

# Retail/Warehouse Space with Signage on Hwy 278

807 William Hilton Pkwy, Units 1,400 & 1,500  
Hilton Head Island , South Carolina 29928

## Property Highlights

- This 10,731 square foot retail/office/warehouse suite consists of 8,276 square feet of ground floor space with a 2,455 square foot mezzanine.
- Signage available directly on Highway 278.
- Nicely finished space that presents a very appealing retail environment with a huge warehouse and 3 large roll up doors.
- Located at the entrance to Palmetto Dunes Resort and Shelter Cove with excellent tenant mix

## Offering Summary

Reduced List Price:	\$800,000
Unit Numbers:	1,400 & 1,500
Total Building SF:	10,731 +/- SF
Price per SF:	\$75
Property Type:	Retail / Office / Work Area
2020 Property Taxes:	\$13,517

For Sale

## Retail/Warehouse Space on Hwy 278

10,731 SF | \$800,000



For more information

**Baker Wilkins**

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# Property Description



## Property Overview

This is a rare opportunity to purchase retail space on Hilton Head Island with signage directly on Hwy 278. The property is within Plantation Center located at the entrance to Palmetto Dunes Resort and Shelter Cove. Mid Island location with an excellent tenant mix including Santa Fe Cafe, Fidelity Investments, Sea Grass Grille, Alfred's Restaurant, Domino's, Kim's Custom Tailors, Tiffany's Hair Salon, Pazzo Italian Cafe and Bakery, and Woof Gang Bakery & Grooming.

This offering includes approx. 10,731 total square feet of retail, office and conditioned storage / delivery area which were completely renovated by the current owner in 2013. The ground floor includes approx. 8,276 SF with 2,455 SF mezzanine for additional showroom.

The interior has high end finishes with large wooden beams brought in from North Carolina throughout the showroom along with lots of upgrades including mezzanine and a very functional layout including three roll up doors.

## Location Overview

Located at the entrance to Palmetto Dunes Resort and Shelter Cove this is one of the busiest locations on the island. Across the street from the Chamber of Commerce and within a mile to the north on 278 is the Shelter Cove Towne Centre with Kroger and Belk as the anchor tenants AND the Plaza at Shelter Cove with Whole Foods Market and TJ Maxx as the anchor tenants. Within a mile to the south on 278 is the Fresh Market Shoppes with Fresh Market, and Bonefish as the anchor tenants.

This is an excellent location to serve the island locals and the 2.65 million visitors each year.

# Location Maps



# Retailer Map

# Aerial Map



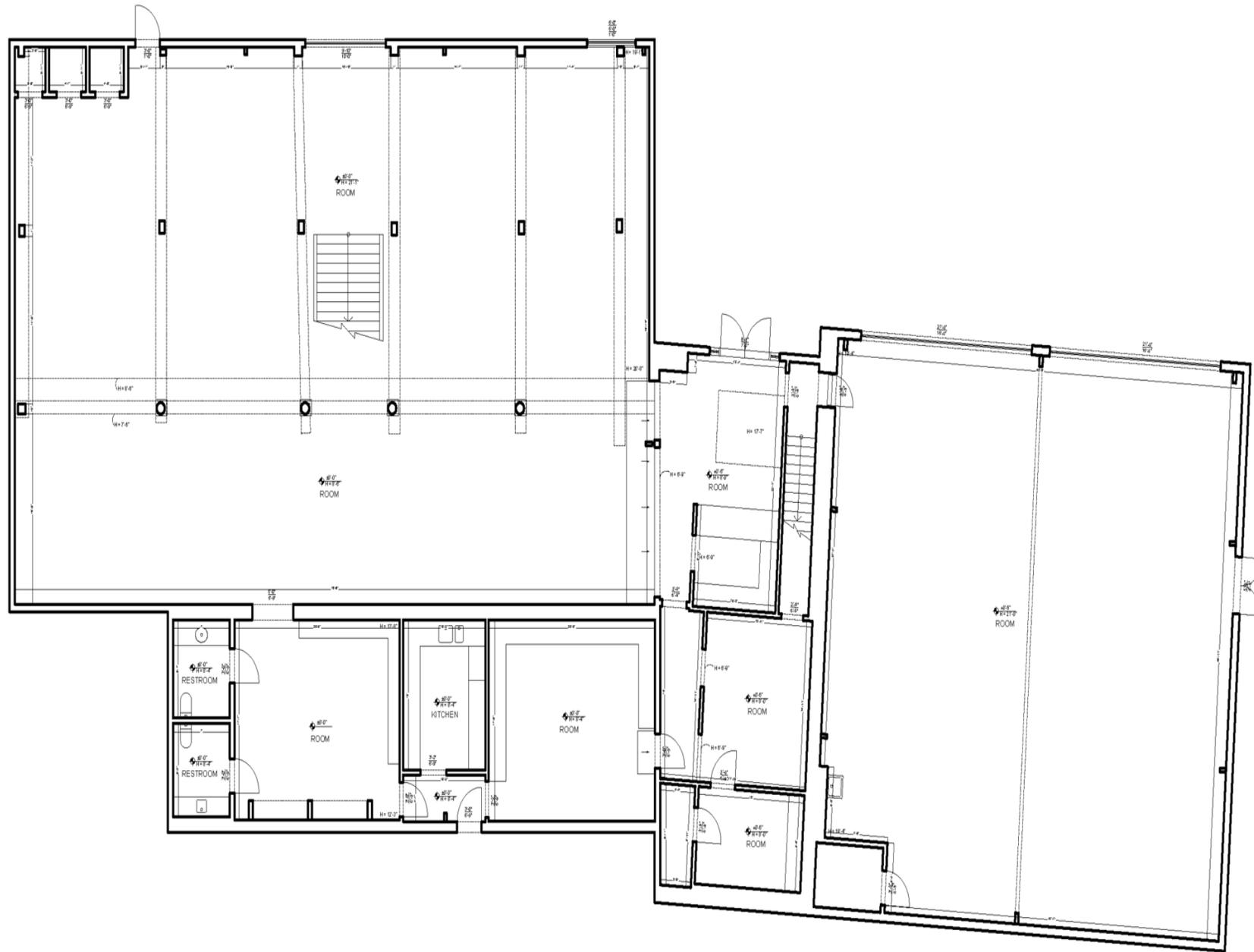
★ Location of Highway 278 Sign



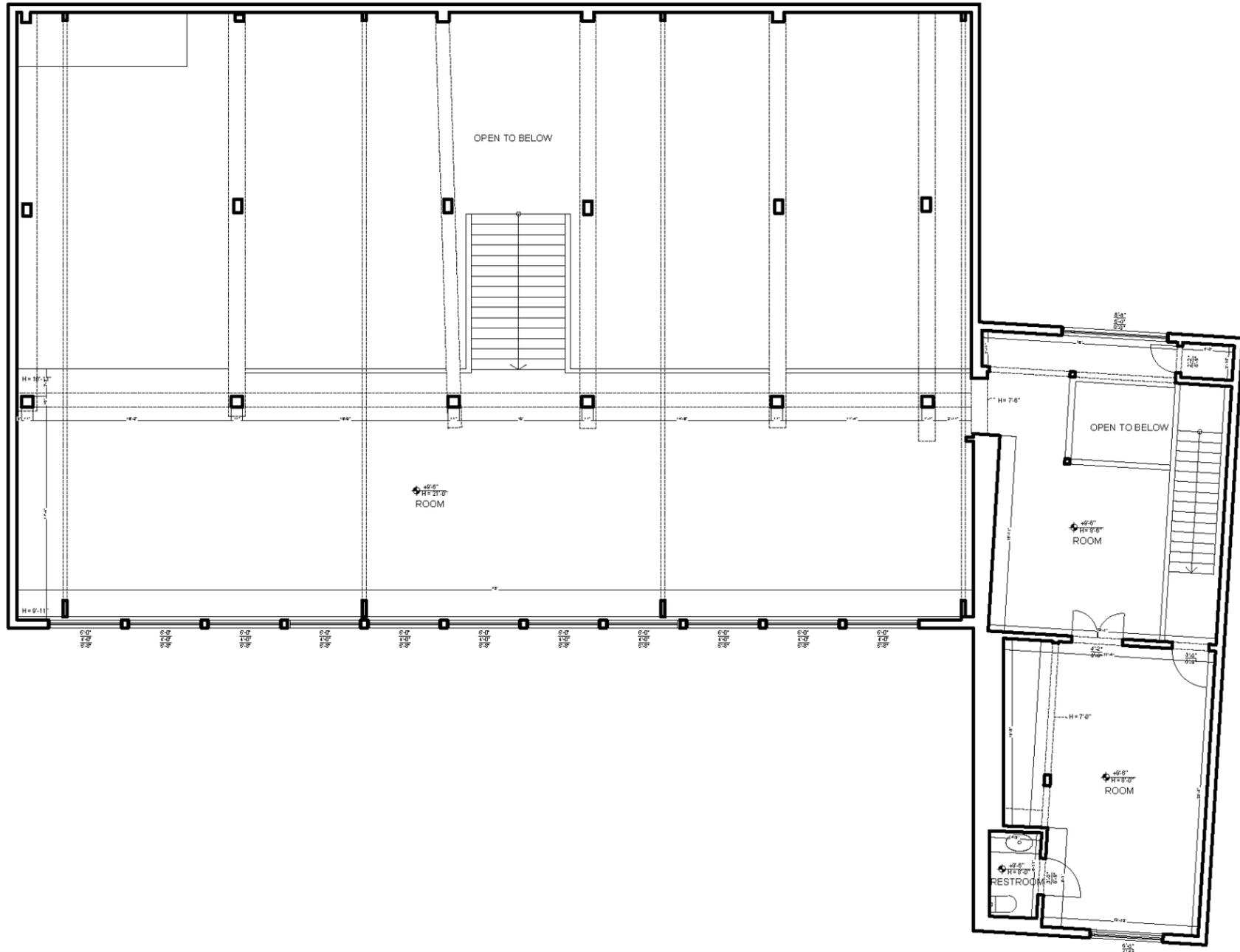




# First Floor Plan



# Second Floor Plan



# Demographics Map



	3 Miles	5 Miles	10 Miles
<b>Population</b>			
Total Population	13,839	31,100	50,147
Median Age	48.2	49.1	49.2
Median Age (Male)	47.4	48.2	48.4
Median Age (Female)	49.0	49.8	49.6
<b>Households &amp; Income</b>			
Total Households	6,217	14,201	22,287
# of Persons Per HH	2.2	2.2	2.3
Average HH Income	\$101,359	\$98,296	\$100,060
Average House Value	\$574,636	\$555,361	\$559,537

\* Demographic data derived from 2010 US Census