

# Executive Center Office Unit 116 For Sale

1 Corpus Christi, Unit 116, Hilton Head Island, SC 29928

## Executive Summary



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$150,000
<b>Size:</b>	Approx. 1,586 SF
<b>Price Per SF:</b>	\$95
<b>Type:</b>	Office
<b>Regime:</b>	\$600 / Month
<b>Insurance:</b>	\$700 / Year
<b>2020 Property Taxes:</b>	\$2,499
<b>Zoning:</b>	Sea Pines Commercial

### PROPERTY OVERVIEW

Office condo for sale, end unit in Executive Center on Hilton Head Island. Functional units with two floors of offices, great for island businesses. Third floor provides great storage for files or supplies. There is a Tenant in place in Unit 116 on a month to month lease.

Central location, just off of Sea Pines Circle is convenient to the entire island. Executive Center is located at 1 Corpus Christi, just off of New Orleans Road. Ample parking. Other tenants in Executive Center include: attorneys, financial services, real estate companies and other professional office users.

### PROPERTY HIGHLIGHTS

- Superb location at Sea Pines Circle
- Functional Layout
- Ample Parking
- Professional Office Environment
- Good mix of Businesses

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## Additional Photos



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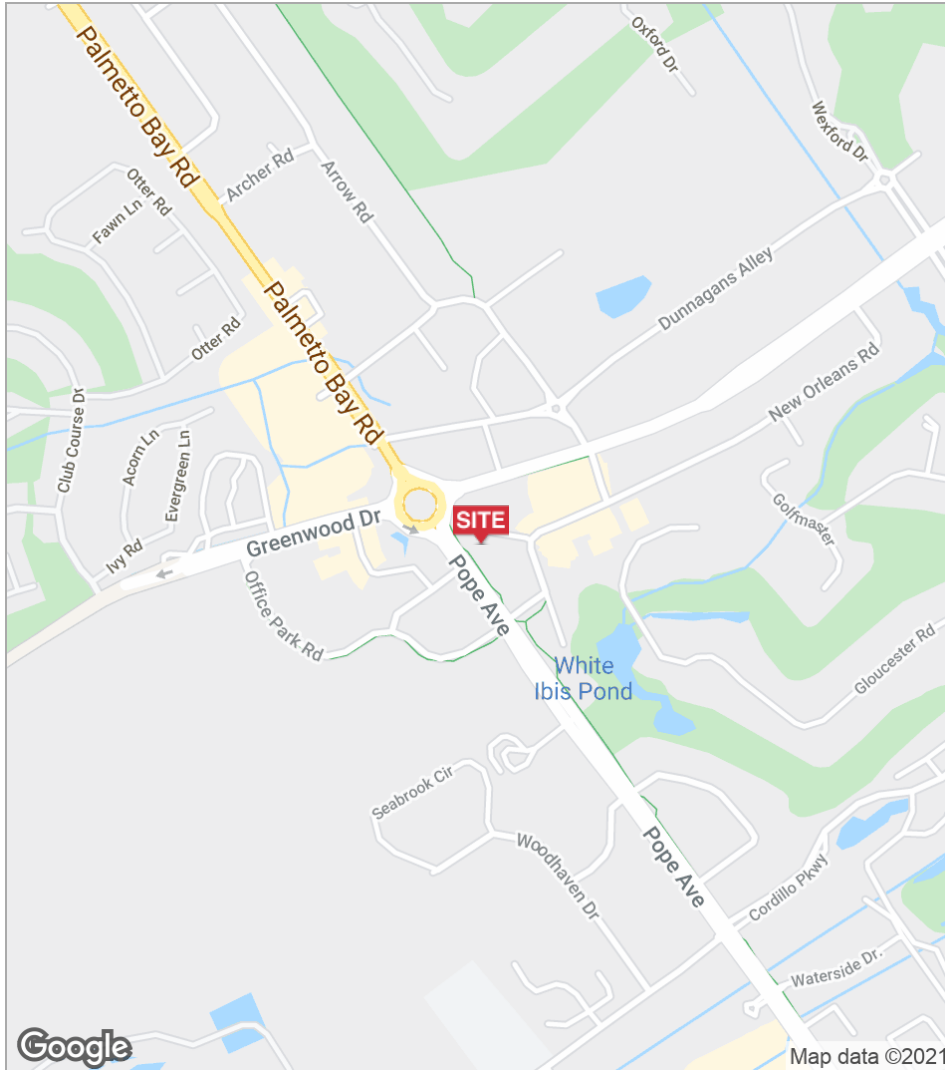
1227 May River Road, Suite 100 | Bluffton, SC 29910 | 843.837.4460 | [naicarinacharter.com](http://naicarinacharter.com)

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## Location Maps



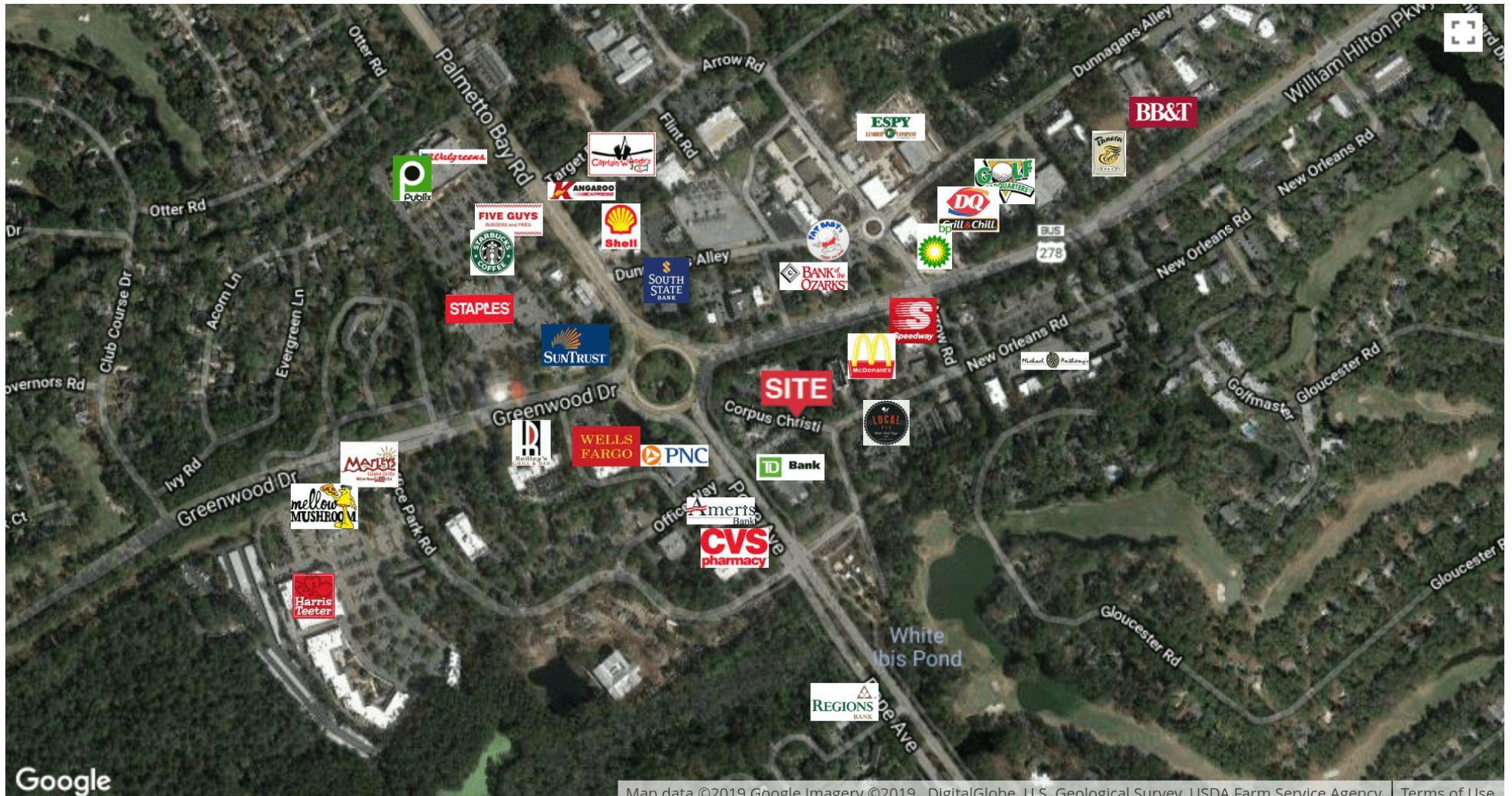
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## Executive Center Retailer Map

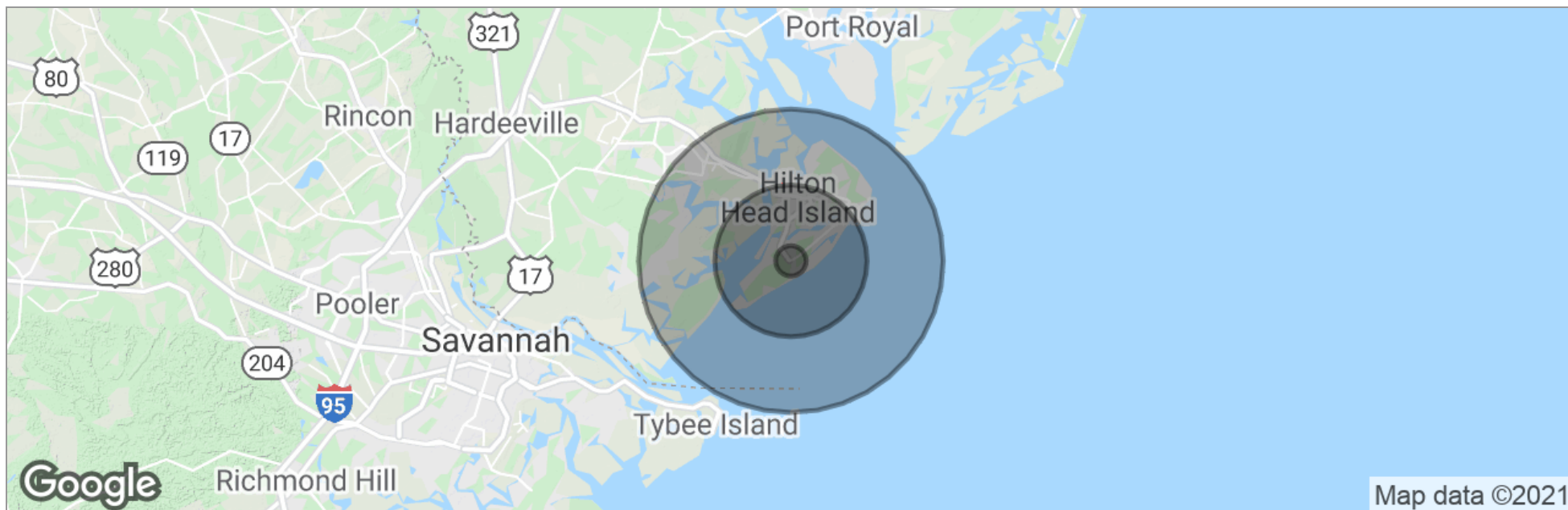


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## Demographics Map



	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	2,243	27,283	53,128
Population Density	714	347	169
Median Age	54.9	50.2	48.4
Median Age (Male)	52.6	48.6	47.7
Median Age (Female)	56.1	51.2	48.7
Total Households	1,242	12,818	23,686
# of Persons Per HH	1.8	2.1	2.2
Average HH Income	\$95,101	\$103,822	\$98,243
Average House Value	\$574,673	\$597,300	\$552,319

\* Demographic data derived from 2010 US Census

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