

FOR LEASE: Office Space

1036 William Hilton Parkway, 2nd Floor

1036 William Hilton Parkway, Hilton Head Island, SC 29928



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Executive Summary



PROPERTY SUMMARY

Available SF: 3,150 SF

Lease Rate: \$11.00 SF/yr (Gross)

Size: 3,150 SF

Property Type: Office

Hilton Head Zoning: Sea Pines Commercial

PROPERTY OVERVIEW

Very rare opportunity to lease move-in ready office space on the south end of Hilton Head Island. Located on the second floor just above Bank of the Ozarks, this functional space allows for a wide variety of office users.

Excellent lease rate and ready for a new Tenant!

All Property Taxes, Property Insurance, and Common Area Maintenance are included in the Rent.

LOCATION OVERVIEW

This property is in close proximity to several of the island's largest residential communities including Sea Pines, Wexford, Long Cove, Shipyard, and Palmetto Dunes. The property is also a short drive from many other professional office users, retail, and restaurant operations.

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Additional Photos



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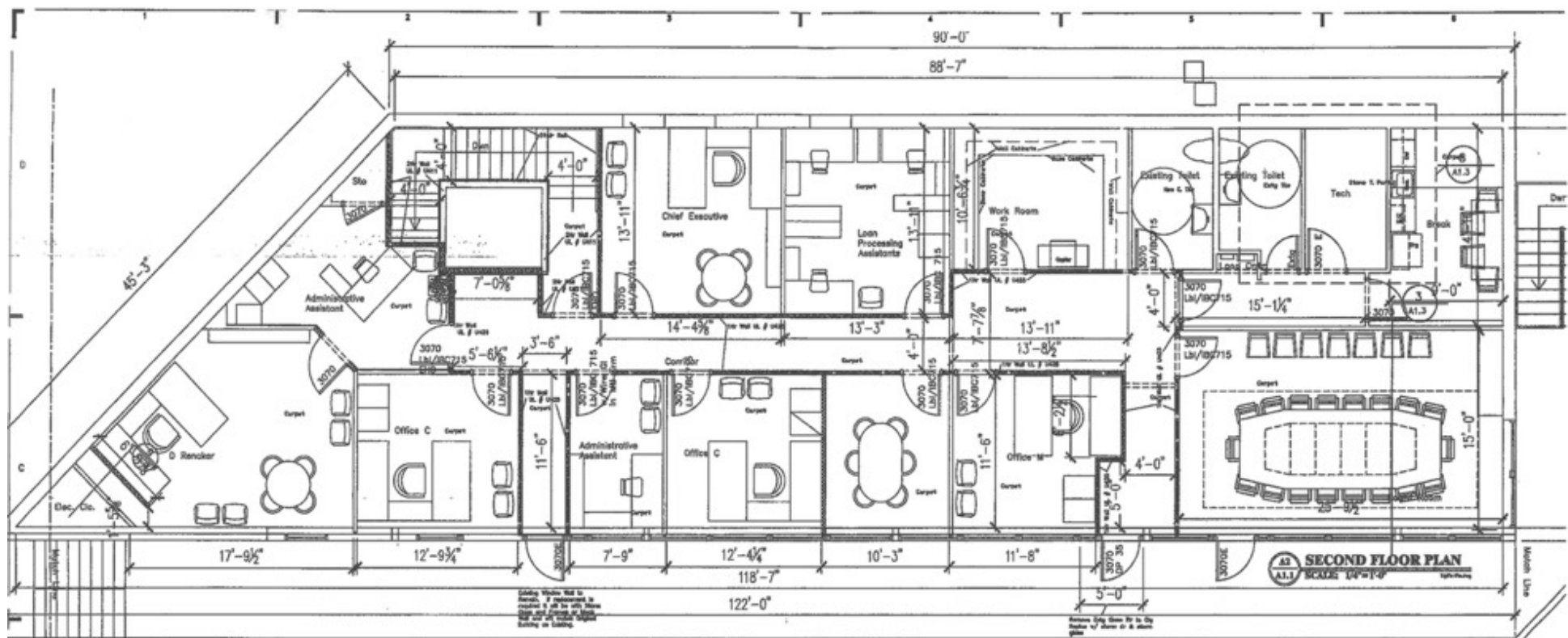
Additional Photos



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Floor Plans



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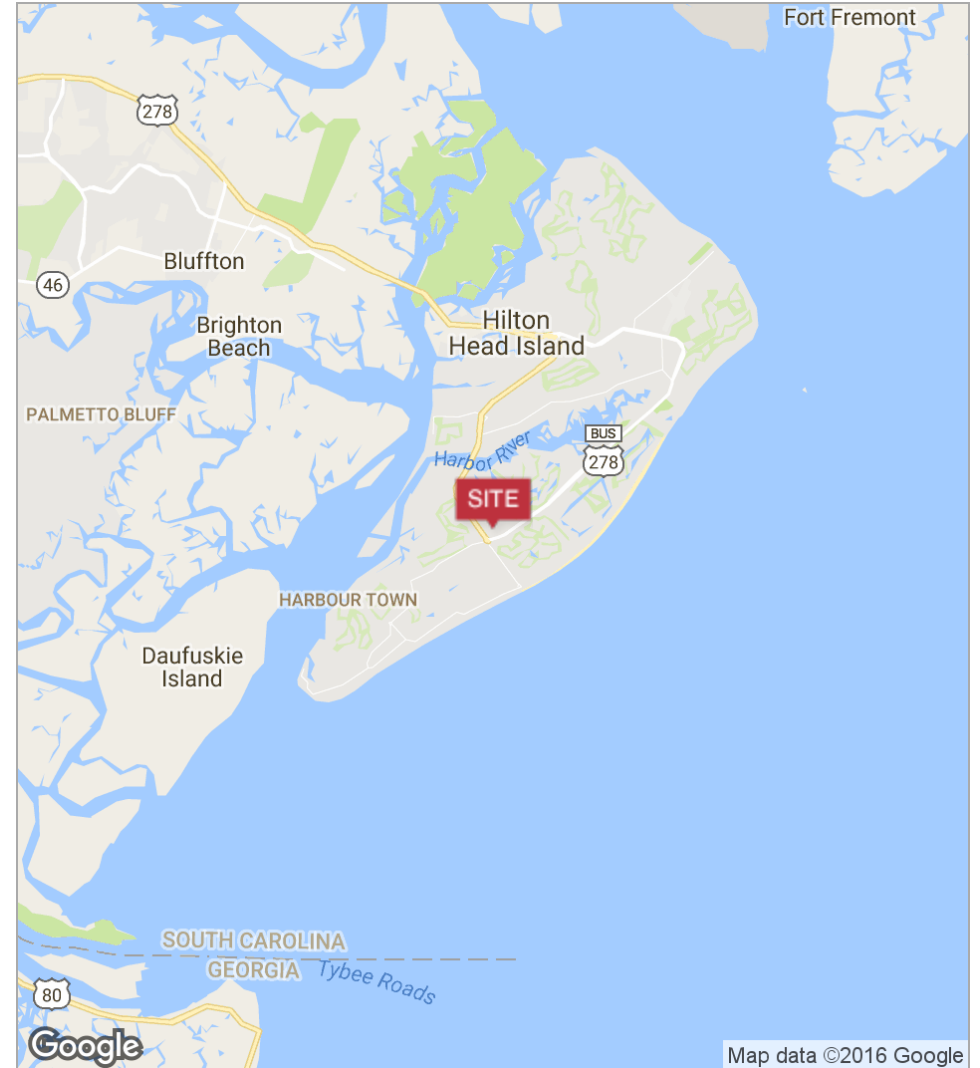
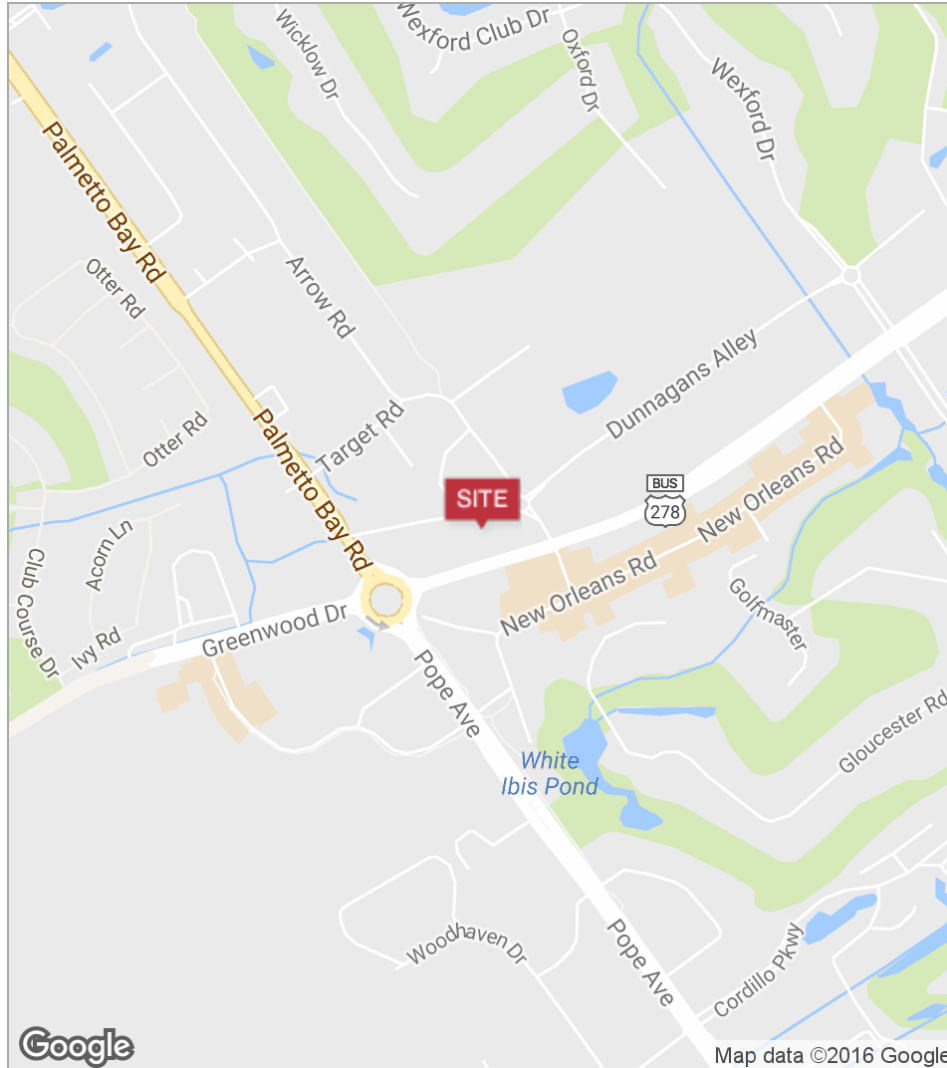
Retailer Map



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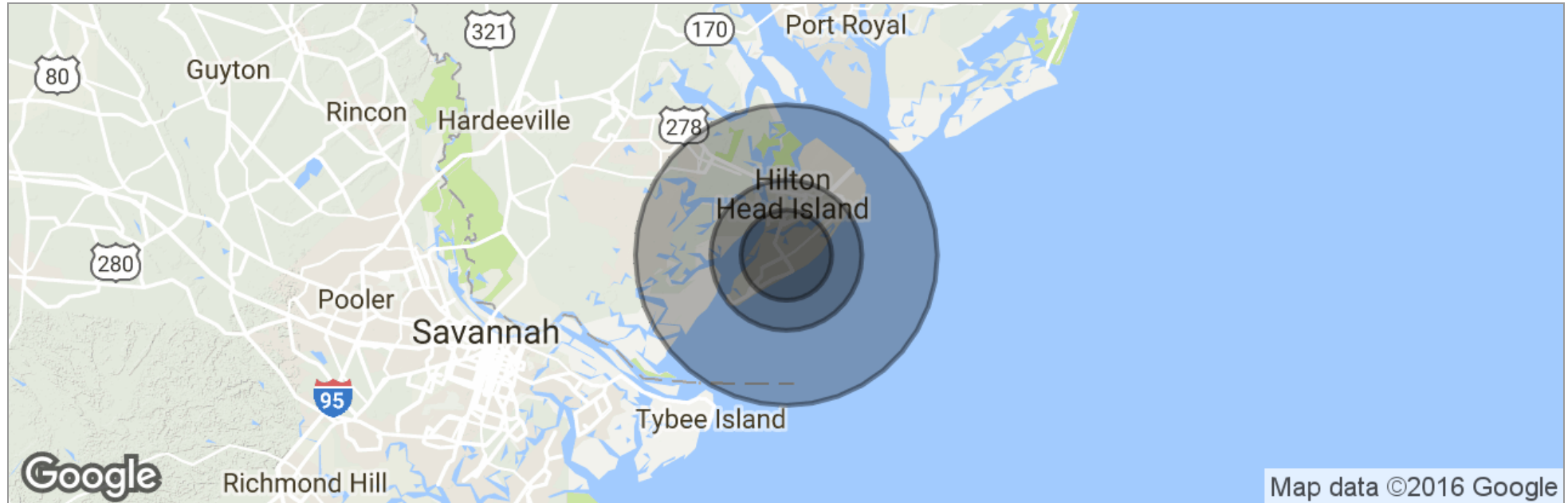
Location Maps



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Demographics Map



	3 Miles	5 Miles	10 Miles
Total Population	14,349	27,875	53,203
Population Density	507	355	169
Median Age	52.9	49.9	48.3
Median Age (Male)	50.8	48.4	47.7
Median Age (Female)	54.2	50.9	48.7
Total Households	7,259	13,047	23,734
# of Persons Per HH	2.0	2.1	2.2
Average HH Income	\$101,052	\$103,112	\$98,134
Average House Value	\$588,549	\$589,630	\$550,629

* Demographic data derived from 2010 US Census