



Medical Pavilion

25 Hospital Center Boulevard
Hilton Head Island, South Carolina 29926

Property Highlights

- Medical office suites for lease in the heart of Hilton Head's medical and professional office district
- Three story medical complex adjacent to and connected to the Hilton Head Hospital
- Hospital Center Common and Island Medical Plaza (largely medical developments) next door
- Varying layouts to suit a multitude of practices
- Many of Hilton Head's finest medical practices located within the property and surrounding areas

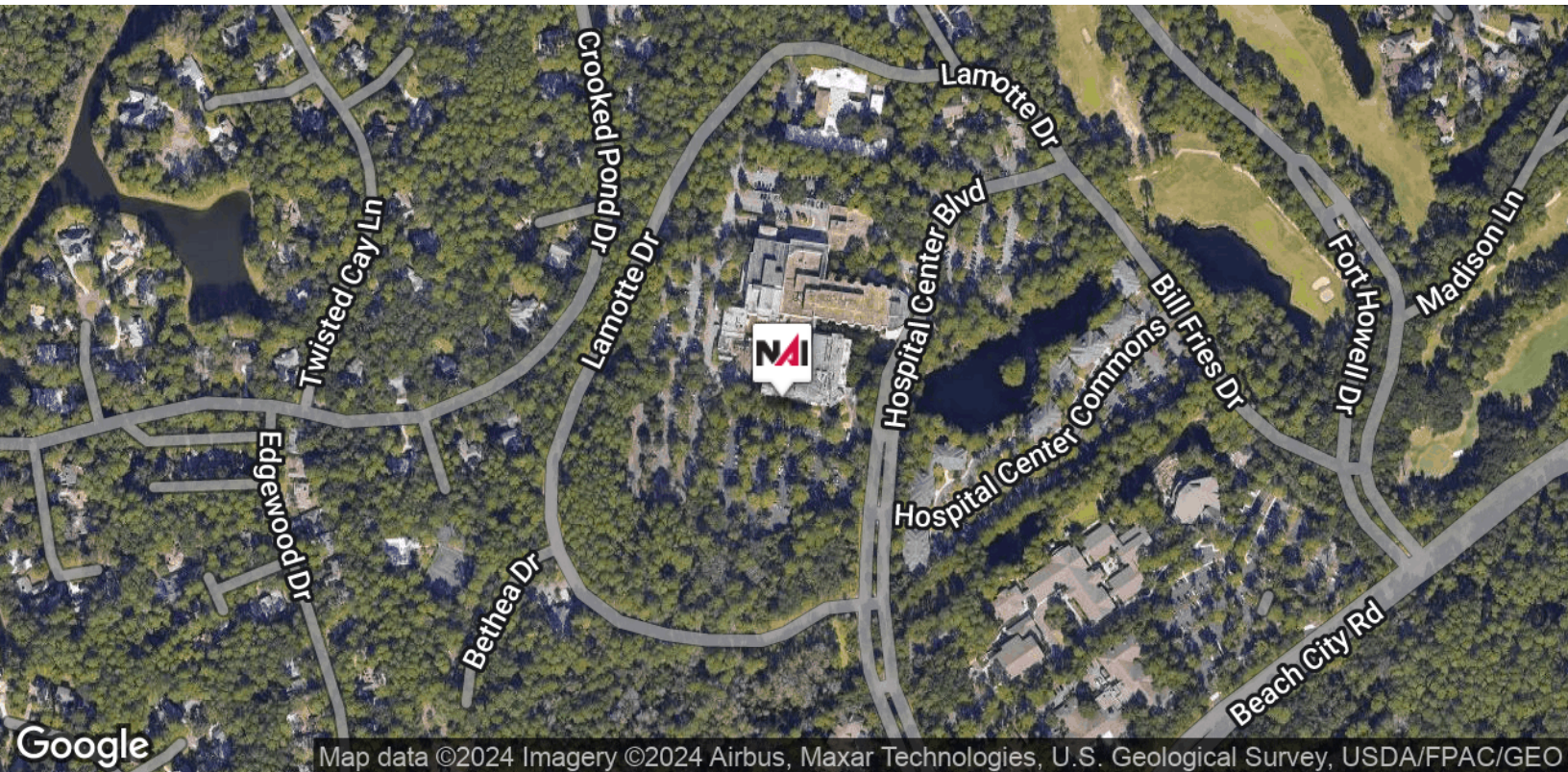
Offering Summary

Available SF:	1,167 - 4,646 SF
Lease Rate:	\$27.00 SF/yr (NNN)
2023 NNN:	\$5.98 per SF (est.)
Annual Base Rent Increases:	3%
Lease Term:	5 Year Minimum
Showing Instructions:	Contact Agent

For More Information

David Bachelder Jr.

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davidjr@naicarolinacharter.com

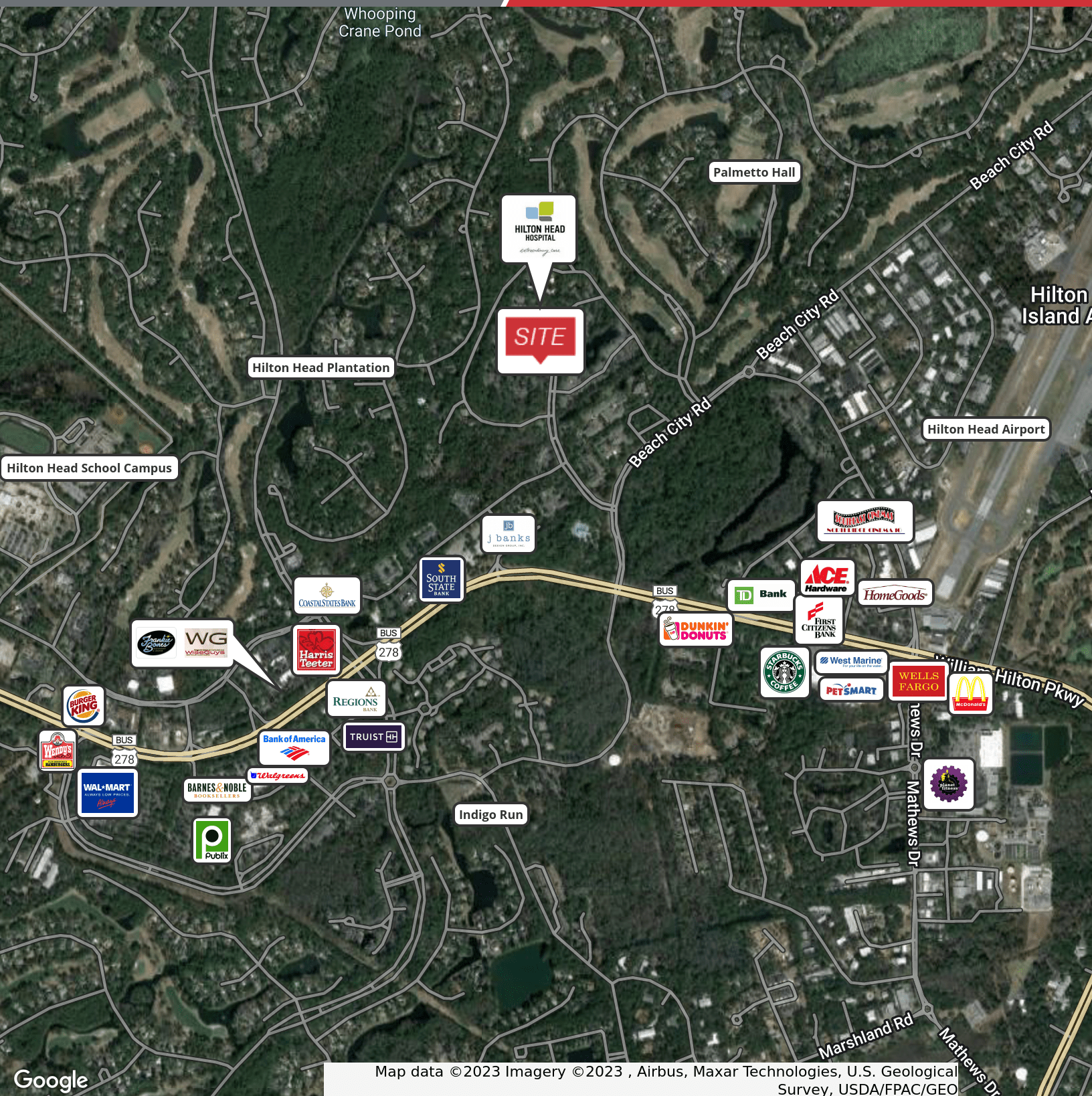




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Lease Information

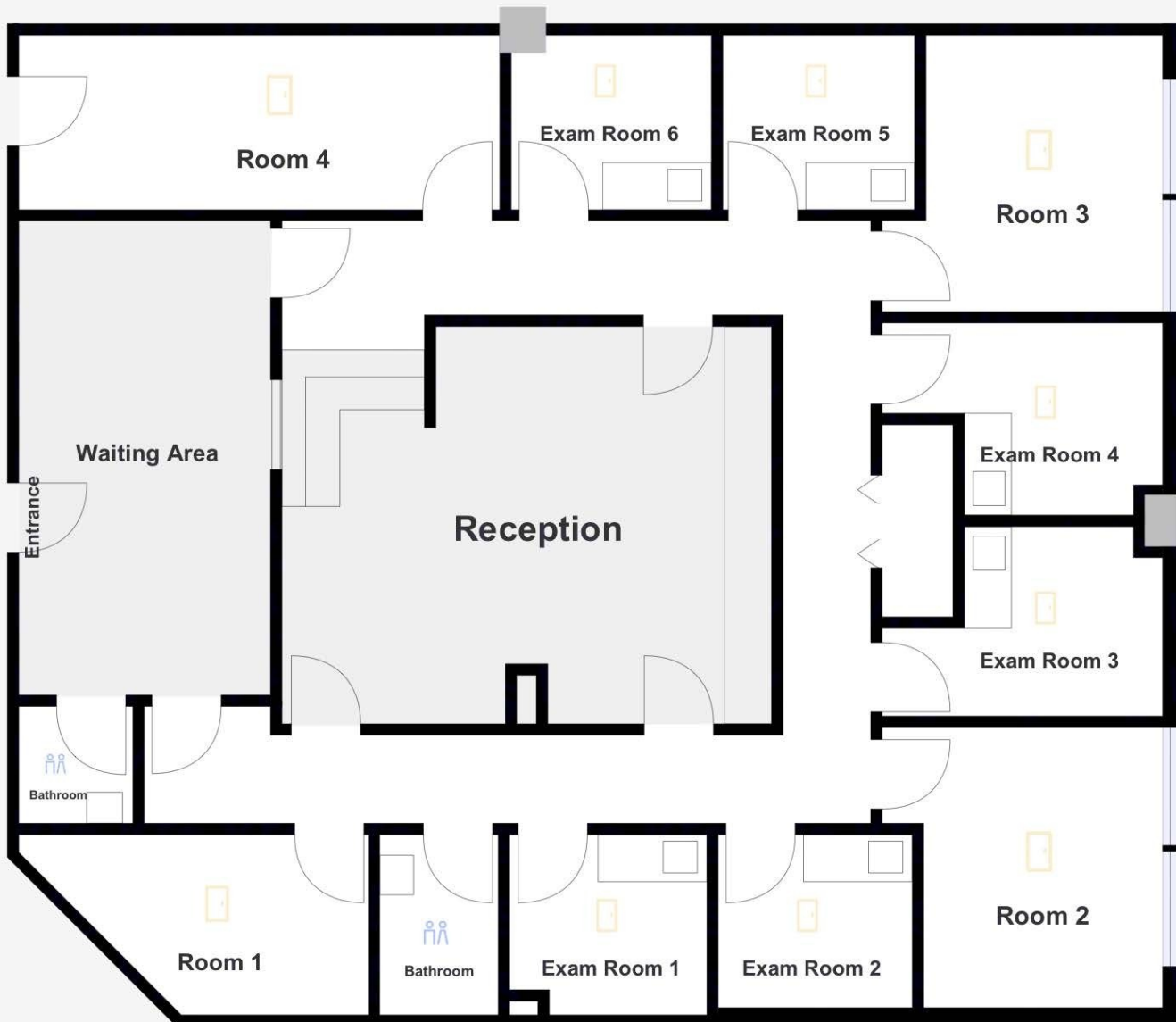
Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,167 - 4,646 SF	Lease Rate:	\$27.00 SF/yr

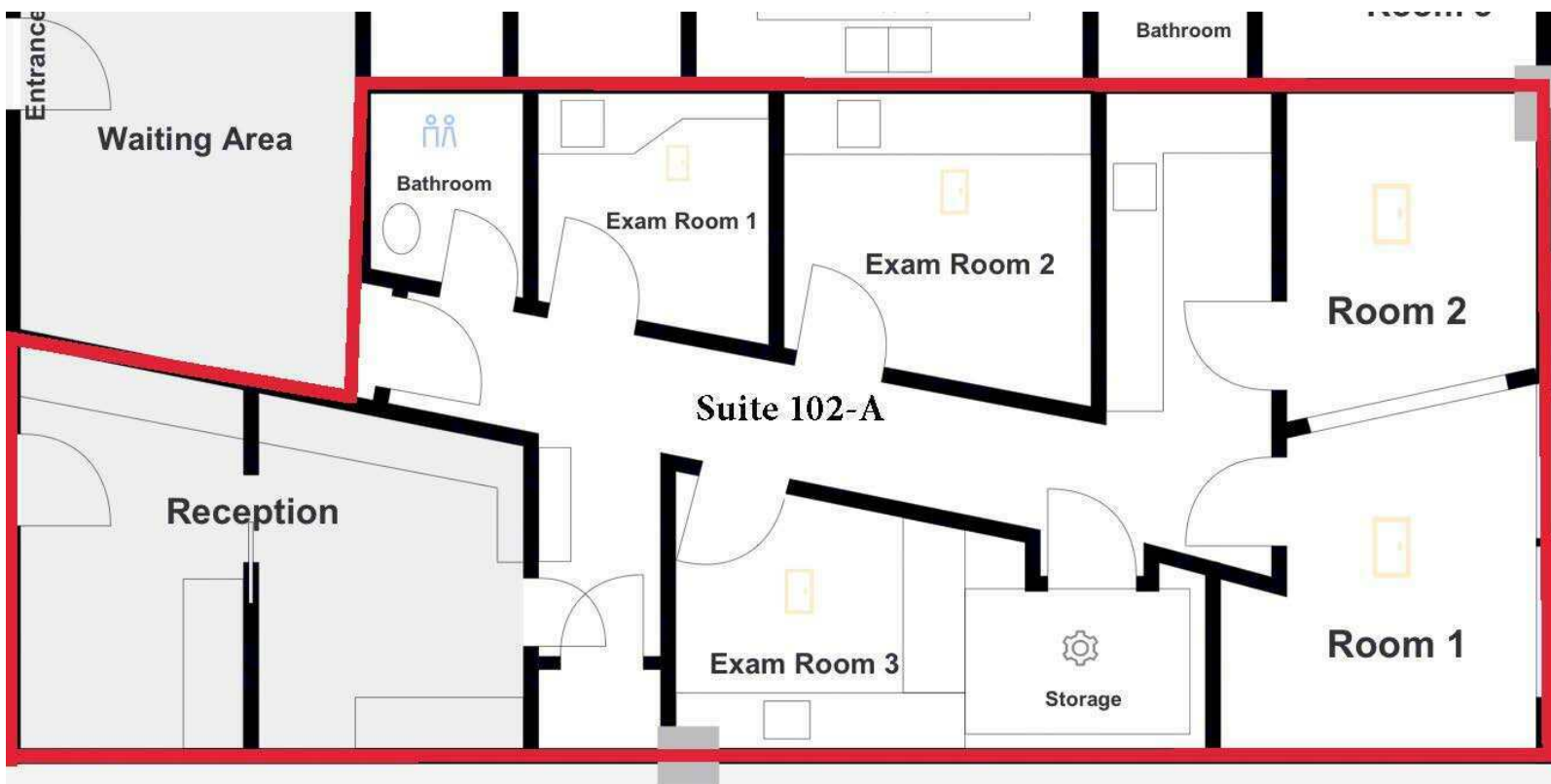
Available Spaces

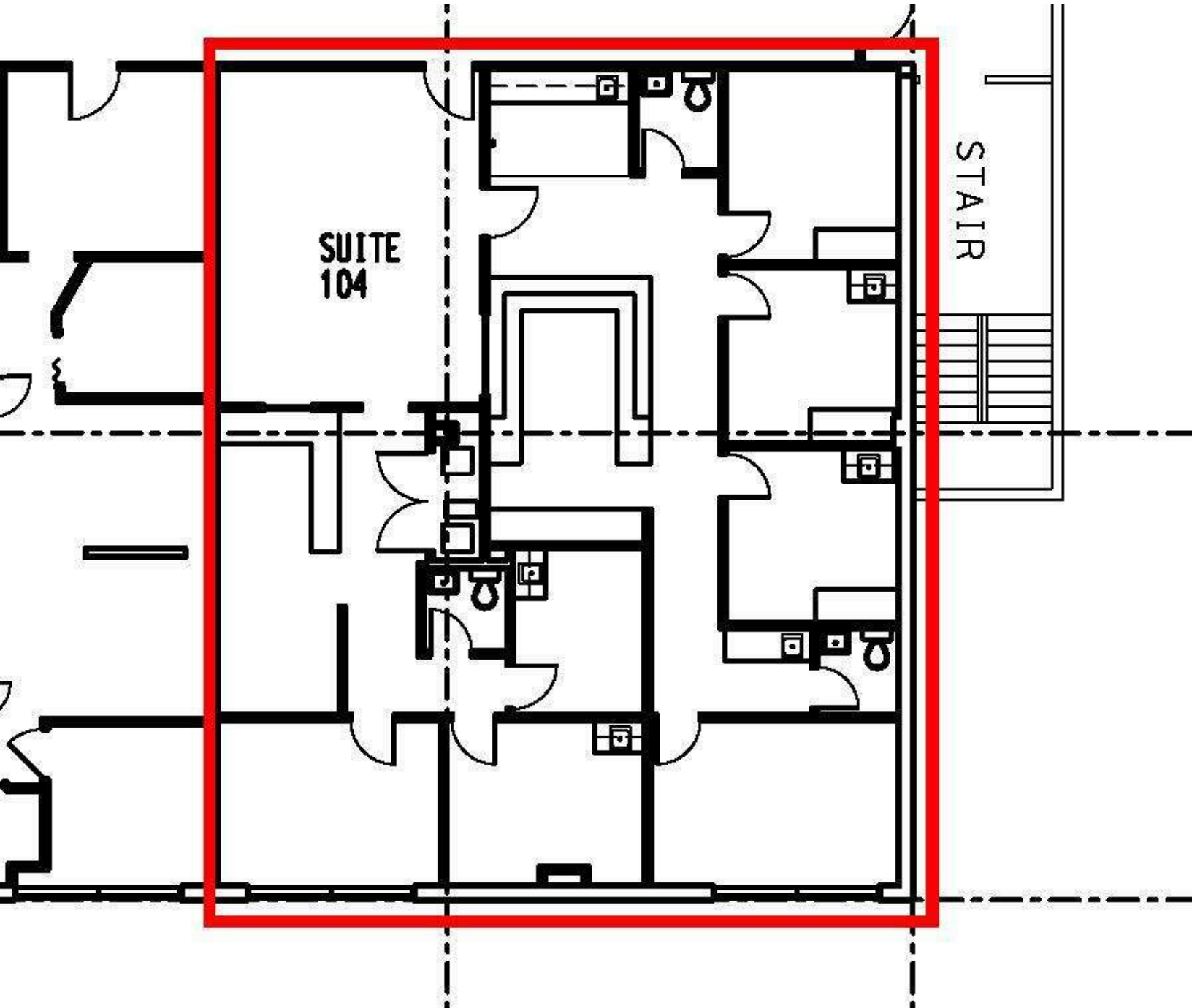
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
100	Available	2,428 SF	NNN	\$27.00 SF/yr	Medical Office
102-A	Available	1,234 SF	NNN	\$27.00 SF/yr	Medical Office
104	Available	2,430 SF	NNN	\$27.00 SF/yr	Medical Office
300	Available	2,671 SF	NNN	\$27.00 SF/yr	Medical Office
301	Available	2,405 SF	NNN	\$27.00 SF/yr	Medical Office
302/304	Available	4,646 SF	NNN	\$27.00 SF/yr	Medical Office
303-A	Available	1,220 SF	NNN	\$27.00 SF/yr	Medical Office
307	Available	2,266 SF	NNN	\$27.00 SF/yr	Medical Office
308	Available	2,291 SF	NNN	\$27.00 SF/yr	Medical Office
309-B	Available	1,167 SF	NNN	\$27.00 SF/yr	Medical Office



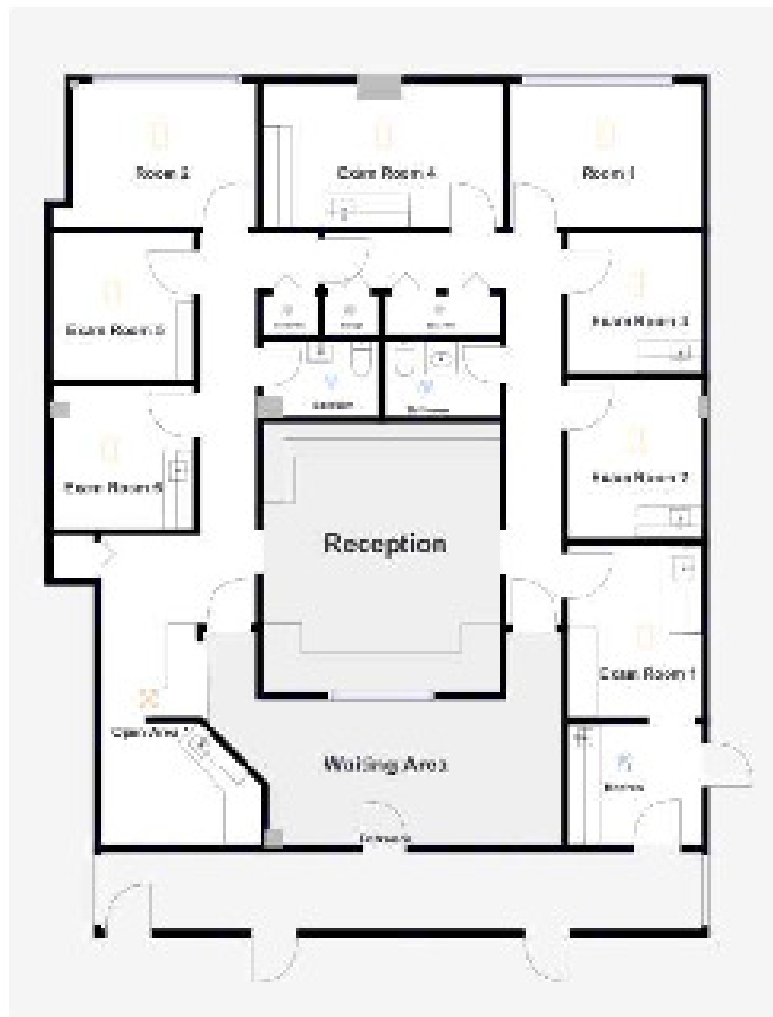




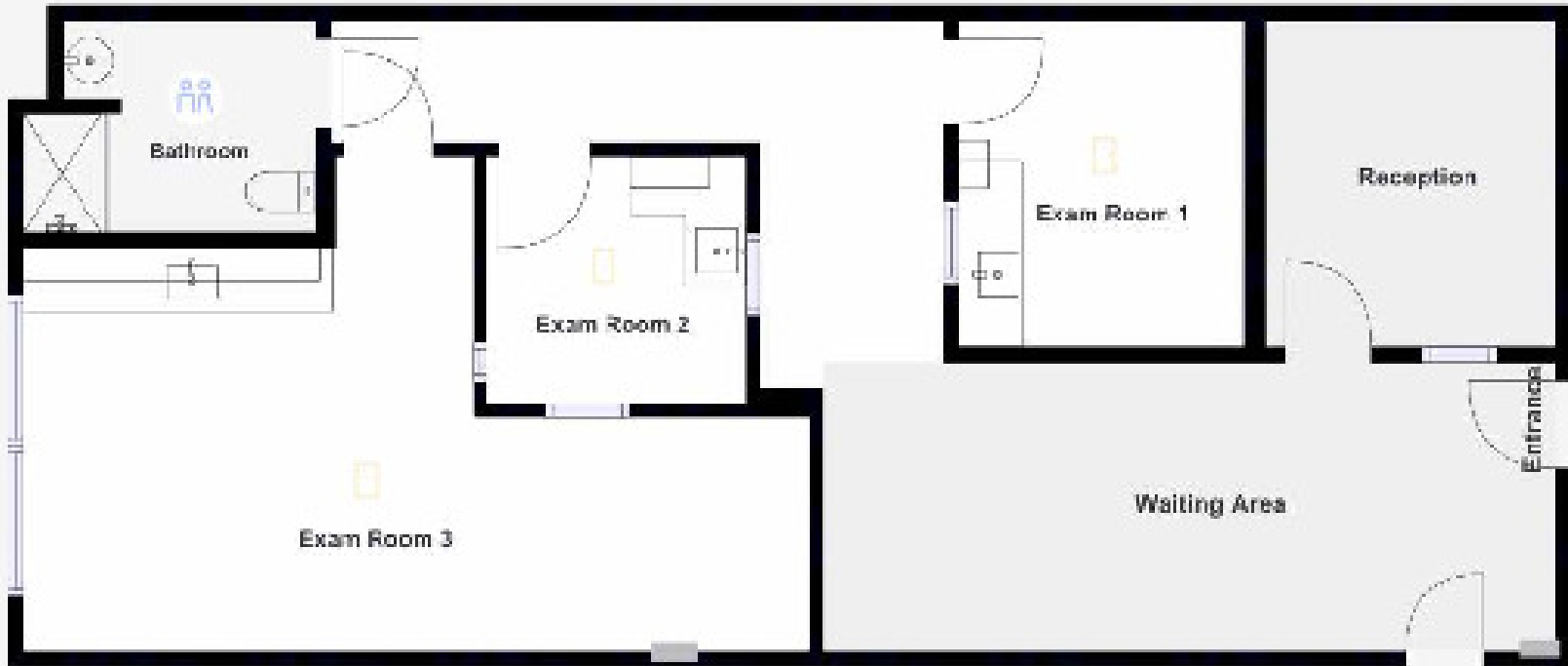








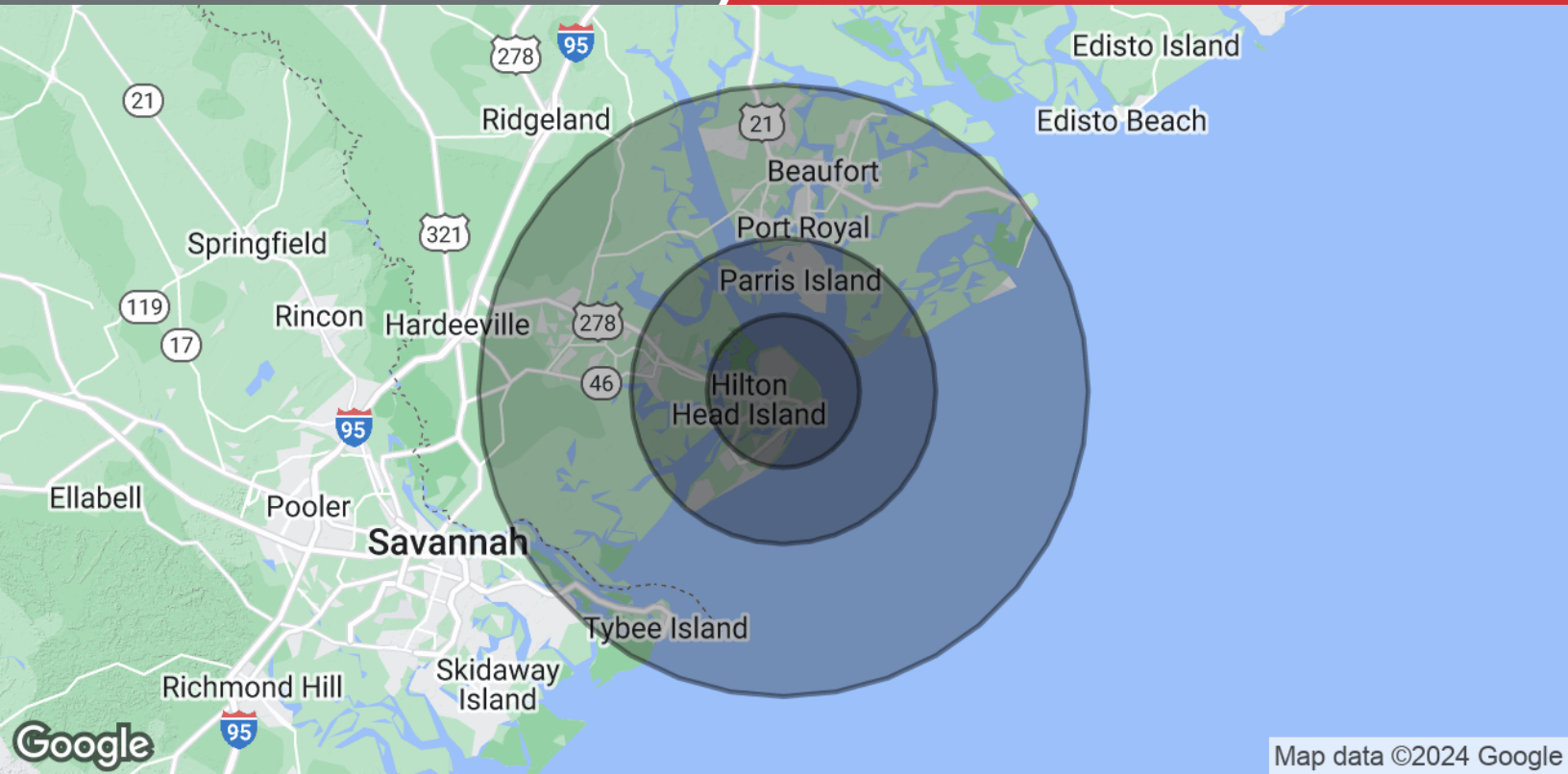












Population	5 Miles	10 Miles	20 Miles
Total Population	32,836	68,298	196,476
Average Age	55.2	50.2	46.5
Average Age (Male)	53.4	49.3	45.2
Average Age (Female)	57.0	51.0	47.7
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	23,112	47,052	106,083
# of Persons per HH	1.4	1.5	1.9
Average HH Income	\$79,144	\$70,717	\$73,490
Average House Value	\$516,134	\$488,694	\$367,399

* Demographic data derived from 2020 ACS - US Census