



**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:      | 1.12 Acres                |
| YEAR BUILT:    | 1996                      |
| ZONING:        | IL                        |
| APN:           | R510 004 000<br>0342 0000 |

PROPERTY OVERVIEW

8,495 SF fully conditioned building which is 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.

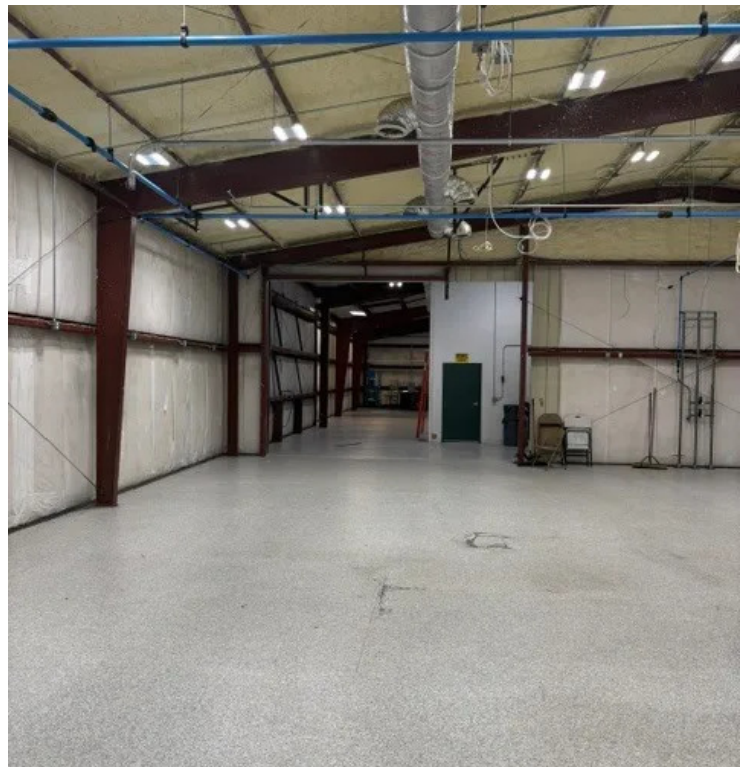
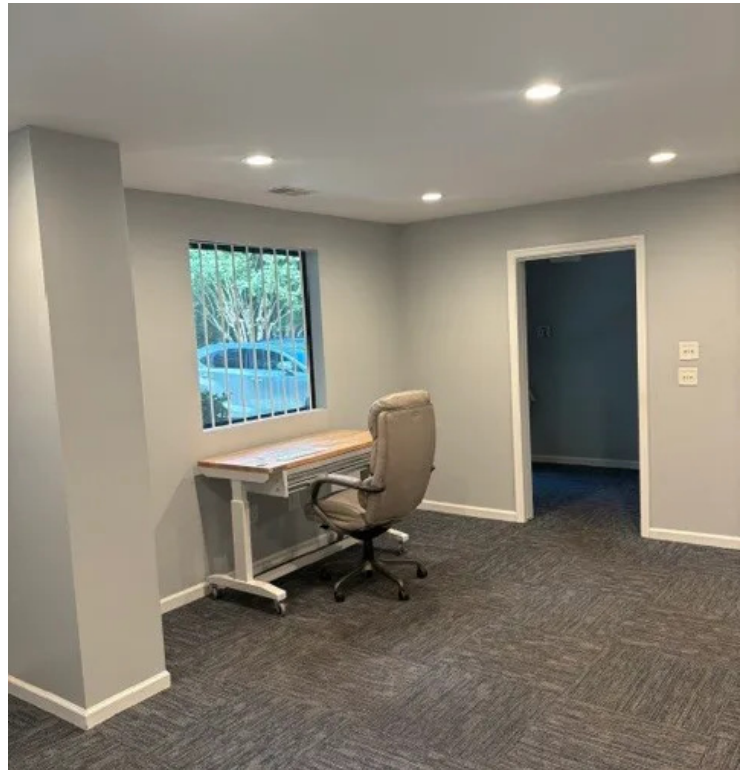
PROPERTY HIGHLIGHTS

- 8,495 SF Fully Conditioned Warehouse with two 650 SF Offices
- 1.12 Acres
- 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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## LOCATION MAP



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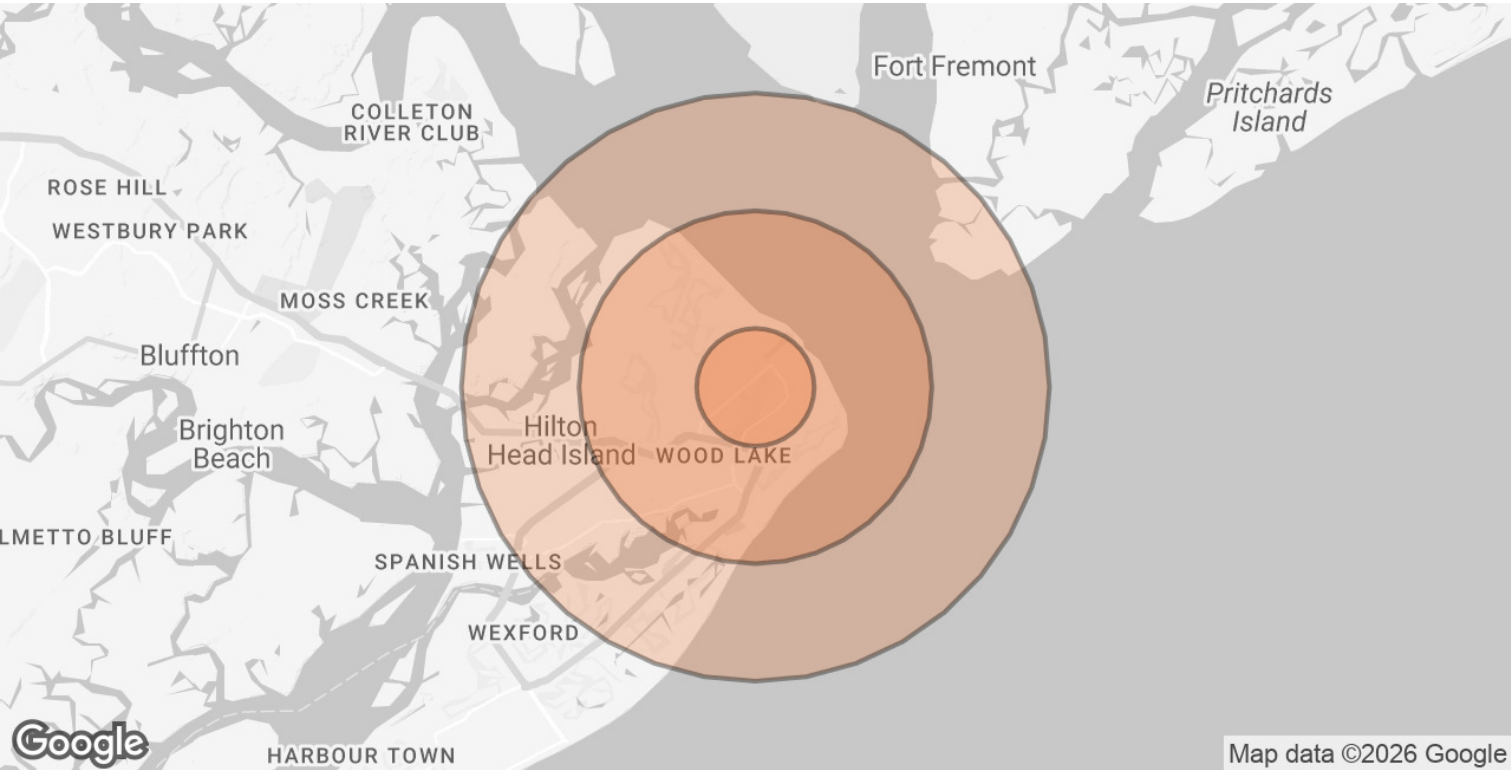
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DEMOGRAPHICS MAP & REPORT



| 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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|                         |                   |
|-------------------------|-------------------|
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