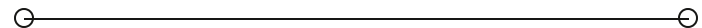


**LEASE**  
Class A Office Space On The South  
End of Hilton Head Island

**19 BOW CIRCLE STE A**  
Hilton Head Island, SC 29928



Listed in conjunction with:  
[BROKER NAME], [COMPANY NAME], [CITY/STATE NAME]

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$25.00 SF/yr (Full Service)
<b>BUILDING SIZE:</b>	9,660 SF
<b>AVAILABLE SF:</b>	167 - 2,887 SF
<b>LOT SIZE:</b>	46,346 SF
<b>YEAR BUILT:</b>	1989
<b>ZONING:</b>	LC
<b>SUBMARKET:</b>	Hilton Head Island

## PROPERTY OVERVIEW

This Class A office building is located on the active South End of Hilton Head Island with a high concentration of offices, retail, and restaurants. The property is close to Sea Pines Plantation, Shipyard, Long Cove, Wexford Plantation and is one block from The US Post Office. The rent includes utilities, taxes, building insurance, and common area maintenance & cleaning. The tenant will be responsible for cleaning its space.

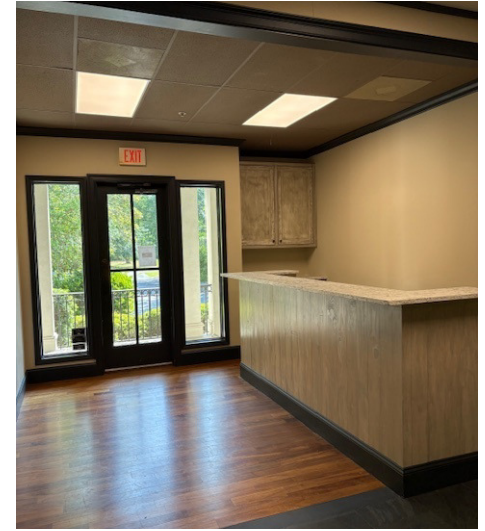
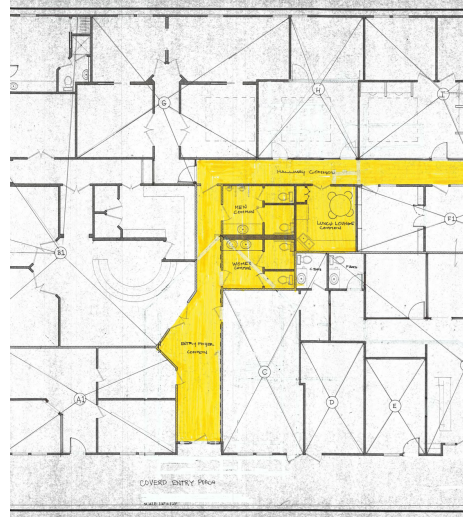
## PROPERTY HIGHLIGHTS

- Class A Office Space with Visibility On Palmetto Bay Road
- 167 SF - 2,887 SF Available
- One Block From The US Post Office
- Monument Signage Available On Palmetto Bay Road

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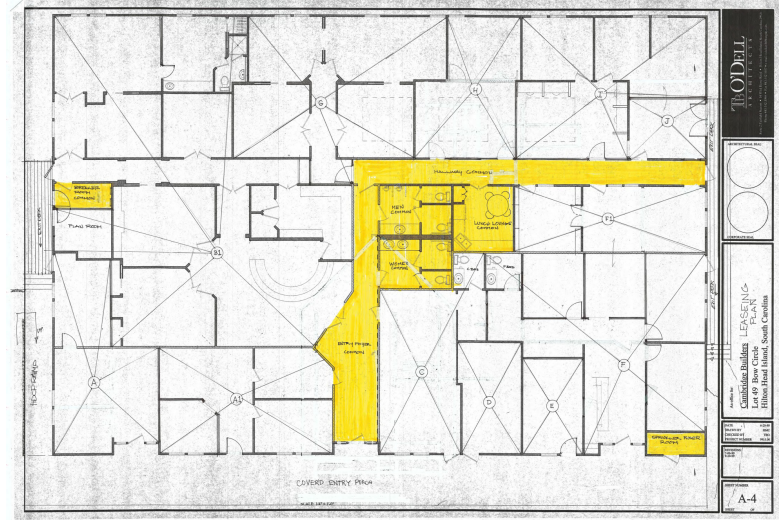
**ADDITIONAL PHOTOS**



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# LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	Gross	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	167 - 2,887 SF	<b>LEASE RATE:</b>	\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bow Circle	Available	519 - 1,814 SF	Gross	\$25.00 SF/yr	-
Bow Circle	Available	167 - 2,887 SF	Gross	\$25.00 SF/yr	-
Bow Circle	Available	717 SF	Gross	\$25.00 SF/yr	-

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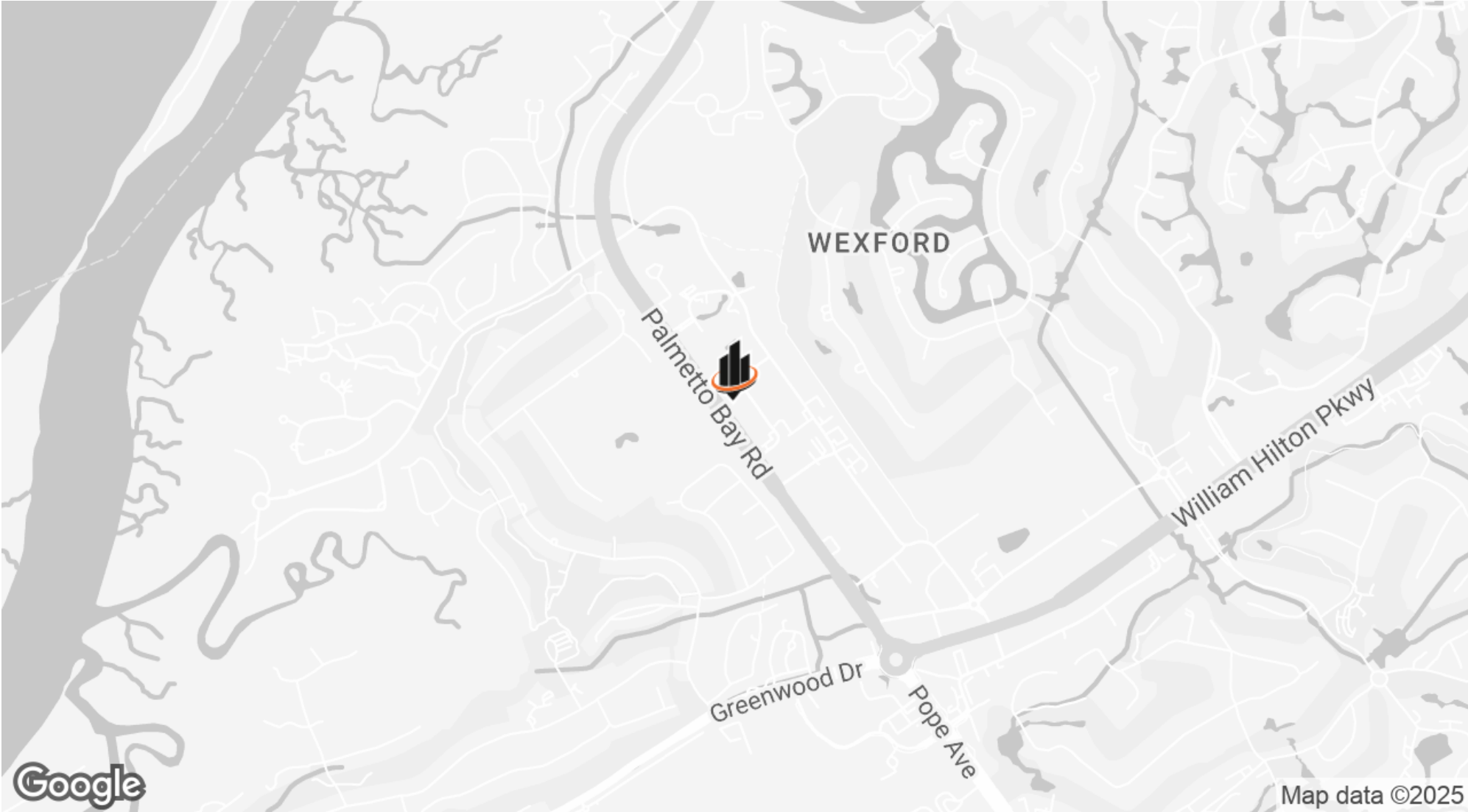
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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

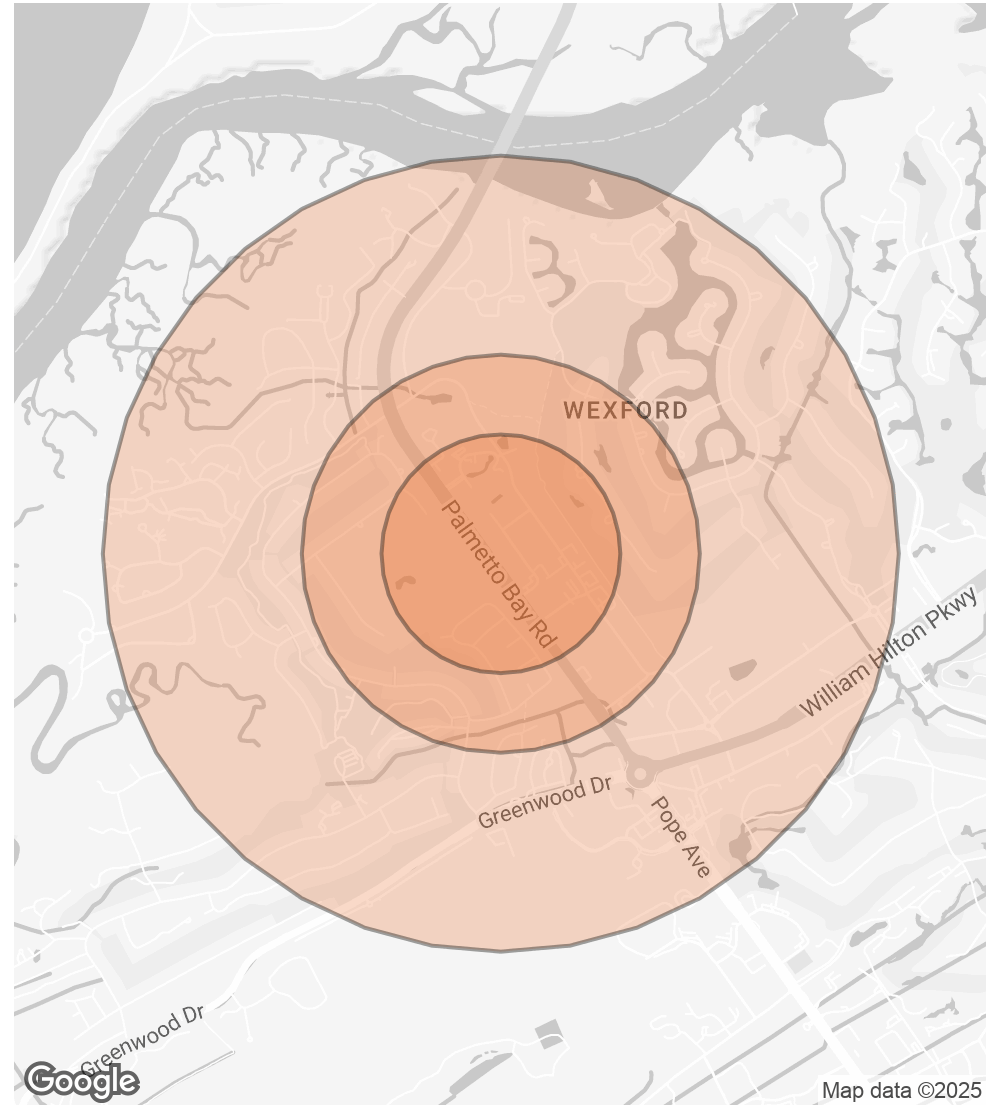
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	237	720	3,329
AVERAGE AGE	62	62	59
AVERAGE AGE (MALE)	62	62	58
AVERAGE AGE (FEMALE)	62	62	60

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	116	354	1,689
# OF PERSONS PER HH	2	2	2
AVERAGE HH INCOME	\$186,034	\$181,393	\$152,911
AVERAGE HOUSE VALUE	\$990,950	\$987,920	\$852,856

Demographics data derived from AlphaMap



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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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