

For Sale

Retail / Office or Redevelopment

\$1,475,000



Retail / Office or Redevelopment Opportunity

1014 William Hilton Parkway
Hilton Head Island, South Carolina 29928

Property Highlights

- Excellent redevelopment site on the south end of Hilton Head
- Frontage and signage directly on Highway 278 (William Hilton Pkwy)
- 2 - Full service curb cuts on Highway 278
- Rear access on Dunnagan's Alley
- Less than a mile from the Sea Pines Circle
- Parking both in front and behind the property
- Two Roll up doors in the rear
- Close proximity to Sea Pines, Wexford, Long Cove, Shipyard and Palmetto Dunes

OFFERING SUMMARY

Sale Price	\$1,475,000
Lot Size	2.36 Acres
Building Size	28,520 SF
Price Per SF	\$52
Hilton Head Zoning	Light Commercial
Hwy 278 Traffic Counts	24.300 VPD

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	14,374	\$100,882
5 Miles	28,213	\$102,401
15 Miles	89,041	\$91,861

For more information

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

Property Description



Property Overview

Very rare opportunity to purchase 28,520 SF situated on 2.36 acres on the south end of Hilton Head Island.

The property could be utilized by a Purchaser "as-is" or this could be an excellent redevelopment opportunity with a multitude of possibilities including retail, hotel, or office.

Frontage and signage directly on Highway 278 with access via two full service curb cuts, and a secondary curb cut behind the property via Dunnagan's Alley.

There is parking both in front and behind the property with two roll up doors in the rear.

Location Overview

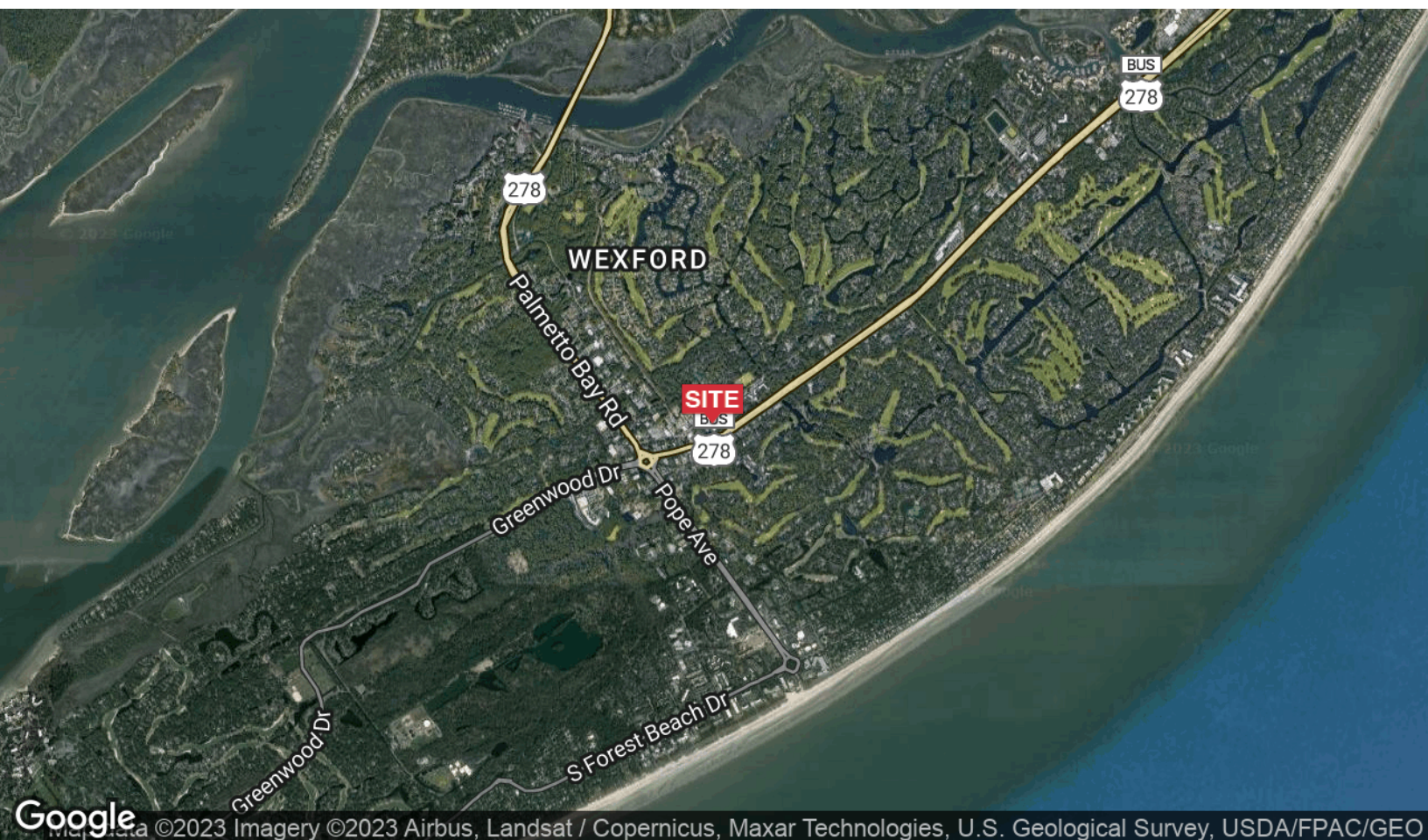
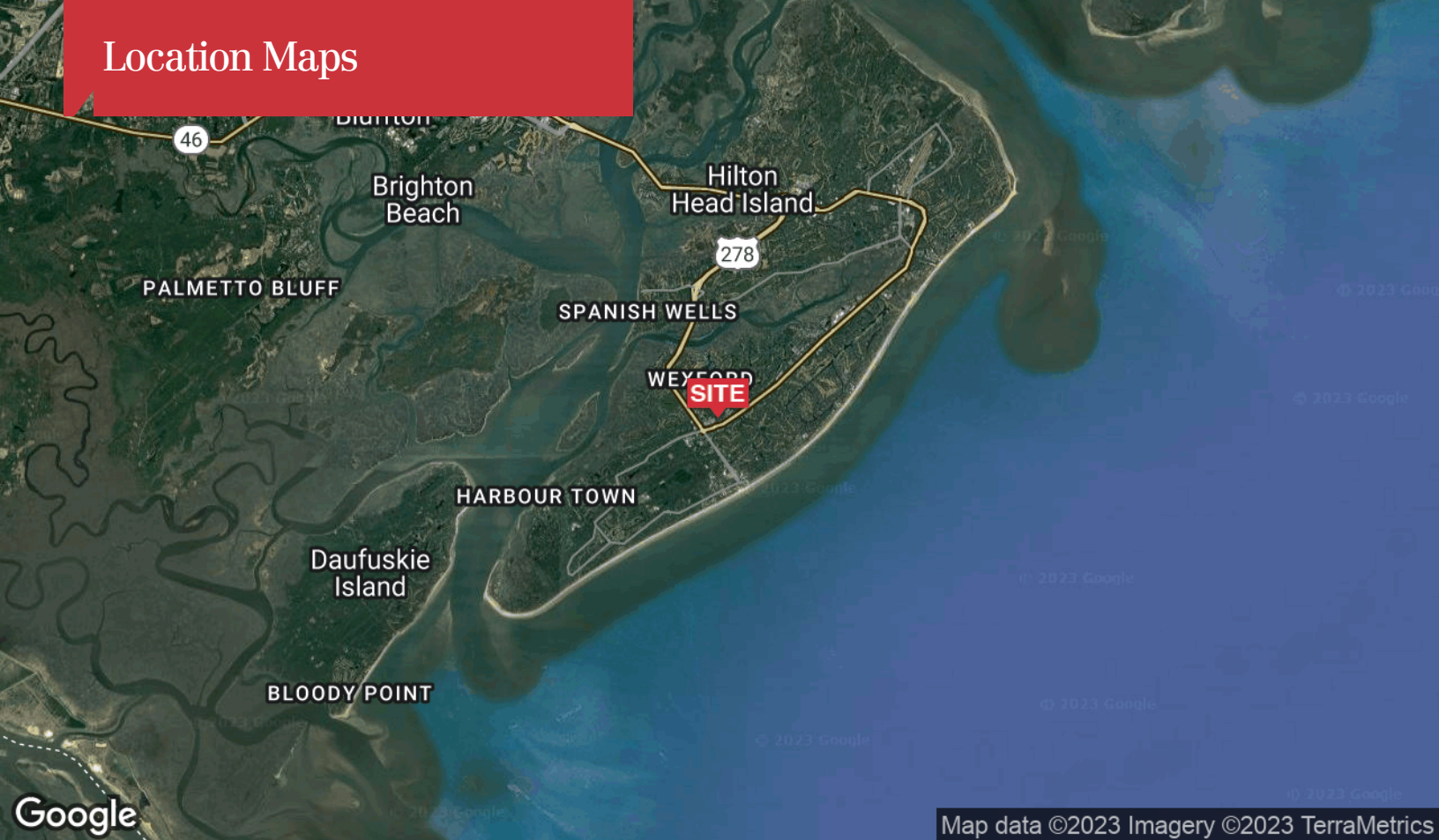
Excellent location on the south end of Hilton Head Island less than a mile from the Sea Pines Circle.

Great access and visibility with signage from Highway 278 (William Hilton Parkway) via two curb cuts, with secondary access and signage from Dunnagan's Alley.

In close proximity to some of the island's largest residential and tourist communities including Sea Pines, Wexford, Long Cove, Shipyard, and Palmetto Dunes.

Additionally, the property is just minutes from the island's largest public beach as well as some of the most highly trafficked retail centers including Coligny Plaza, Shelter Cove Towne Center, Shelter Cove Plaza, Fresh Market Shoppes, and Island Crossing.

Location Maps





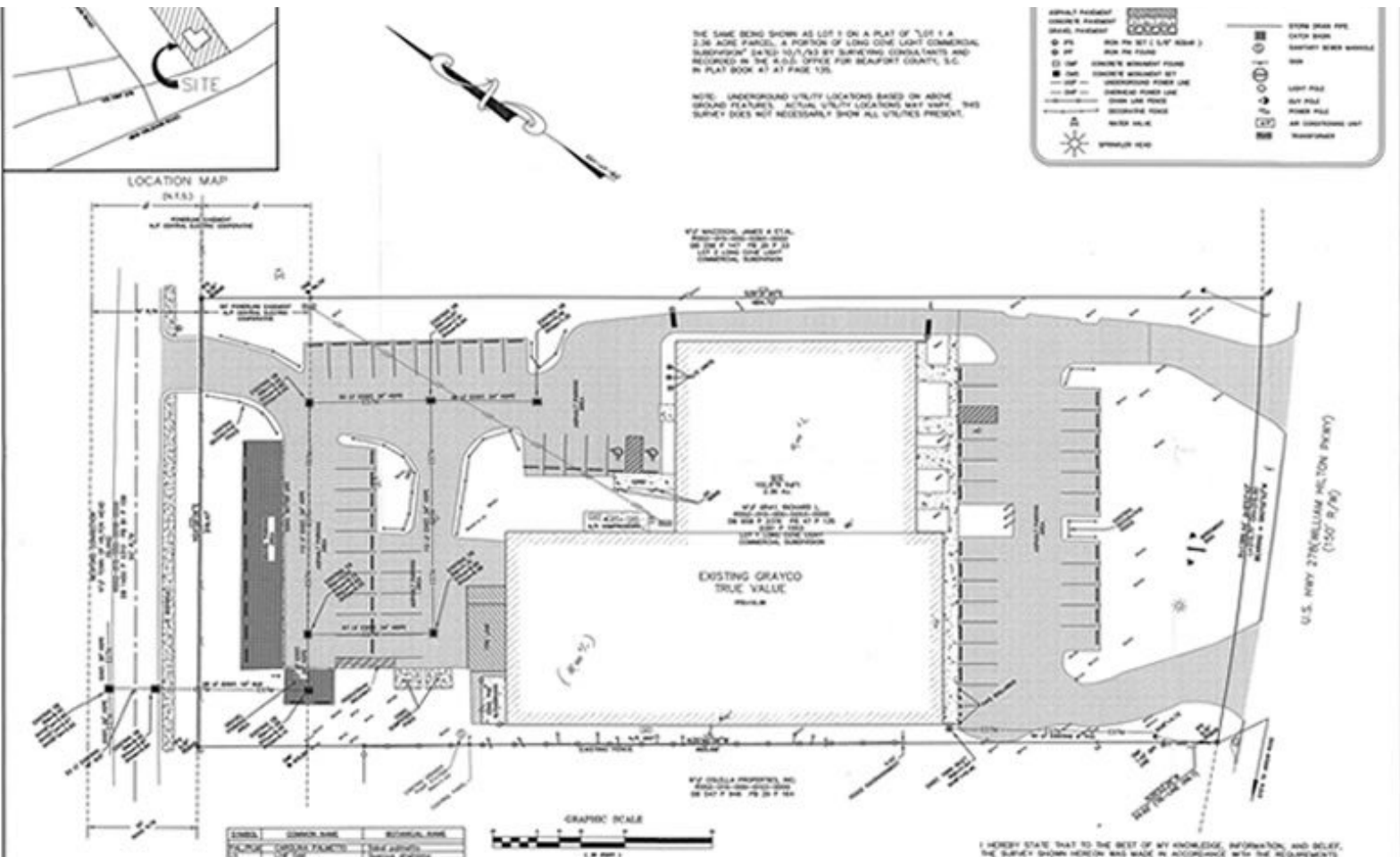
Retailer Map



Google

Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

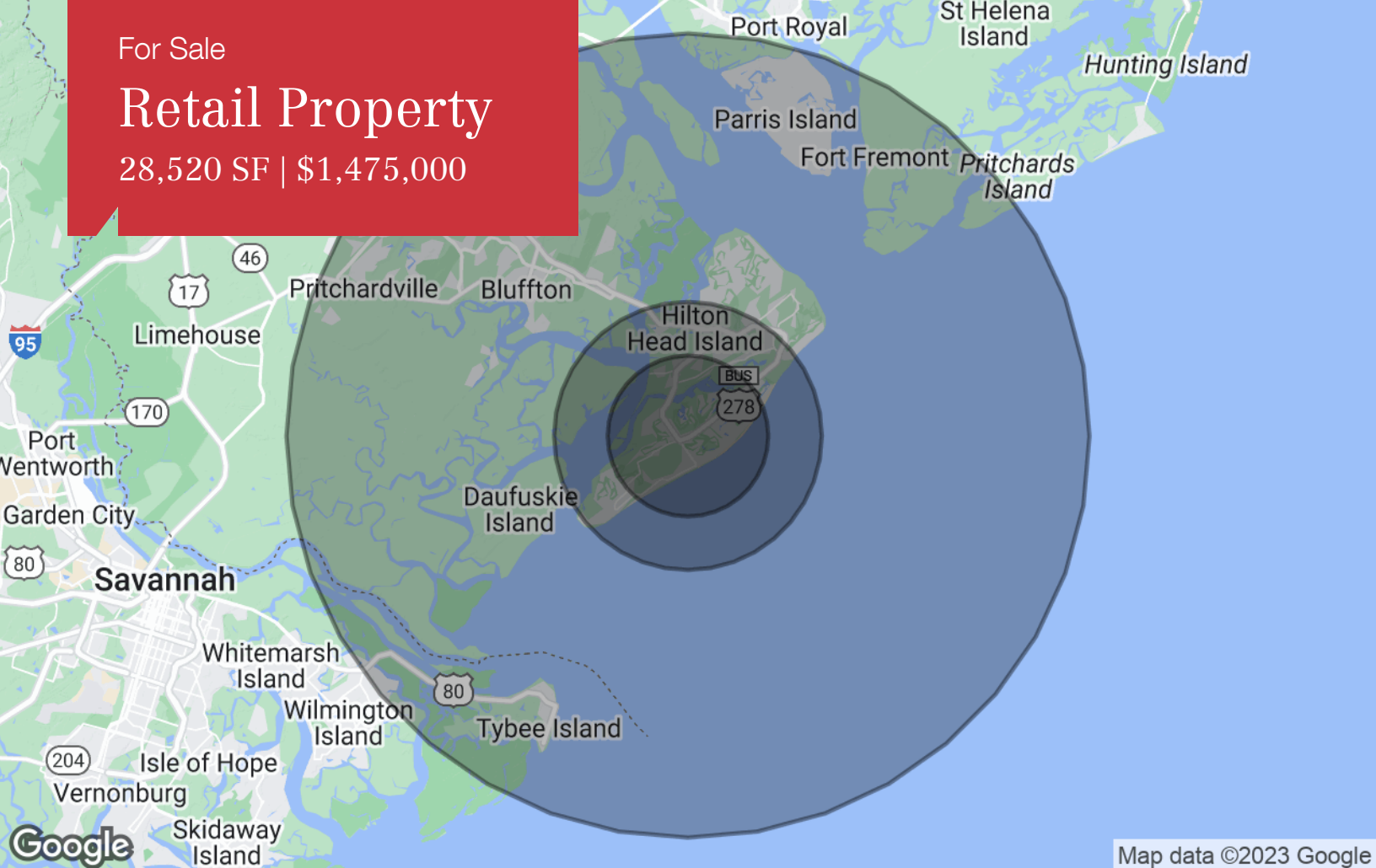




For Sale

Retail Property

28,520 SF | \$1,475,000



Population	3 Miles	5 Miles	15 Miles
TOTAL POPULATION	14,374	28,213	89,041
MEDIAN AGE	52.5	49.6	43.1
MEDIAN AGE (MALE)	50.5	48.2	42.5
MEDIAN AGE (FEMALE)	53.7	50.6	43.3
Households & Income	3 Miles	5 Miles	15 Miles
TOTAL HOUSEHOLDS	7,219	13,146	35,640
# OF PERSONS PER HH	2.0	2.1	2.5
AVERAGE HH INCOME	\$100,882	\$102,401	\$91,861
AVERAGE HOUSE VALUE	\$585,752	\$582,289	\$482,998

* Demographic data derived from 2020 ACS - US Census