

**FOR SALE: Office Space**

# Office Condo on the South End HHI - Only \$84 per SF!!!

52 New Orleans Road, Suite 2B, Hilton Head Island, SC 29928



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## Executive Summary



### PROPERTY SUMMARY

**Sale Price:** \$275,000

**Size:** 3,270 SF

**Price Per SF:** \$84

**Property Type:** Office

**2020 Property Taxes:** \$5,993.68

**Current Tenants:** Contact Agent

### PROPERTY OVERVIEW

This 3,270sf professional office condo located on the second floor of The Jade Building with elevator access. The Jade Building one of Hilton Head Island's premiere office buildings. This condo is approximately half of the second floor.

The layout consists of reception, 7 offices, conference room, copy/file room, and storage. Men's and women's bathrooms are common for the floor.

Other notable businesses in the building are William M. Bowen, P.A., Novit & Scarminach, P.A. Attorneys at Law and Frey Media. Square Footage to be confirmed by Buyer.

Ample parking (both covered and open-air) that is shared amongst all businesses in the complex, as well as monument signage on New Orleans Road.

Great opportunity for a professional office user looking to own their own space and pay themselves rent.

There are currently two tenants occupying the space. Contact agent for further details on tenants and lease terms.

### LOCATION OVERVIEW

Excellent location on the south end of Hilton Head Island at the Sea Pines Circle in the Jade building with great Highway 278 (William Hilton Parkway) The property has access and signage via New Orleans Road with access via two lighted intersections from Highway 278 and another off of Pope Avenue.

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, Park Plaza and Shelter Cove Towne Center.



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### Location Maps



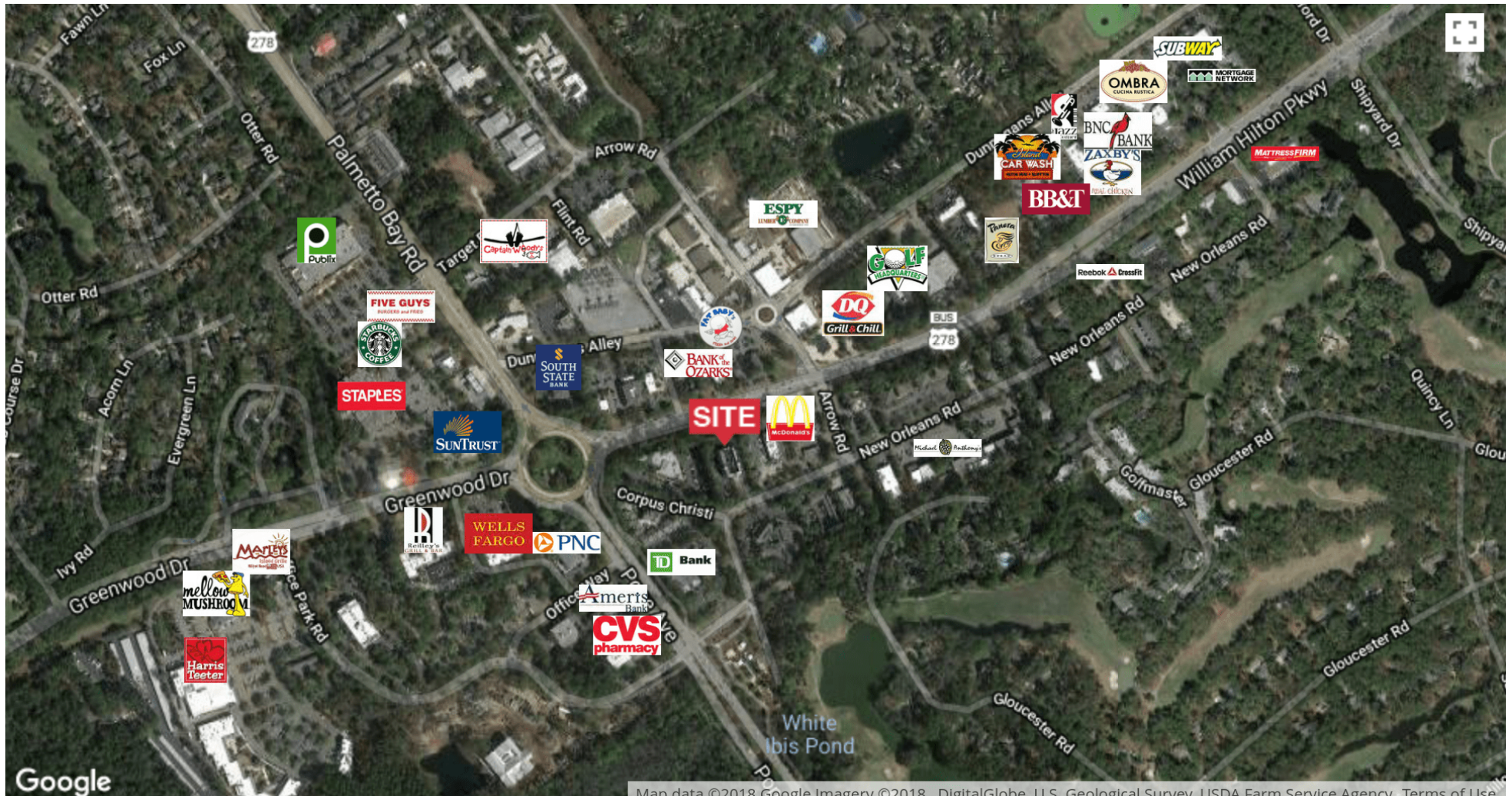
1227 May River Road, Suite 100 | Bluffton, SC 29910 | 843.837.4460 | [naicarolinacharter.com](http://naicarolinacharter.com)

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### Jade Building Retailer Map



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## Aerial Map



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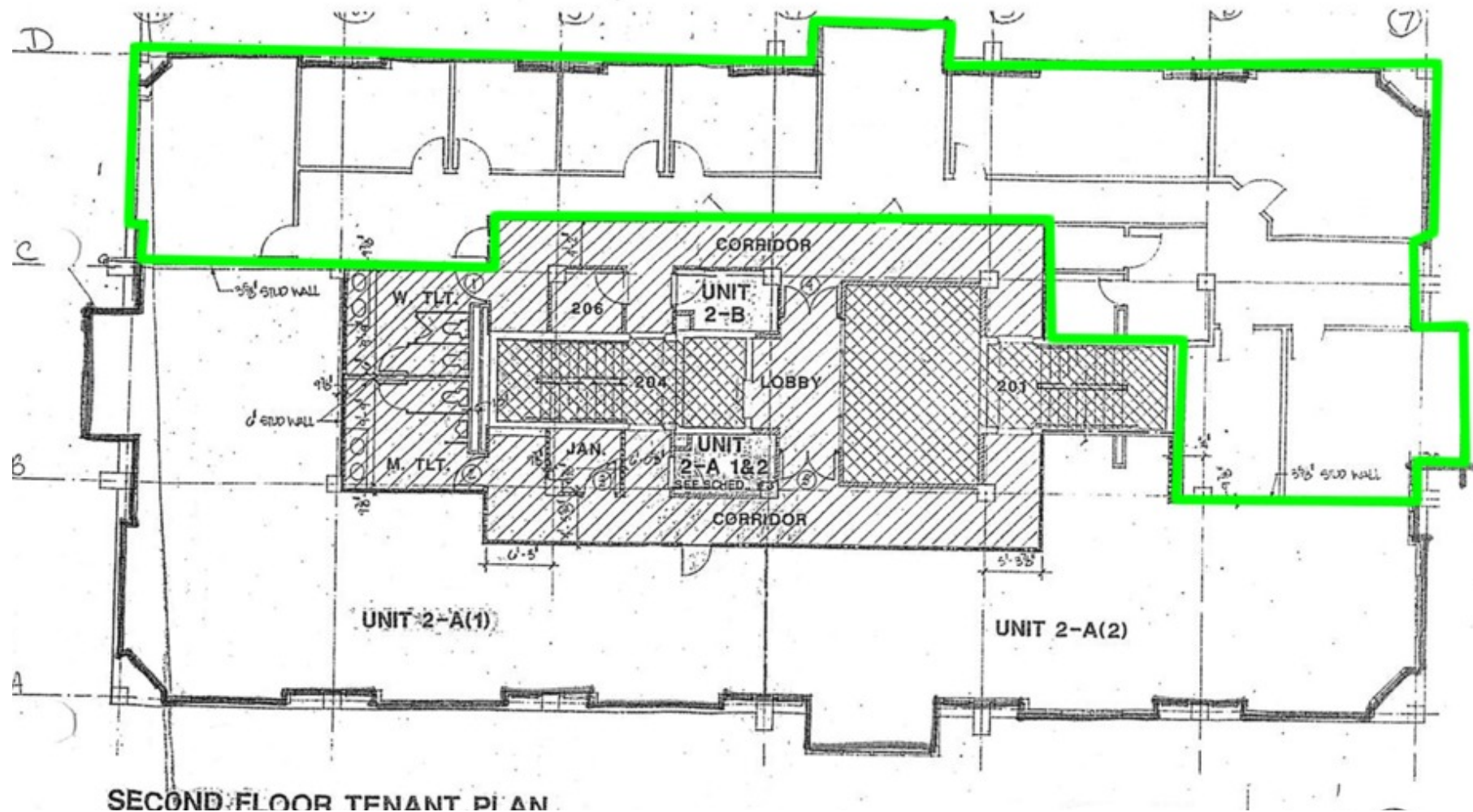
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## Floor Plan





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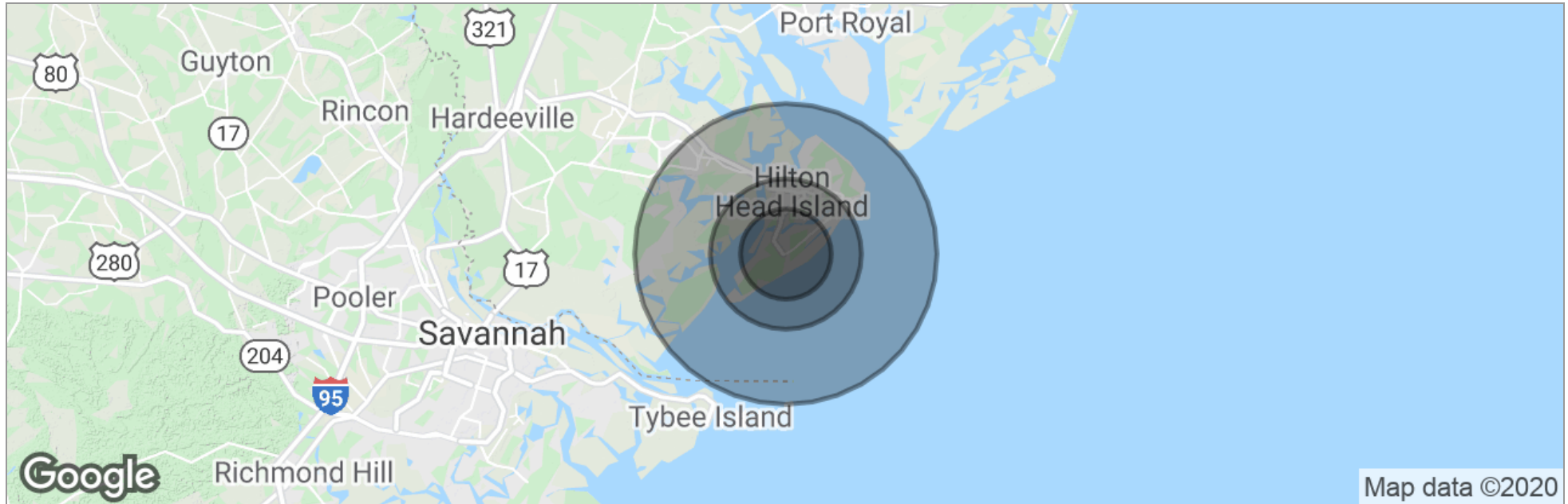
### Additional Photos



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## Demographics Map



	3 Miles	5 Miles	10 Miles
Total Population	14,074	27,482	52,945
Population Density	498	350	169
Median Age	53.0	50.0	48.3
Median Age (Male)	50.9	48.5	47.7
Median Age (Female)	54.3	51.0	48.7
Total Households	7,142	12,872	23,592
# of Persons Per HH	2.0	2.1	2.2
Average HH Income	\$101,008	\$103,583	\$98,264
Average House Value	\$590,129	\$593,631	\$552,435

\* Demographic data derived from 2010 US Census

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