

SALE

Class A Office Building With Direct Frontage On Hwy 278

34 NEW ORLEANS RD

Hilton Head Island, SC 29928

PRESENTED BY:

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CITY INFORMATION



LOCATION DESCRIPTION

A unique location just feet from the Sea Pines Circle with monument signage and visibility along William Hilton Parkway. This former design center offers an easy conversion to professional office space such as, law offices, accounting firms, real estate offices, and vacation rental offices, or to retail / showroom space. The building is situated in a vibrant commercial hub along New Orleans Road lined with professional offices and featuring many of Hilton Heads best restaurants.

LOCATION DETAILS

COUNTY	Beaufort
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,650,000
BUILDING SIZE:	3,788 SF
AVAILABLE SF:	
LOT SIZE:	21,641 SF
PRICE / SF:	\$435.59
YEAR BUILT:	2014
ZONING:	LC
APN:	R552 015 00C 0069

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PROPERTY OVERVIEW

Class A two story office building with direct frontage on Hwy 278 & New Orleans Road - monument signs are located on both roads. The building has a full service elevator. The first floor has reception area, showroom, conference room, three offices and two restrooms. The second floor is accessed by elevator or two stairwells and has a large conference area, outdoor patio with fireplace, and restroom with shower. The first floor has 11 foot ceilings and the second floor has 14' ceilings. The property has nine dedicated parking spaces. This is a high-profile property perfectly suited for professional office uses or retail/showroom.

PROPERTY HIGHLIGHTS

- Two Story Class A Office Building With Direct Frontage On Hwy 278 & New Orleans Road
- Monument Signs on Hwy 278 & New Orleans Road
- Full Service Elevator

ADDITIONAL PHOTOS



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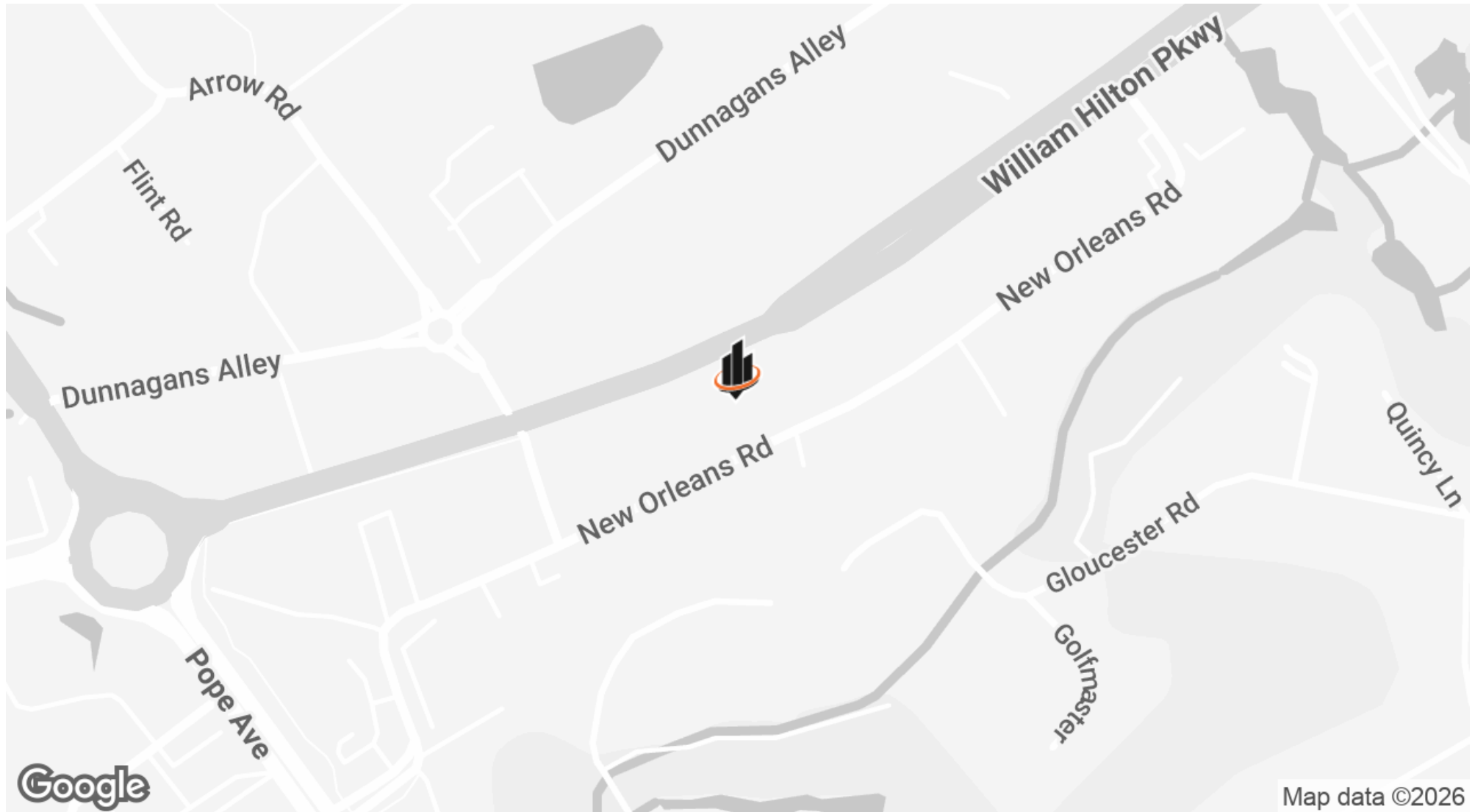
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LOCATION MAP



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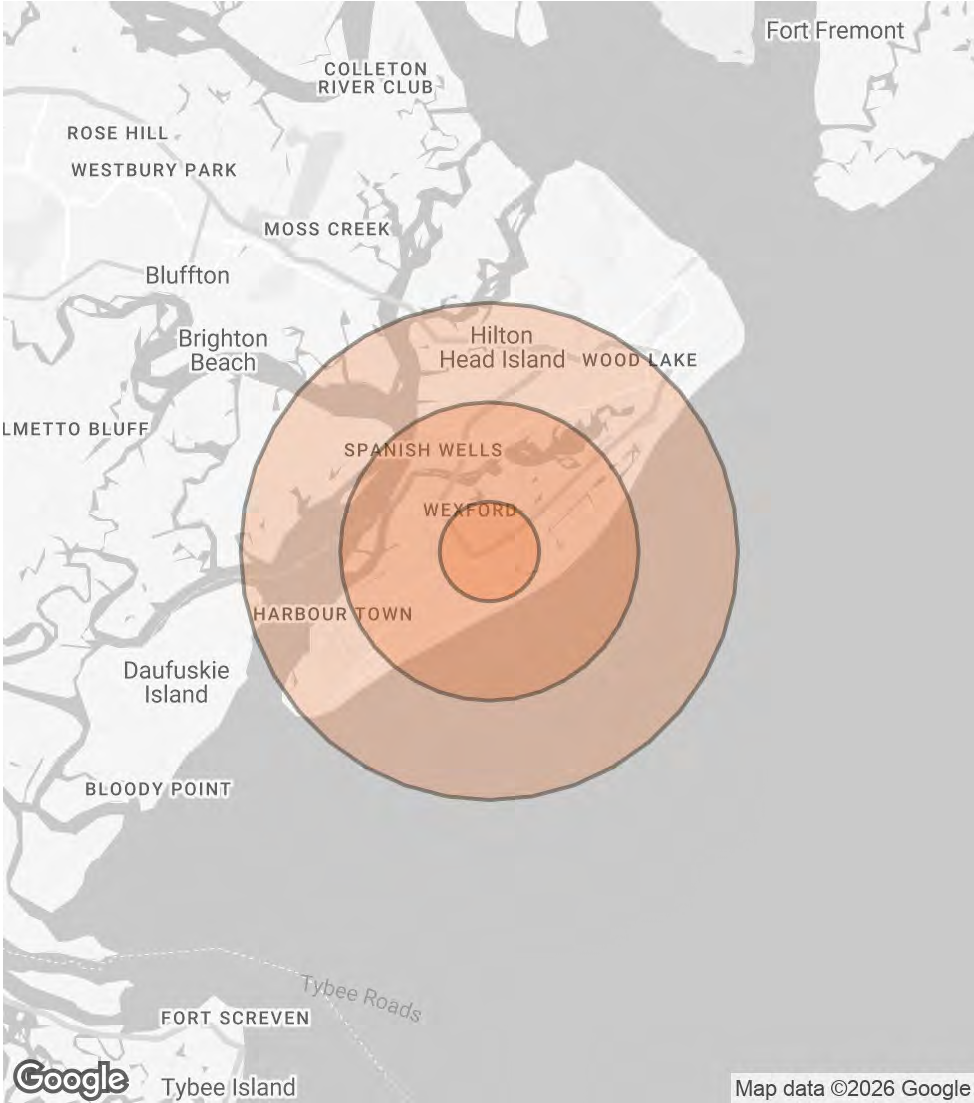
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,910	13,110	26,470
AVERAGE AGE	64.0	60.5	56.9
AVERAGE AGE (MALE)	65.4	59.0	54.6
AVERAGE AGE (FEMALE)	63.2	61.1	57.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,033	6,523	12,254
# OF PERSONS PER HH	1.8	2.0	2.2
AVERAGE HH INCOME	\$174,258	\$174,195	\$159,904
AVERAGE HOUSE VALUE	\$887,896	\$825,242	\$798,594

2023 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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