

For Sale

Income Property

\$4,400,000



Shelter Cove Executive Park

23 Shelter Cove Lane, Building B
Hilton Head Island, South Carolina 29928

Property Highlights

- Class "A" Office Building with Waterfront Views
- Rare Income Opportunity on Hilton Head
- Prime Mid-island Location
- Located in Shelter Cove Executive Park

Property Description

Class A office building located in Shelter Cove Executive Park adjacent to Kroger Center and Whole Foods. Four floors of professional office space overlooking the waterways of Shelter Cove Harbour.

Tenants include Burr & Forman. Law Firm, Lee Oppenhimer, DDS, Polaris Wealth Management, Edward Jones, South Coast Management, PrimeLending, Movement Mortgage and S. Wilkins Interior Design.

For showings and financials, contact agent; baker@naicarolinacharter.com.

OFFERING SUMMARY

Sale Price	\$4,400,000
Location	Shelter Cove
Property Type	Income Property
Annual Rental Income	\$595,681
Estimated Expenses	\$210,083
NOI	\$385,598
CAP RATE	8.76%
Financials	Contact Agent

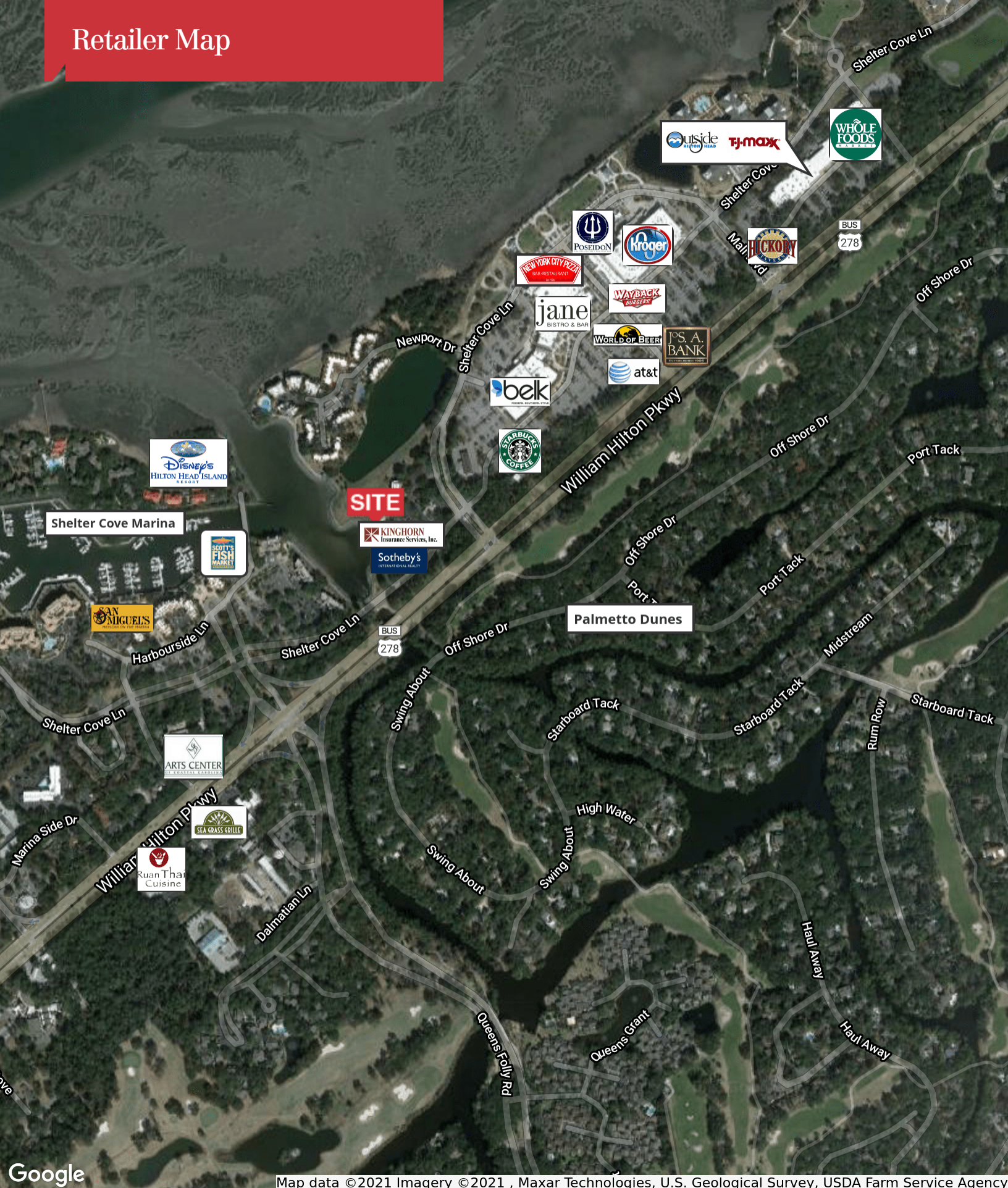
For more information

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com

Location Maps



Retailer Map



Google

Map data © 2021 Imagery © 2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Aerial View



Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Shelter Cove



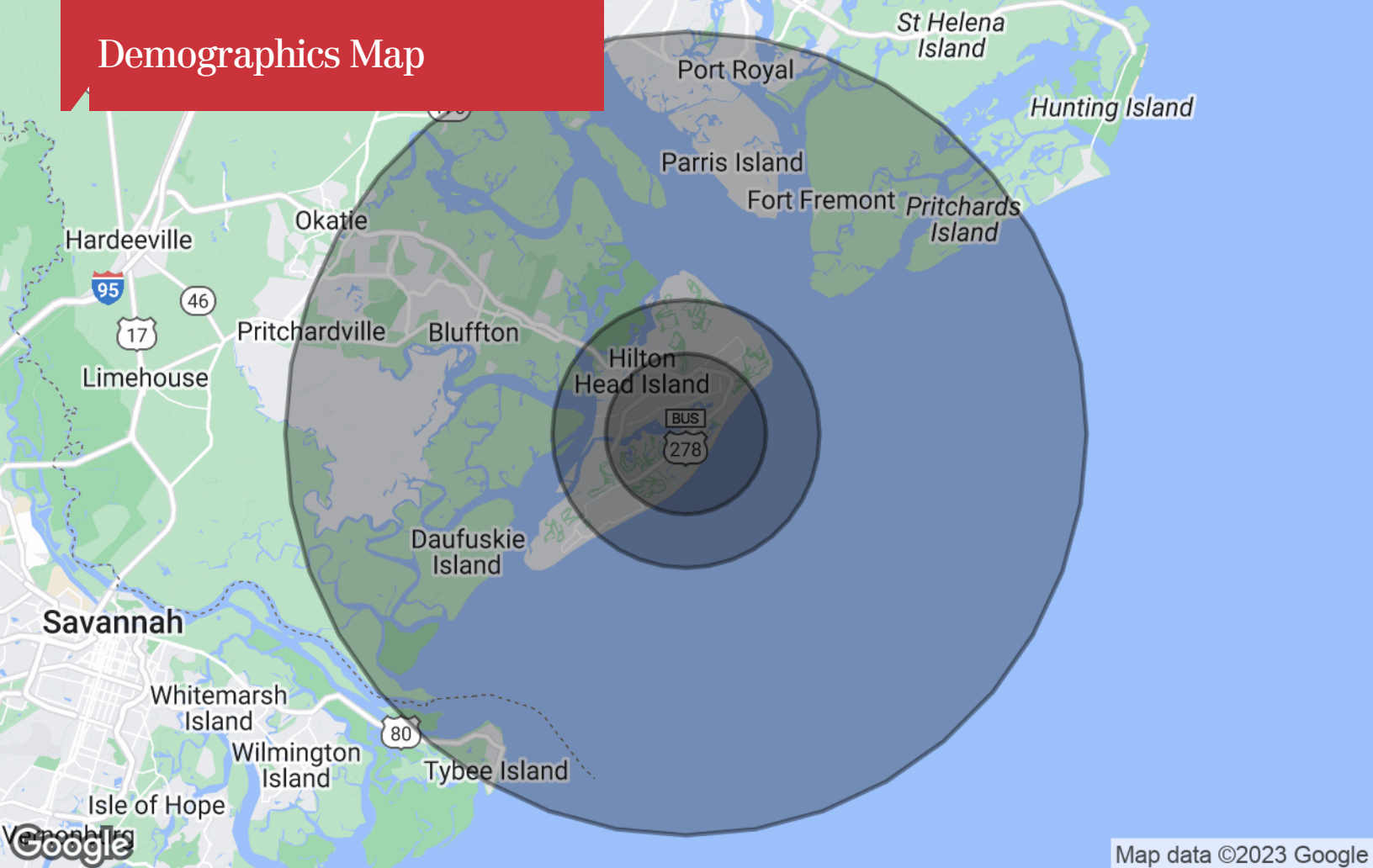
Aerials







Demographics Map



Population	3 Miles	5 Miles	15 Miles
TOTAL POPULATION	14,120	31,843	94,194
MEDIAN AGE	47.6	49.0	42.3
MEDIAN AGE (MALE)	46.8	48.1	41.7
MEDIAN AGE (FEMALE)	48.3	49.6	42.7
Households & Income	3 Miles	5 Miles	15 Miles
TOTAL HOUSEHOLDS	6,228	14,486	38,319
# OF PERSONS PER HH	2.3	2.2	2.5
AVERAGE HH INCOME	\$100,575	\$97,899	\$88,141
AVERAGE HOUSE VALUE	\$570,832	\$555,104	\$455,135

* Demographic data derived from 2020 ACS - US Census