

For Sale

Shelter Cove Development Site

\$4,450,000



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Shelter Cove Development Site

71 Shelter Cove Lane

Hilton Head Island, South Carolina 29928

Property Highlights

- Site is just over 3 acres located at the corner of Shelter Cove Lane and Highway 278 with amazing views of Broad Creek.
- Frontage on Highway 278 and interconnectivity to all the amenities including shops and restaurants located in Shelter Cove Towne Center and Shelter Cove Marina.
- Less than 1/2 mile on Shelter Cove Lane are the Plaza at Shelter Cove and Shelter Cove Towne Center offering Whole Foods, TJ Maxx, Hickory Tavern, World of Beer, Kroger and many more shops and restaurants.
- Within 1.2 miles there is public beach access at Burkes Beach.
- Access to bike paths to/from practically the entire island.
- Current owners have already invested approximately \$500,000 installing underground storm water retention and all utilities are to the site
- The site has great visibility and unique setting that would work well with retail, restaurant, hotel, medical or office development.

OFFERING SUMMARY

Sale Price	\$4,450,000
Lot Size	3.04 Acres
Uses	Retail, Rest, Hotel, Medical, Office
Zoning	Planned Development
Utilities	On-Site
Flood Zone	A7
Storm Water	Sub Surface System in Place

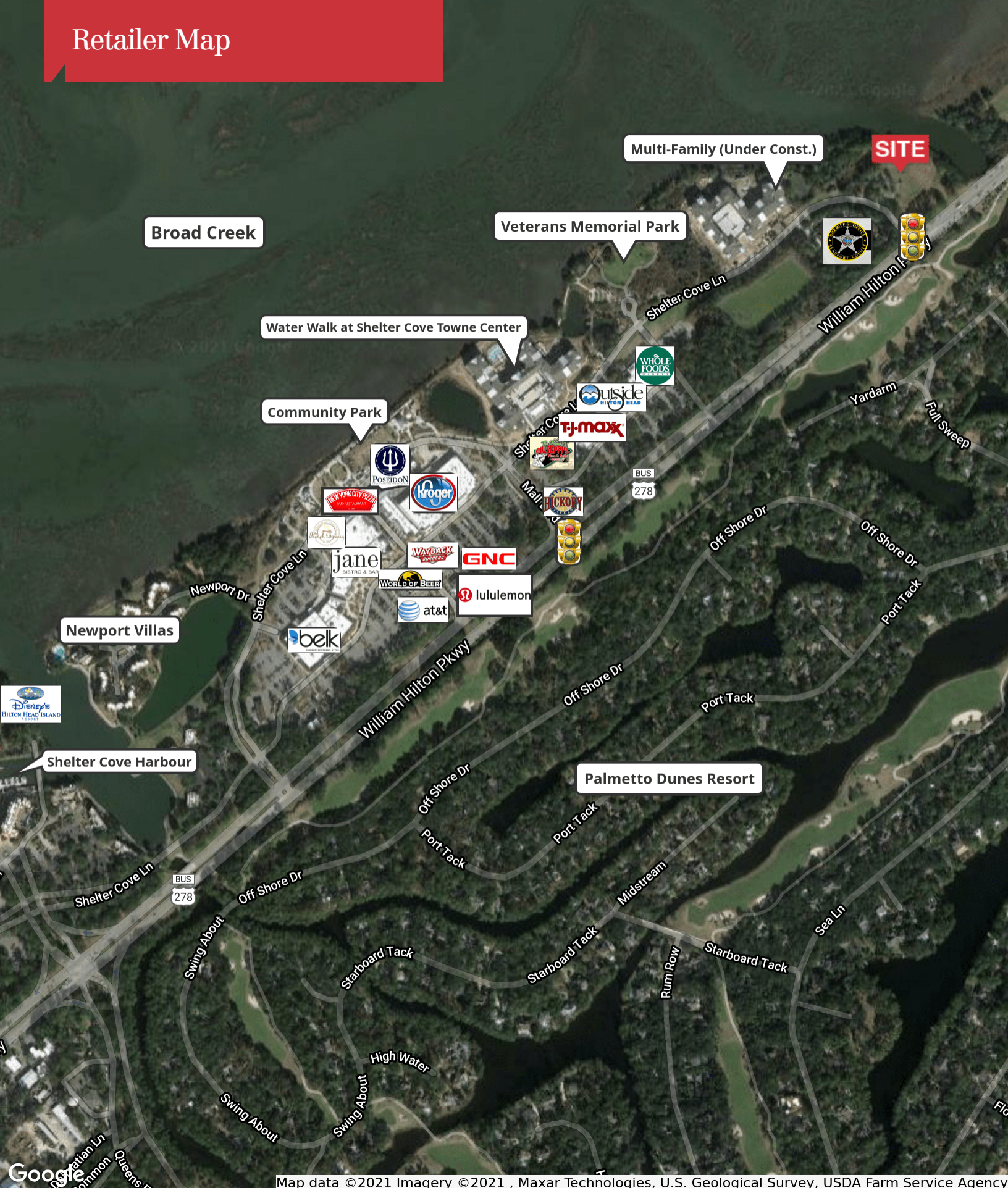
DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	12,294	\$95,780
5 Miles	29,717	\$98,592
15 Miles	94,830	\$87,333

For more information

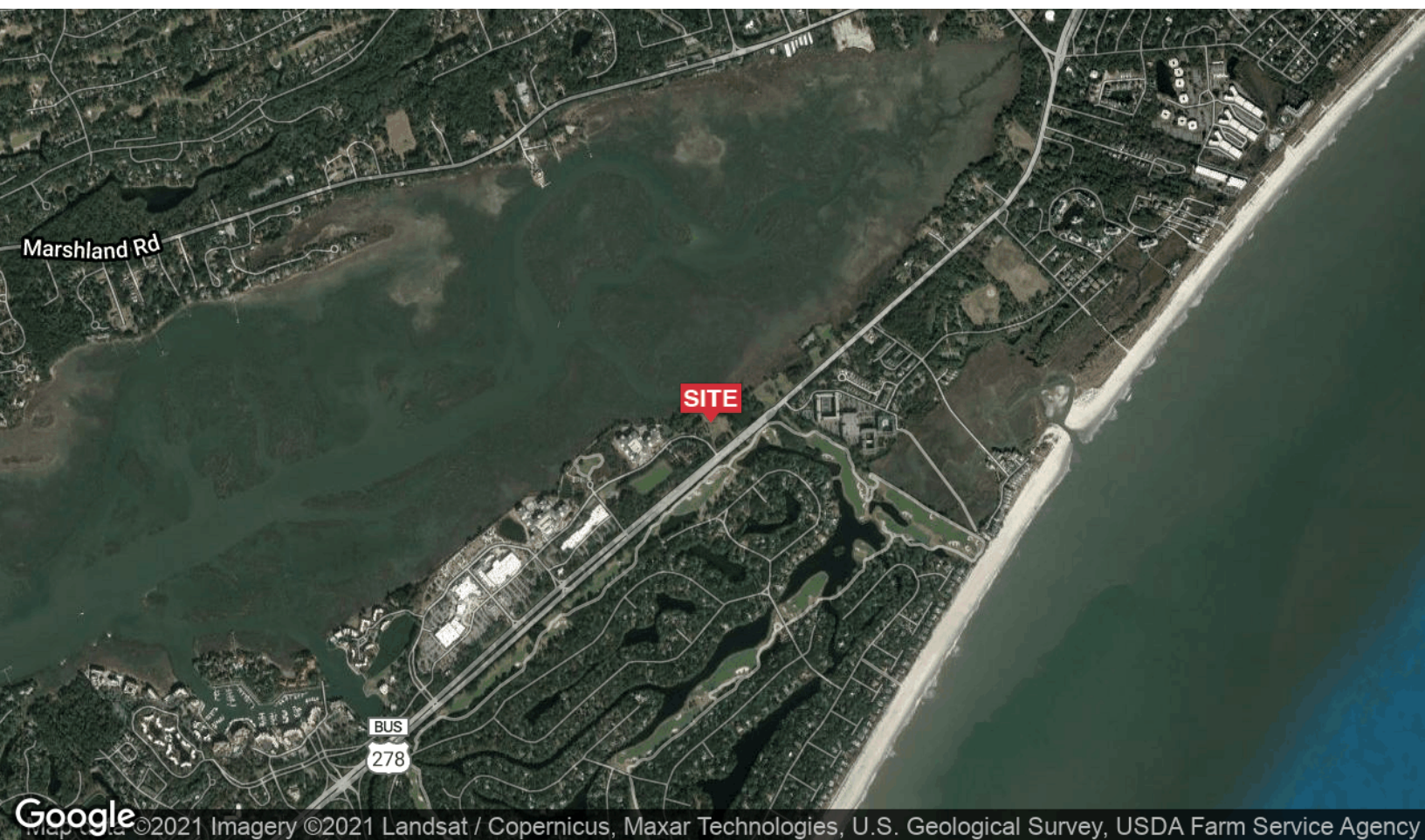
1227 May River Road, Suite 100
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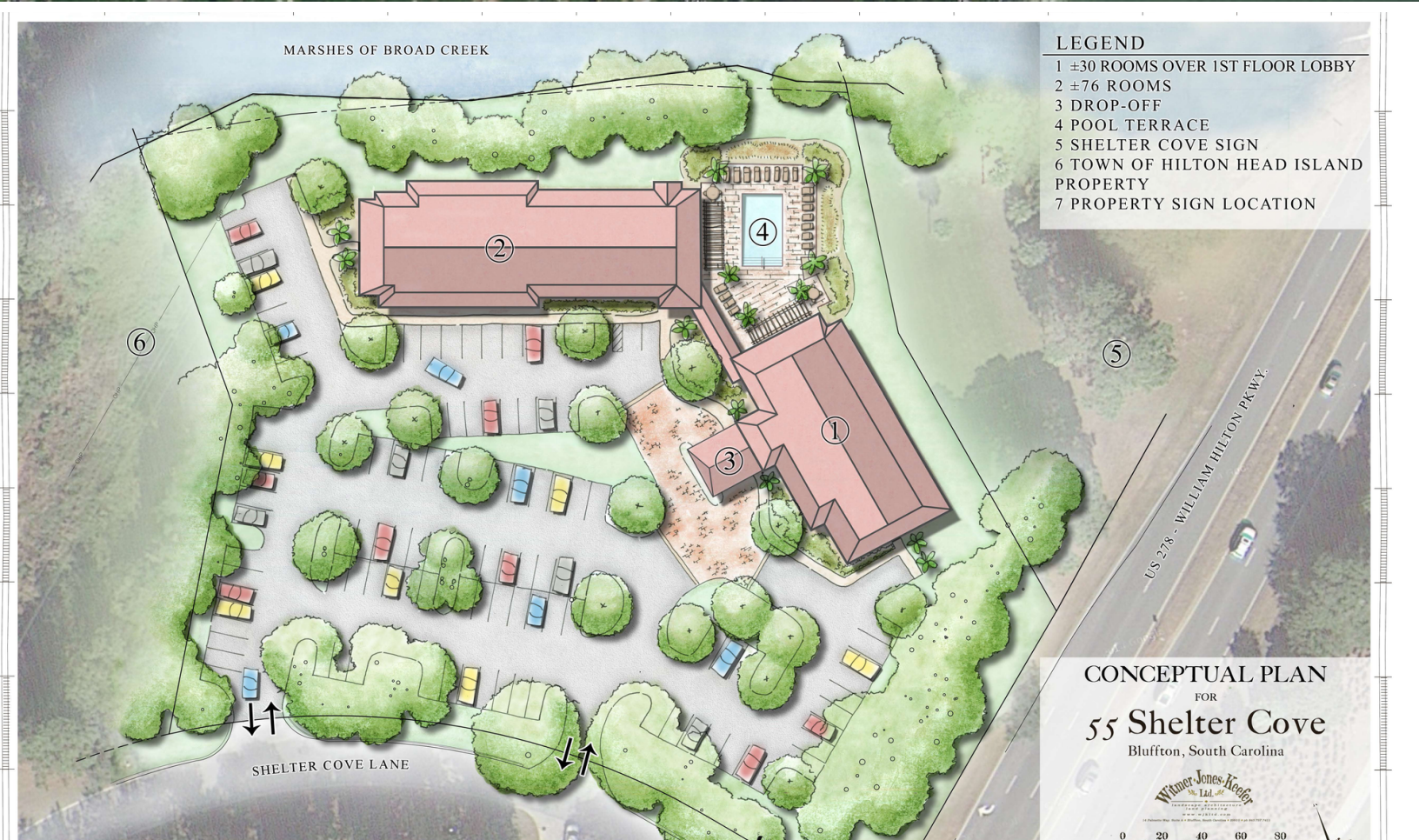
Retailer Map



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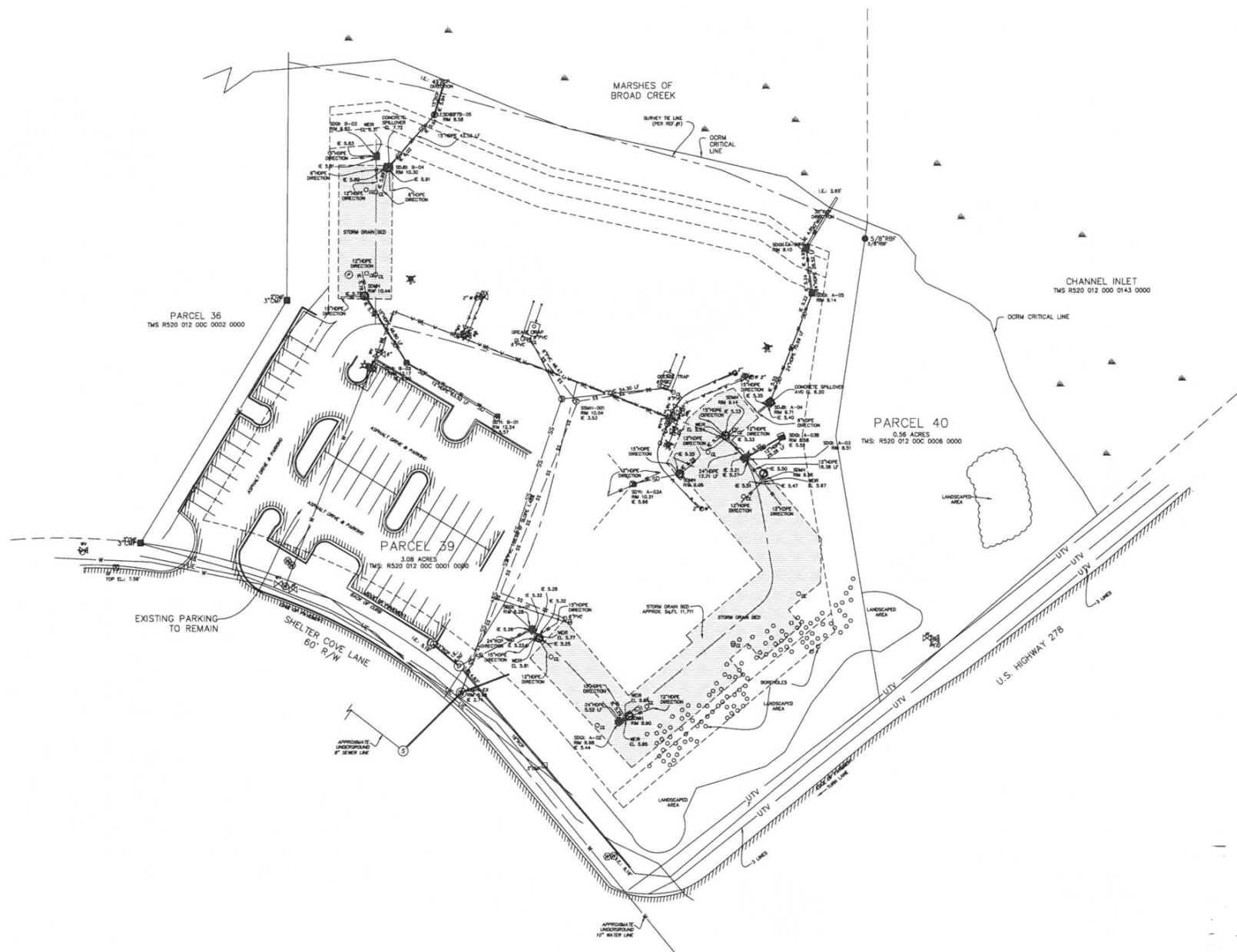
Location Maps



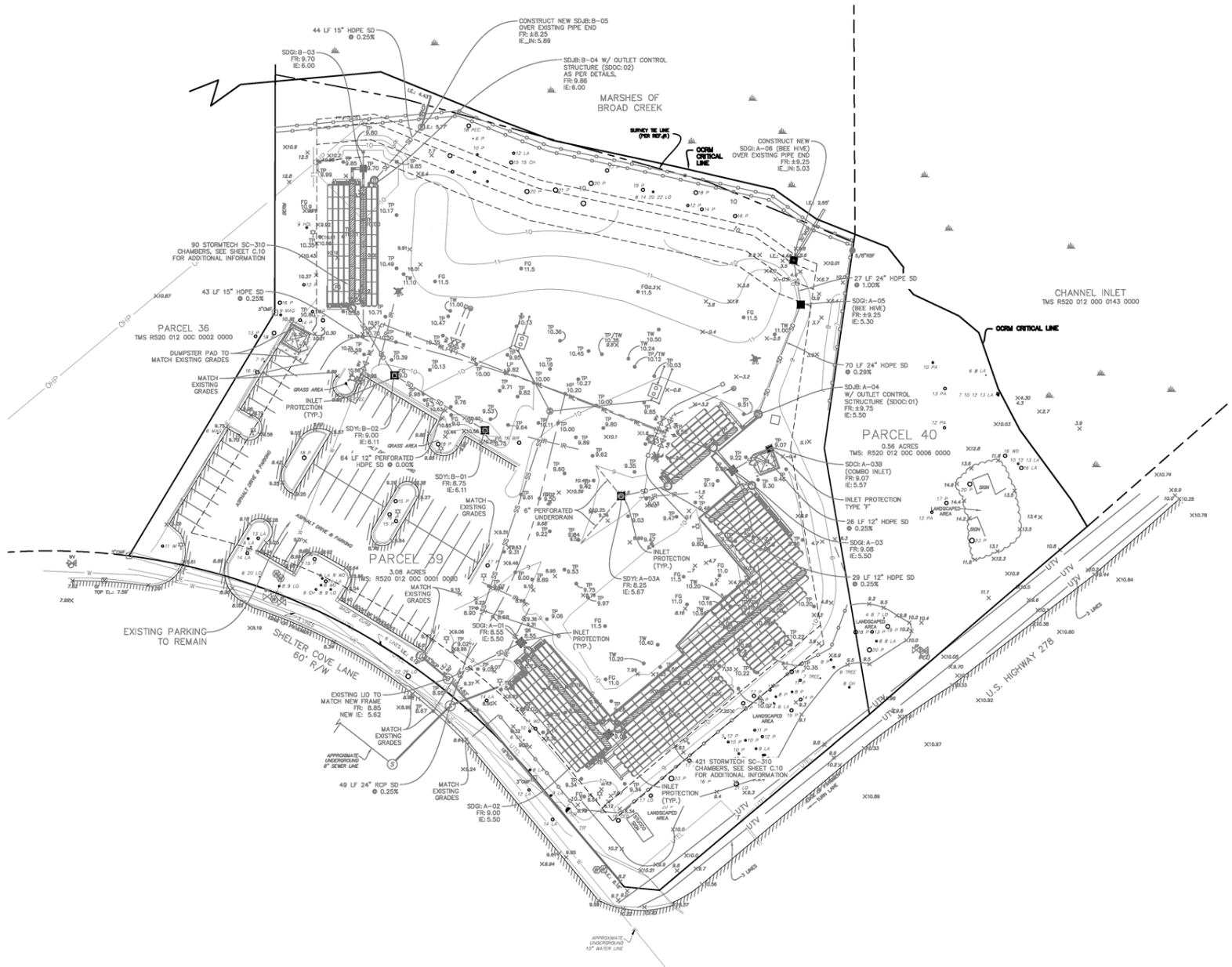


Additional Photos

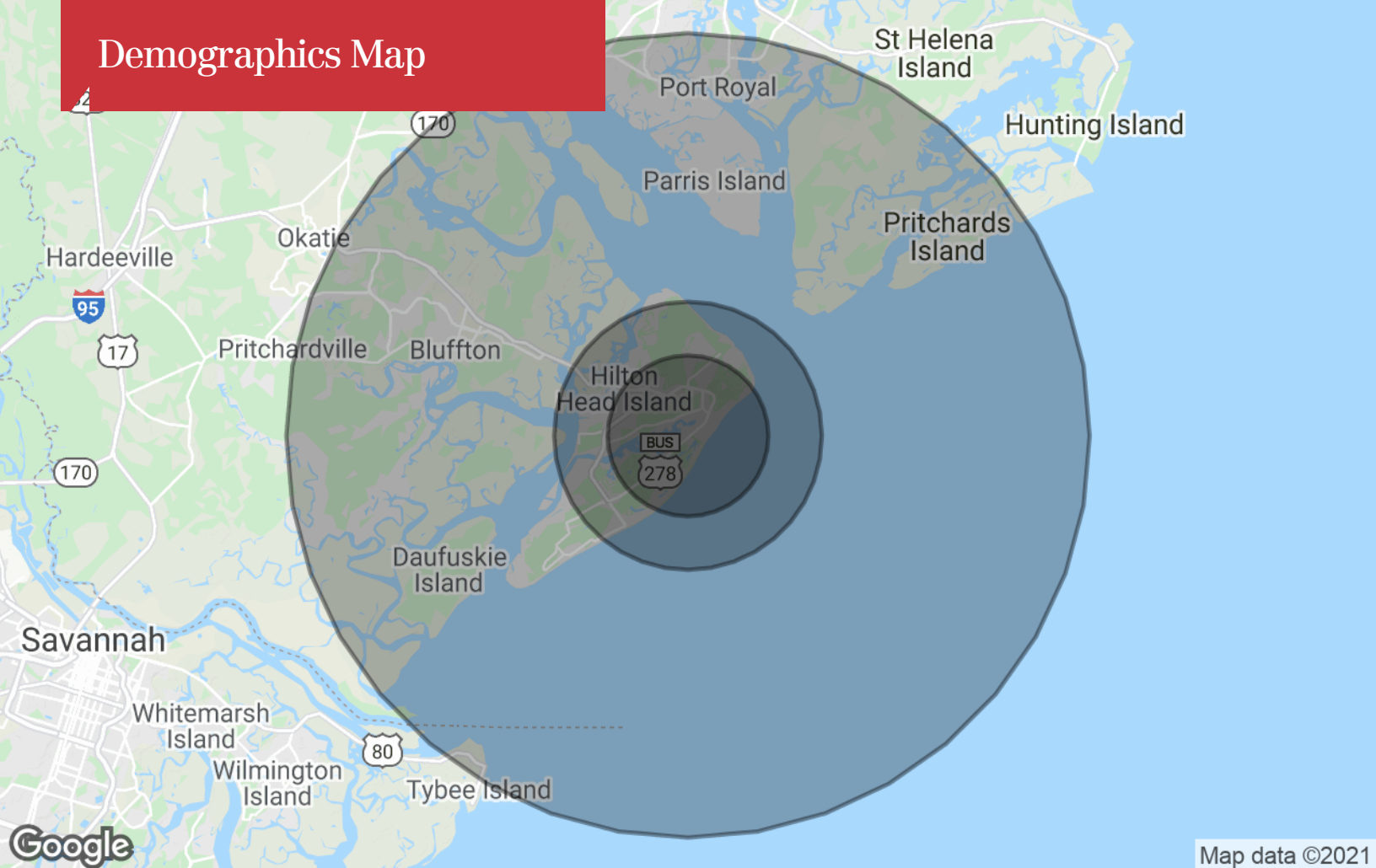




Survey Showing Sub-Surface Storm Water System



Demographics Map



Population	3 Miles	5 Miles	15 Miles
TOTAL POPULATION	12,294	29,717	94,830
MEDIAN AGE	47.2	49.1	42.3
MEDIAN AGE (MALE)	46.6	48.5	41.7
MEDIAN AGE (FEMALE)	47.7	49.6	42.8
Households & Income	3 Miles	5 Miles	15 Miles
TOTAL HOUSEHOLDS	5,261	13,362	38,620
# OF PERSONS PER HH	2.3	2.2	2.5
AVERAGE HH INCOME	\$95,780	\$98,592	\$87,333
AVERAGE HOUSE VALUE	\$567,819	\$558,213	\$455,836

* Demographic data derived from 2010 US Census