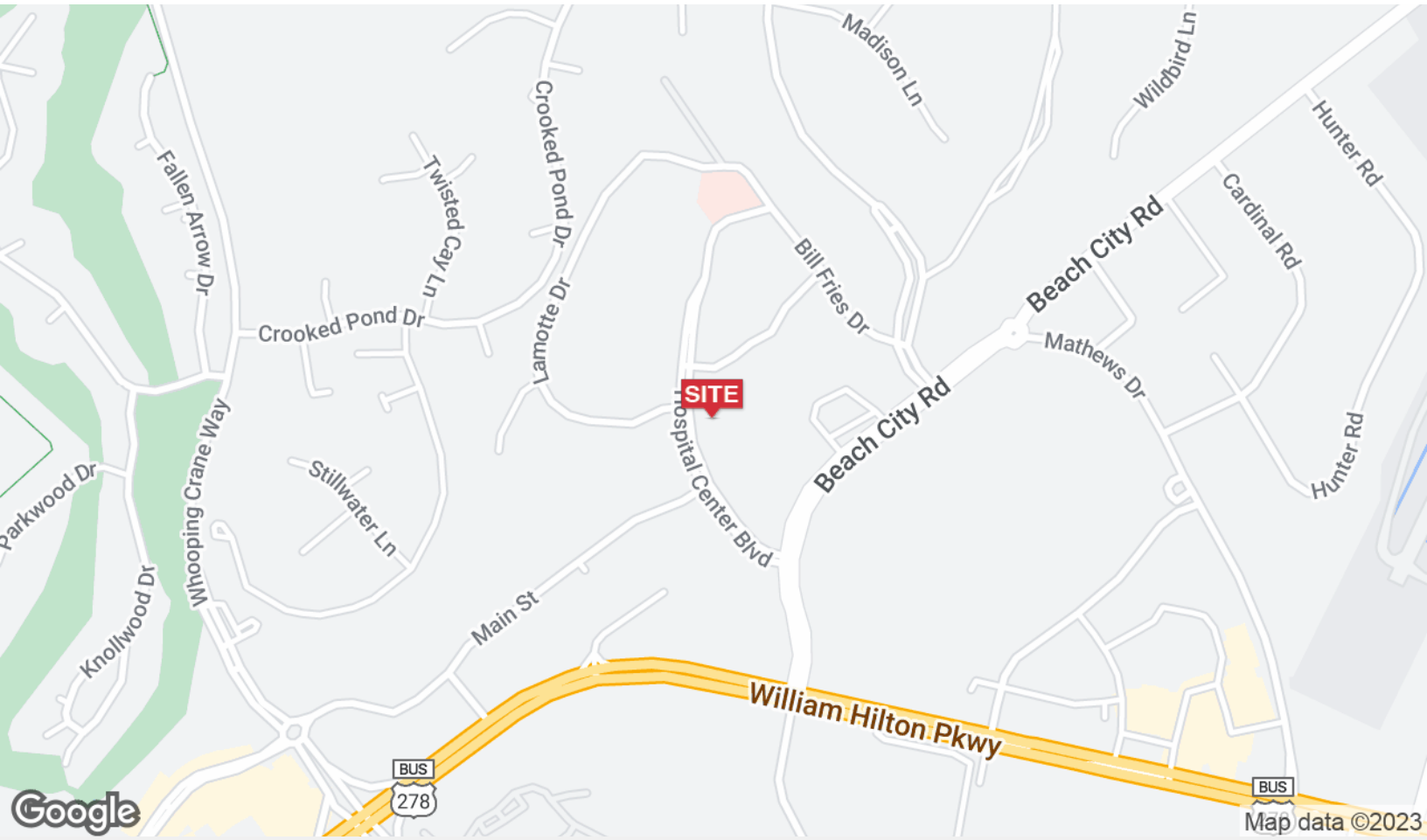


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Location Maps

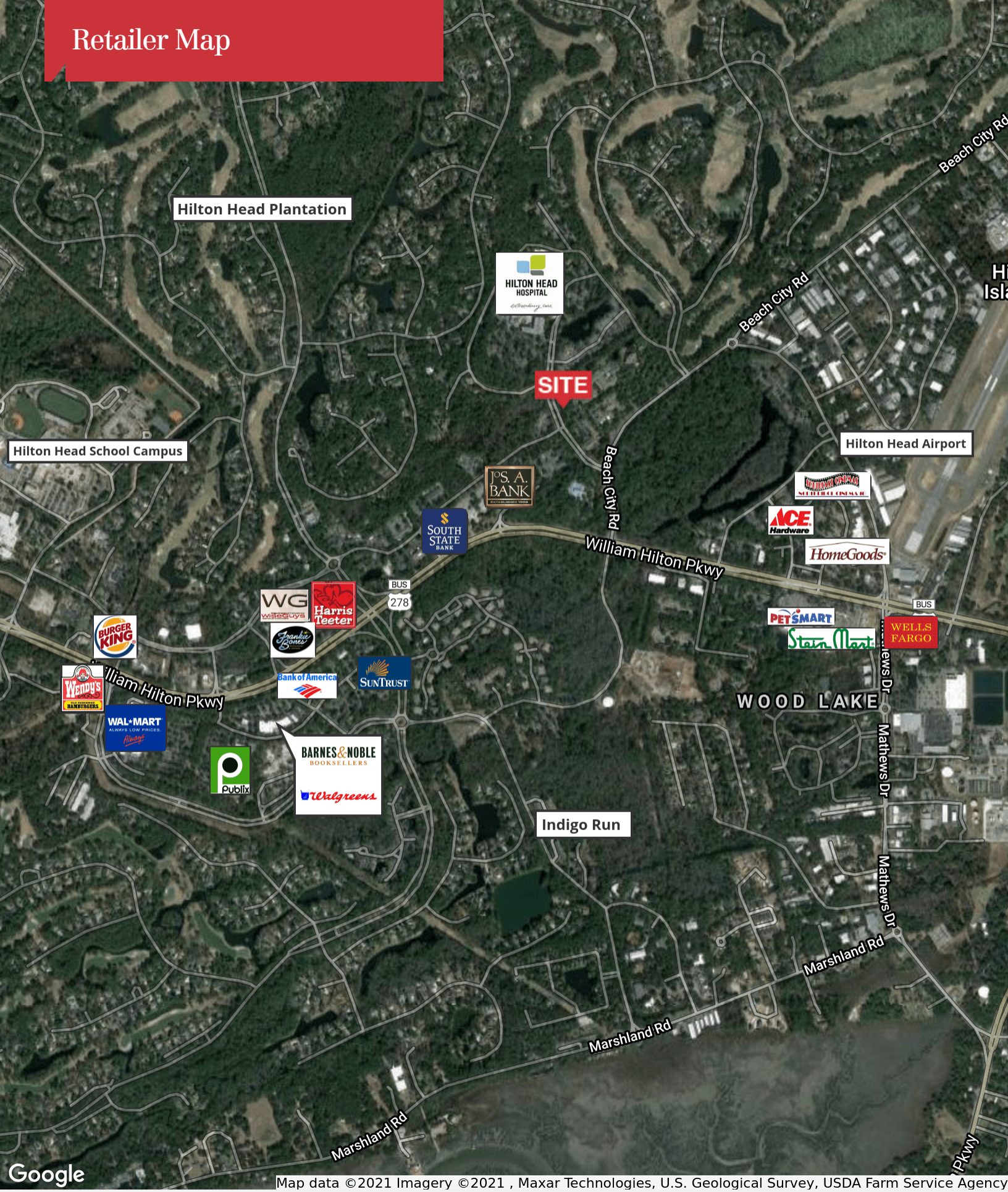




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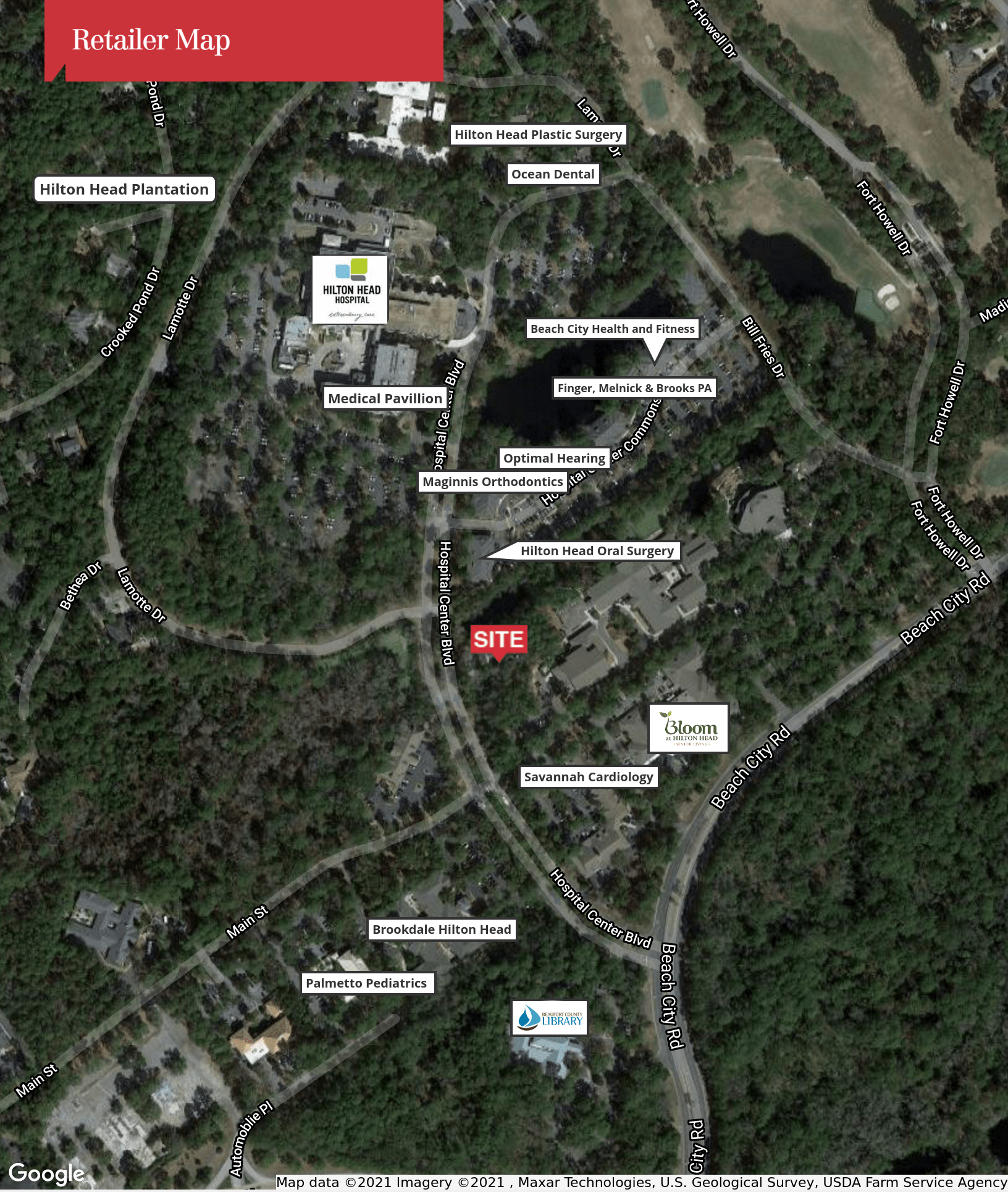
Retailer Map



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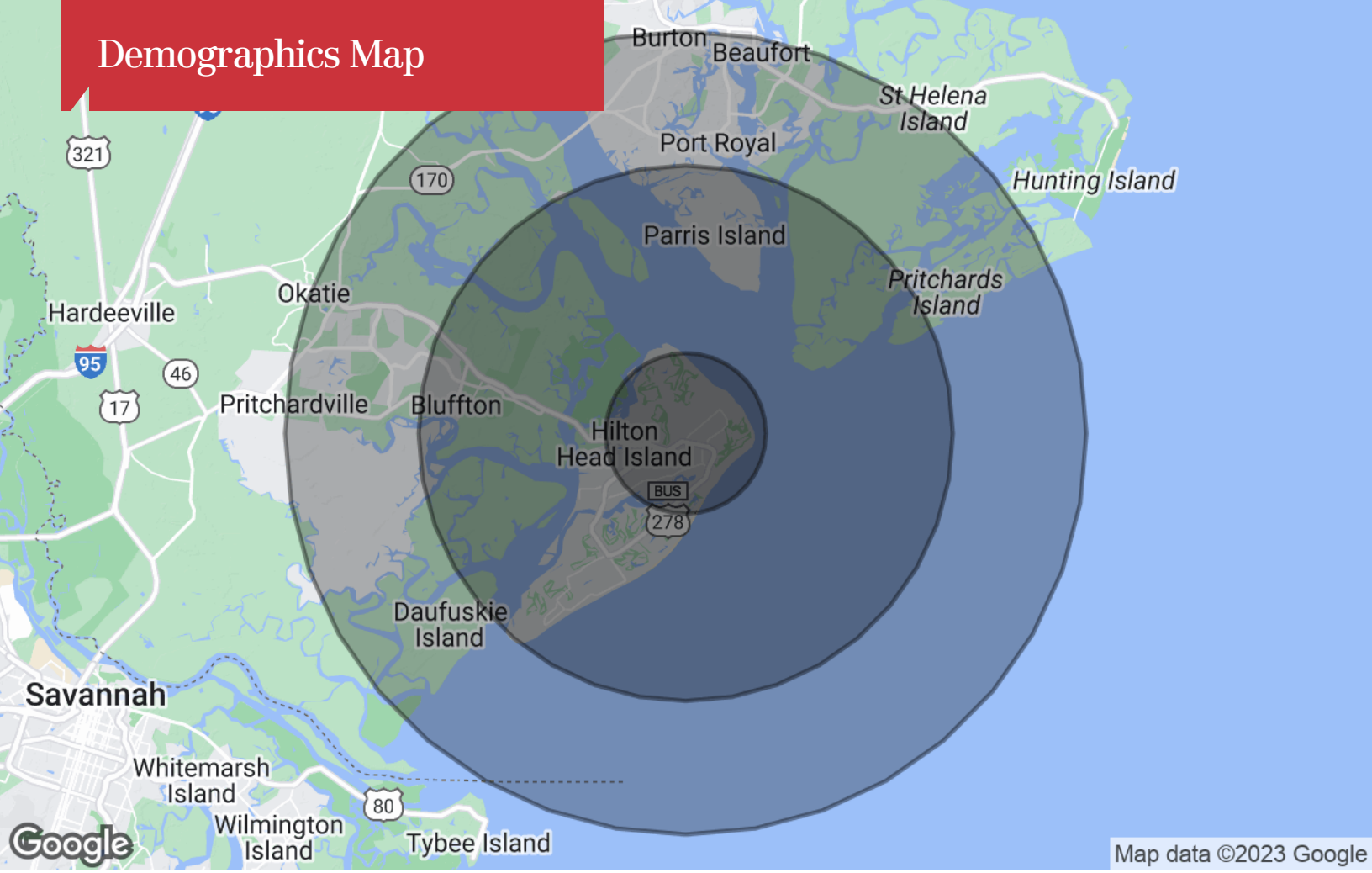
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Demographics Map



Population	3 Miles	10 Miles	15 Miles
TOTAL POPULATION	16,551	57,335	114,042
MEDIAN AGE	48.9	46.5	41.2
MEDIAN AGE (MALE)	48.6	45.9	40.4
MEDIAN AGE (FEMALE)	49.0	47.0	41.7

Households & Income	3 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	7,104	23,543	46,391
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	$94,802	$97,811	$84,170
AVERAGE HOUSE VALUE	$546,403	$542,756	$428,355

** Demographic data derived from 2020 ACS - US Census*

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