

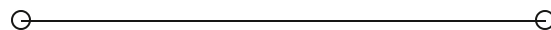


LEASE

8,495 SF Conditioned Flex Space

16 FINCH ST

Hilton Head Island, SC 29926



PRESENTED BY:

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CITY INFORMATION



LOCATION DESCRIPTION

The property is located next to The Hilton Head Island Airport on the north end of Hilton Head Island. The general area on Finch St, Beach City Road, Hunter Road, and Cardinal Road is largely composed of warehouse, flex, and distribution uses. Because there is a limited number of properties with light industrial zoning on the island, there is very little vacancy in this area.

LOCATION DETAILS

COUNTY	Beaufort
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22 SF/yr (NNN)
BUILDING SIZE:	8,495 SF
AVAILABLE SF:	4,200 - 8,495 SF
LOT SIZE:	46,270 SF
YEAR BUILT:	1996
ZONING:	IL
APN:	R510 004 000 0342 0000

PROPERTY OVERVIEW

8,495 SF fully conditioned building which is fully equipped with 480 amp electrical service, 10' x 10' overhead door, epoxy flooring, spray foam insulation, three restrooms, and two usable mezzanine areas. There are two 650 sf office areas on each side of the building. There is a second floor break room complete with full kitchen, washer & dryer hookup, and restroom with a shower. The space is configured to easily demise and accommodate two 4,200 SF tenants.

PROPERTY HIGHLIGHTS

- 8,495 SF Fully Conditioned Warehouse with Offices
- Located Next To The Hilton Head Island Airport
- Can Be Subdivided For Two 4,200 SF Users

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ADDITIONAL PHOTOS



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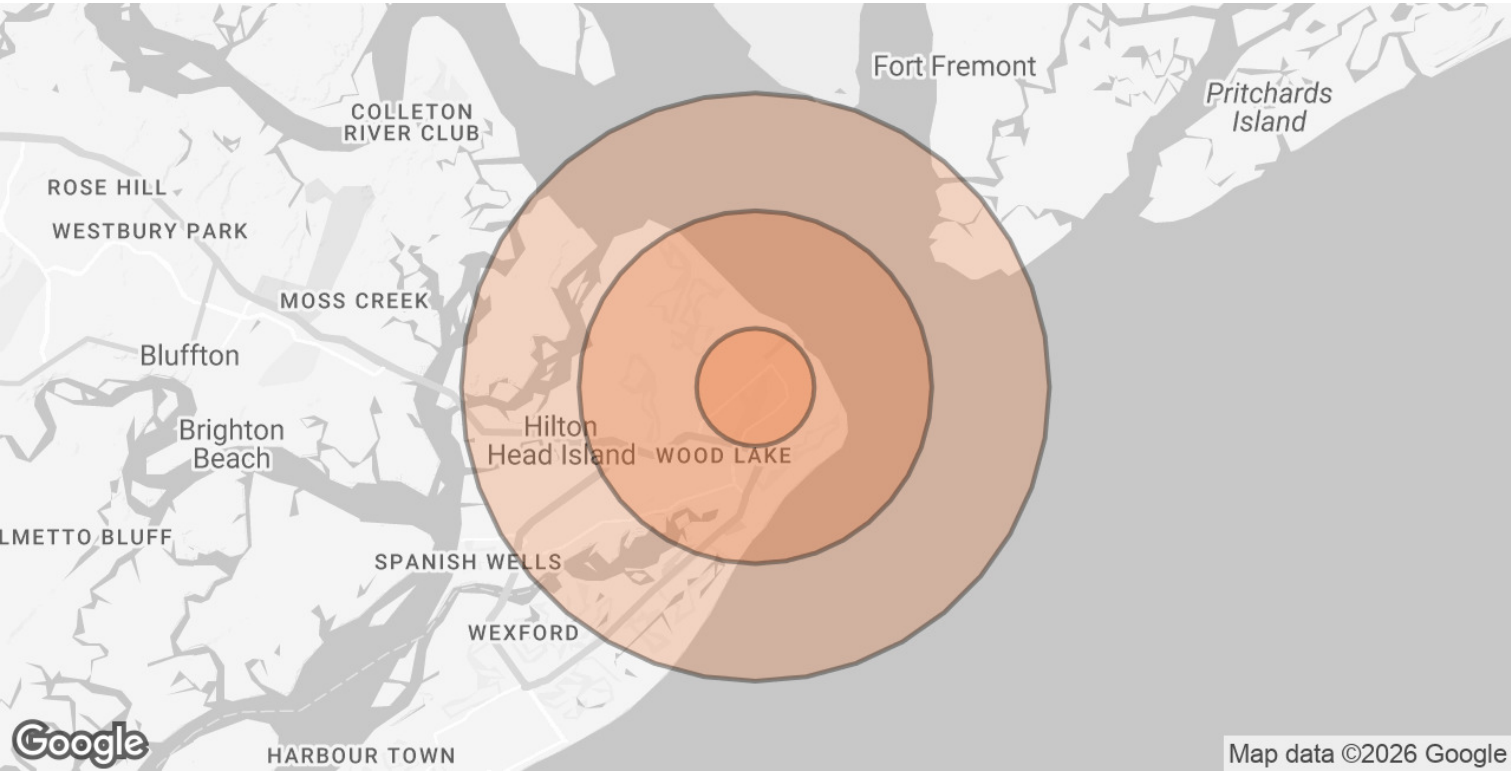
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,983	18,108	27,555
AVERAGE AGE	56.2	55.6	57.1
AVERAGE AGE (MALE)	56.3	54.3	55.7
AVERAGE AGE (FEMALE)	52.0	55.4	57.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,227	7,978	12,143
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$129,131	\$131,332	\$147,092
AVERAGE HOUSE VALUE	\$693,236	\$631,035	\$689,381

2023 American Community Survey (ACS)

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