



Sublease

## Retail Property

4,085 SF | \$10.00 SF/yr

## 105 Mathews Drive

Hilton Head Island, South Carolina  
29926

### Property Description

Stand-alone building available for Sub-Lease on the north end of Hilton Head Island. The property boasts 6 roll up bay doors along with retail and office space as well as additional land for potential added parking or storage. The property is in an excellent location near several of the island's largest retail developments and residential communities. The current lease runs through 9/19/33. Contact David Bachelder, Jr. at (843) 422-6543 for more details.

### Property Highlights

- Excellent location on Matthews Drive just off Hwy 278
- Stand-alone building with 6 roll up doors
- High ceilings excellent for auto work or rack storage

### OFFERING SUMMARY

Available SF	4,085 SF
Lease Rate	\$10.00 SF/yr (NNN)
Property Type	Retail

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	12,441	\$91,242
5 Miles	25,884	\$99,607
15 Miles	103,842	\$85,028



## Additional Photos





## Additional Photos

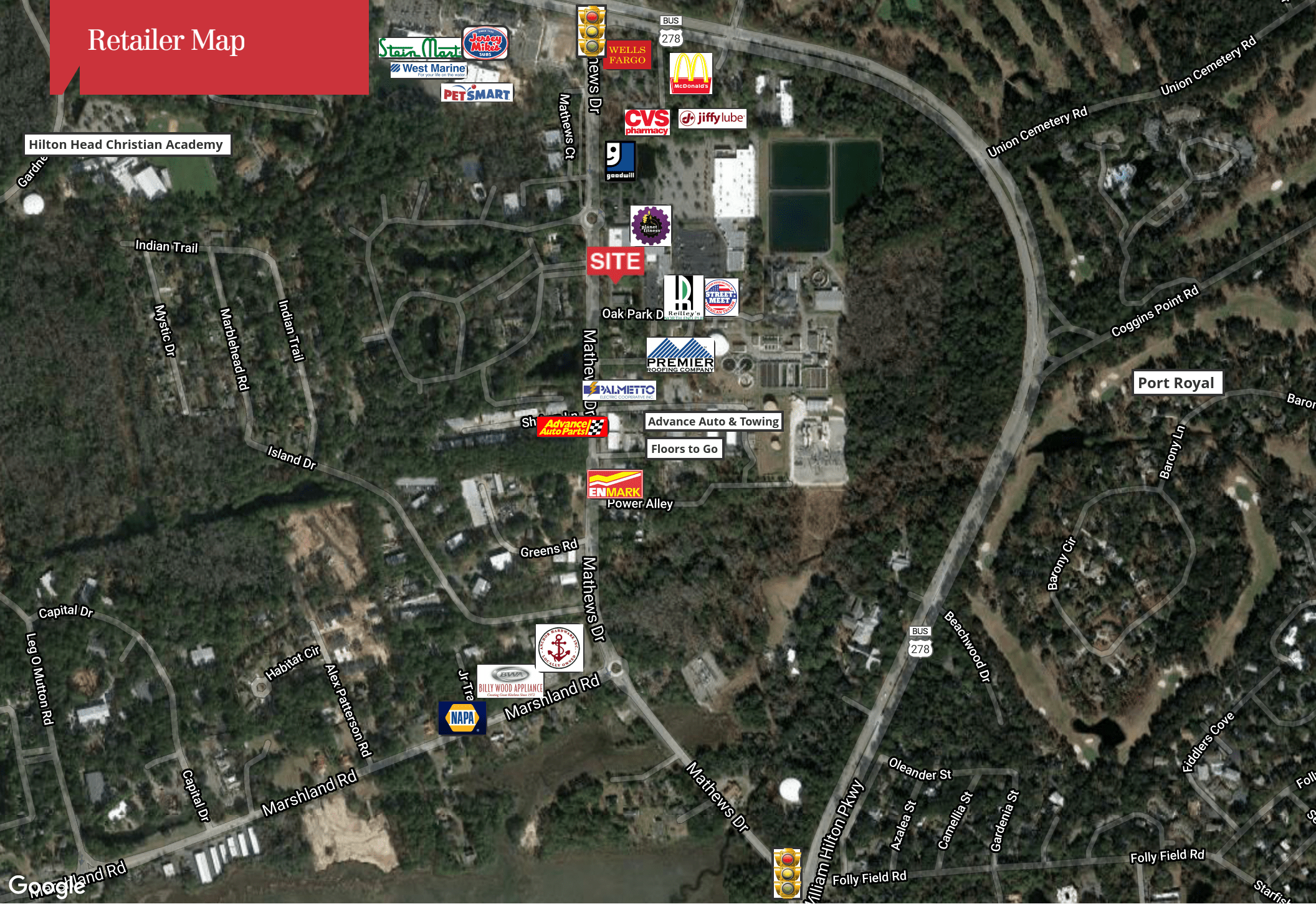


## Location Maps





# Retailer Map





# Demographics Map



Map data ©2020 Google

Population	3 Miles	5 Miles	15 Miles
Total Population	12,441	25,884	103,842
Median Age	47.4	49.6	41.7
Median Age (Male)	47.0	49.2	41.0
Median Age (Female)	47.8	49.9	42.3
Households & Income	3 Miles	5 Miles	15 Miles
Total Households	5,233	11,391	42,367
# of Persons Per HH	2.4	2.3	2.5
Average HH Income	\$91,242	\$99,607	\$85,028
Average House Value	\$572,795	\$556,392	\$440,285

\* Demographic data derived from 2010 US Census