



## South End Office Condo

52 New Orleans Road, Suite 2B  
Hilton Head Island, South Carolina 29928

### Property Highlights

- South end professional office condo for Sale on the second floor of the Jade Building with elevator access
- Located at the Sea Pines Circle just off Hwy 278 (William Hilton Parkway)
- Property has access and signage via New Orleans Road and access via two lighted intersections from Hwy 278 and another off Pope Avenue
- Layout consists of reception, 7 offices, conference room, copy/file room and storage. Men's and women's restrooms are common for the floor.
- Ample parking (both covered and open-air) that is shared amongst all businesses in the complex

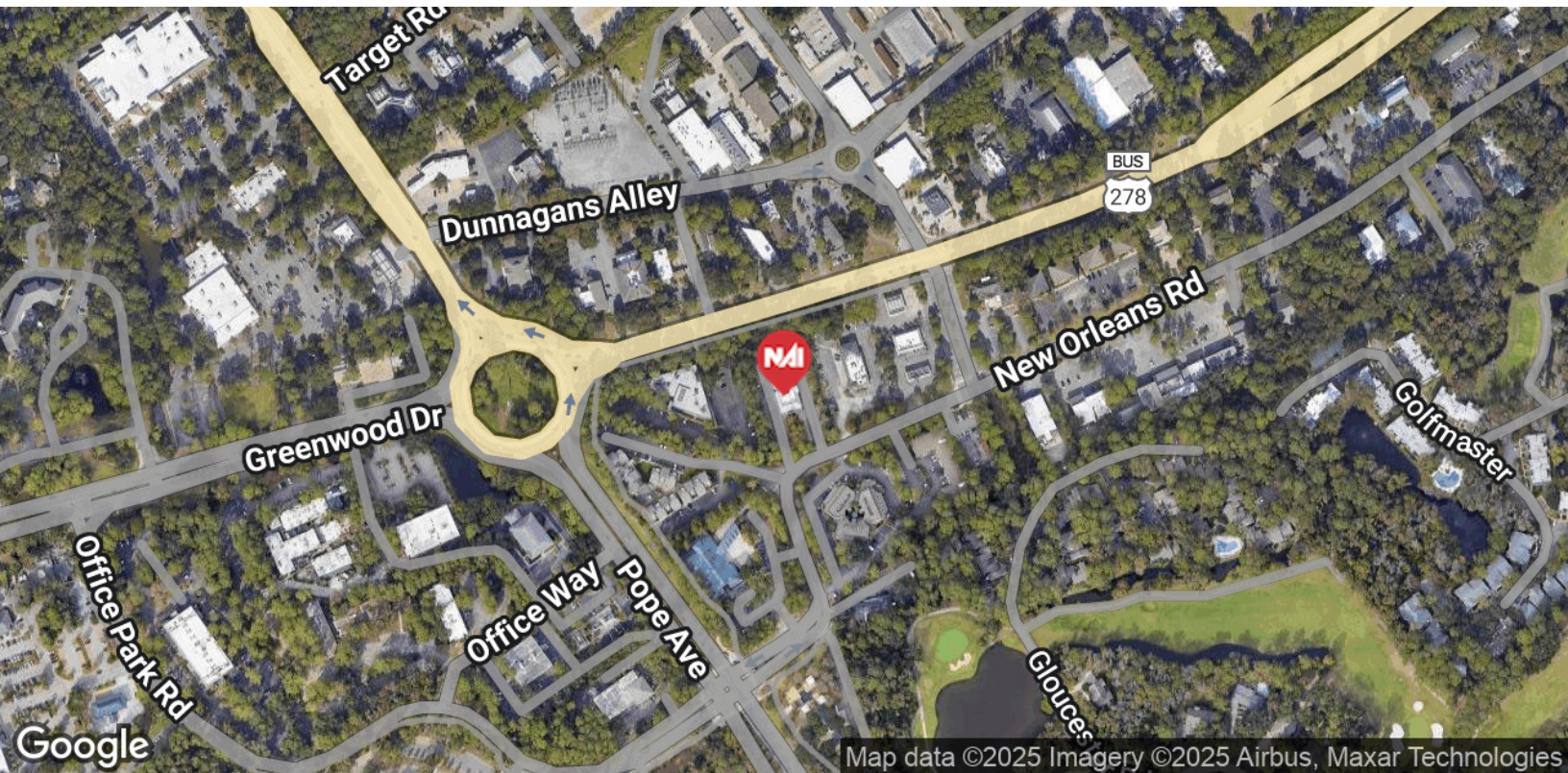
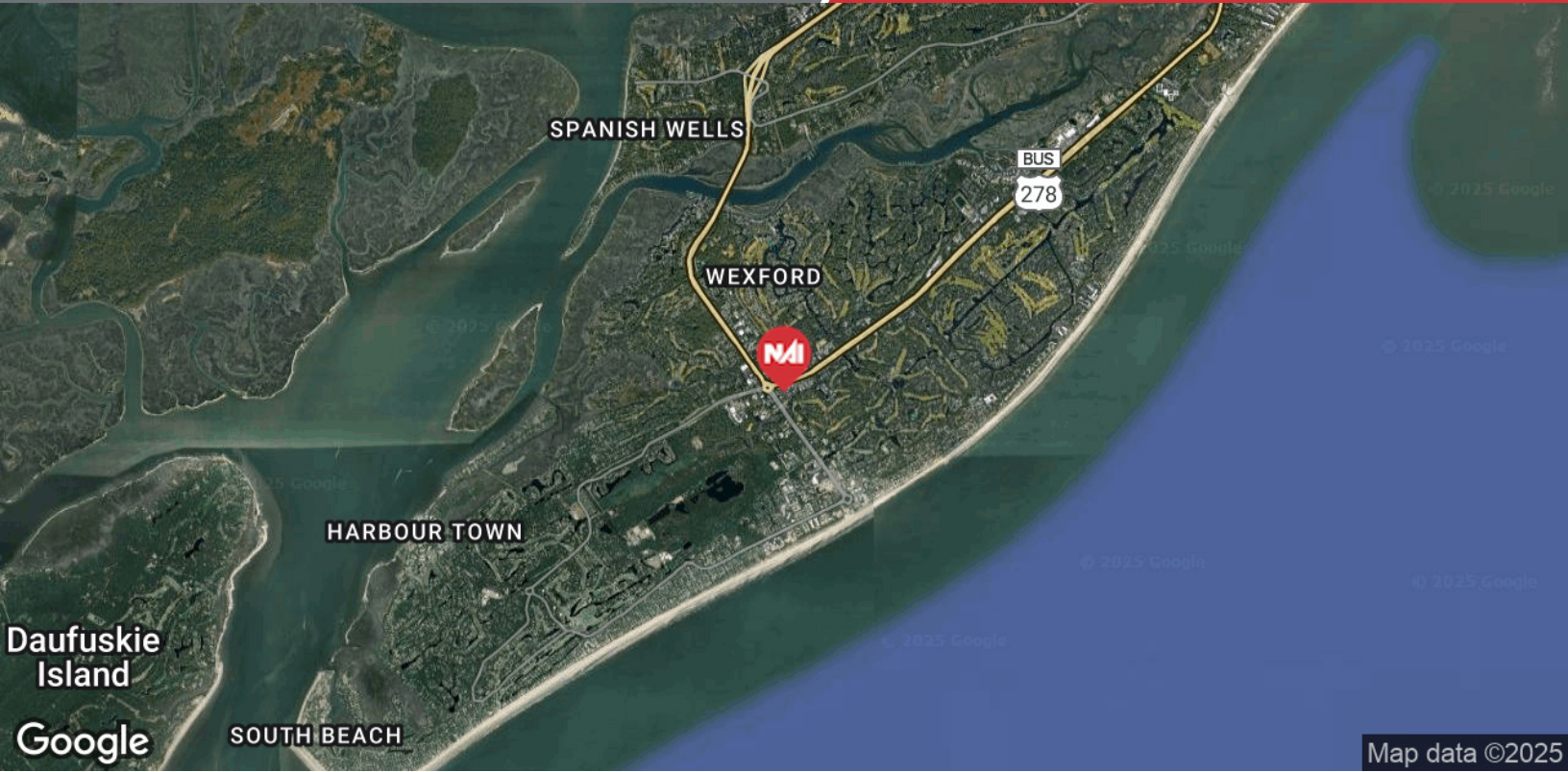
### Offering Summary

Available SF:	2,588 SF
Sale Price:	\$325,000
Price per SF:	\$125 per SF
Monthly Regime Fees (2025 Budget):	\$1,198.00
2025 Property Taxes:	\$6,029.53
2nd Floor Janitorial (Monthly):	\$158.00
Property Type:	Office
Location:	Jade Building
Elevator Access:	Yes

### For More Information

#### **Baker Wilkins**

Broker In Charge  
O: 843 837 4460 x2  
baker@naicarolinacharter.com



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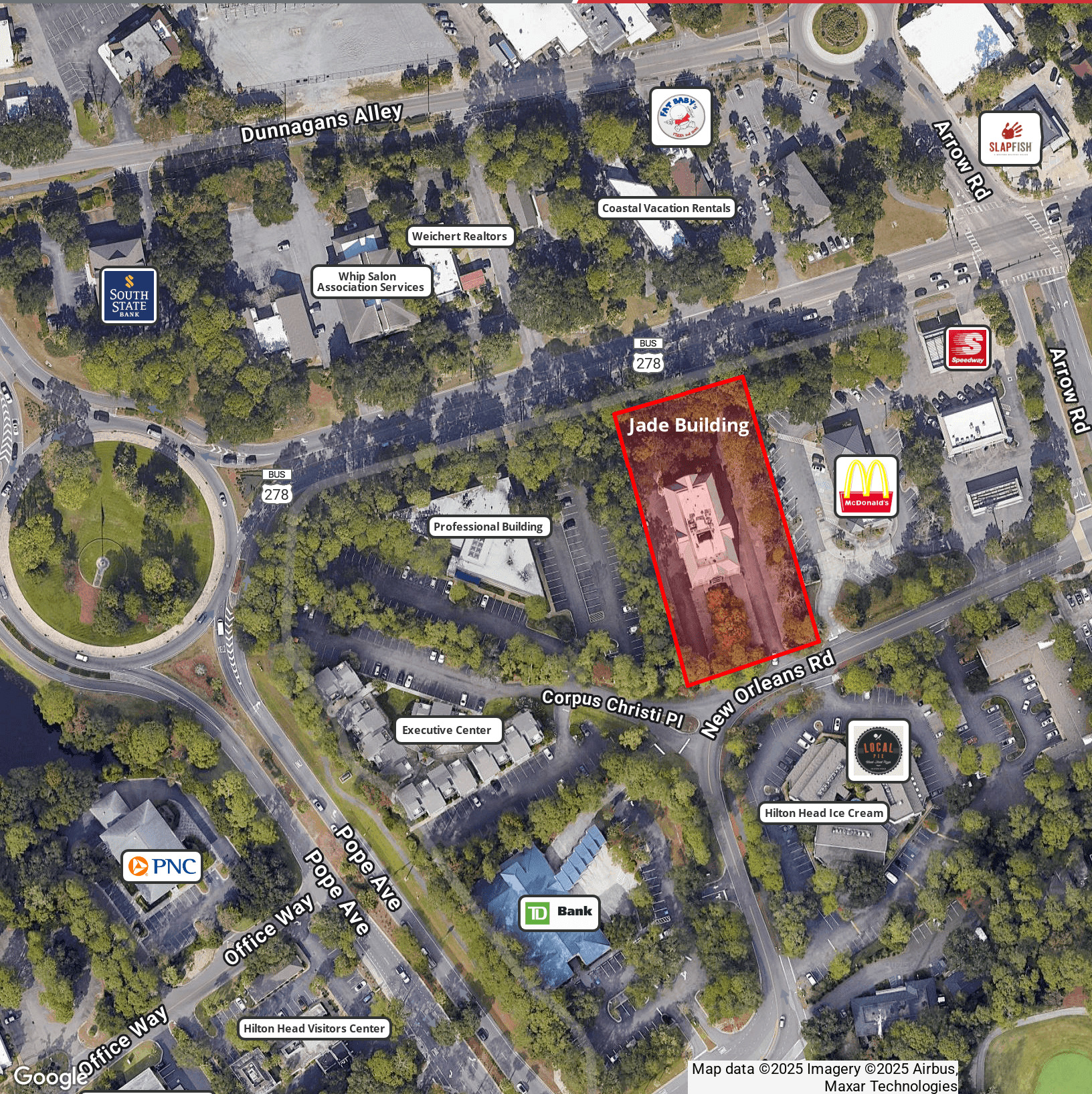


Google

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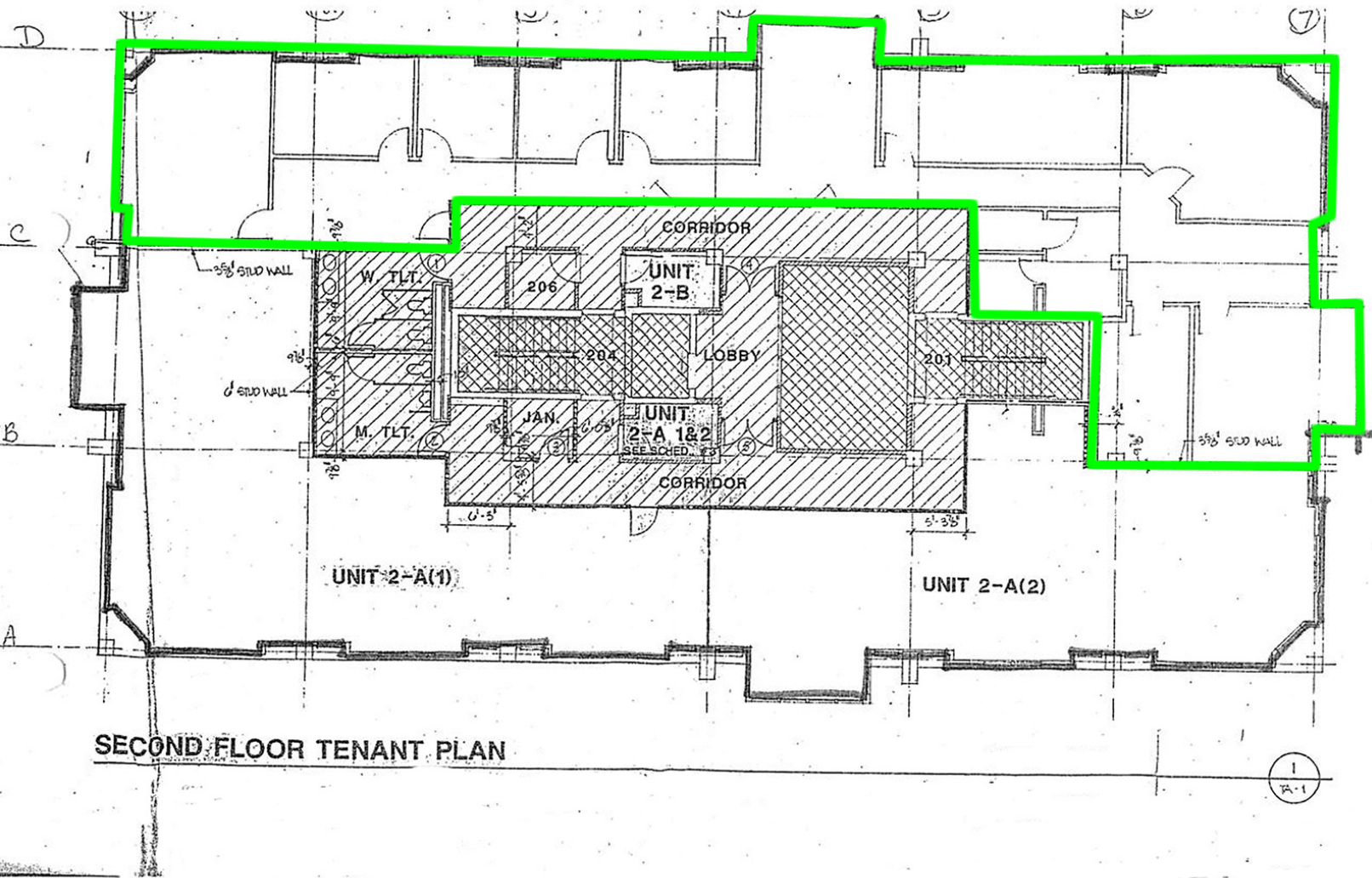


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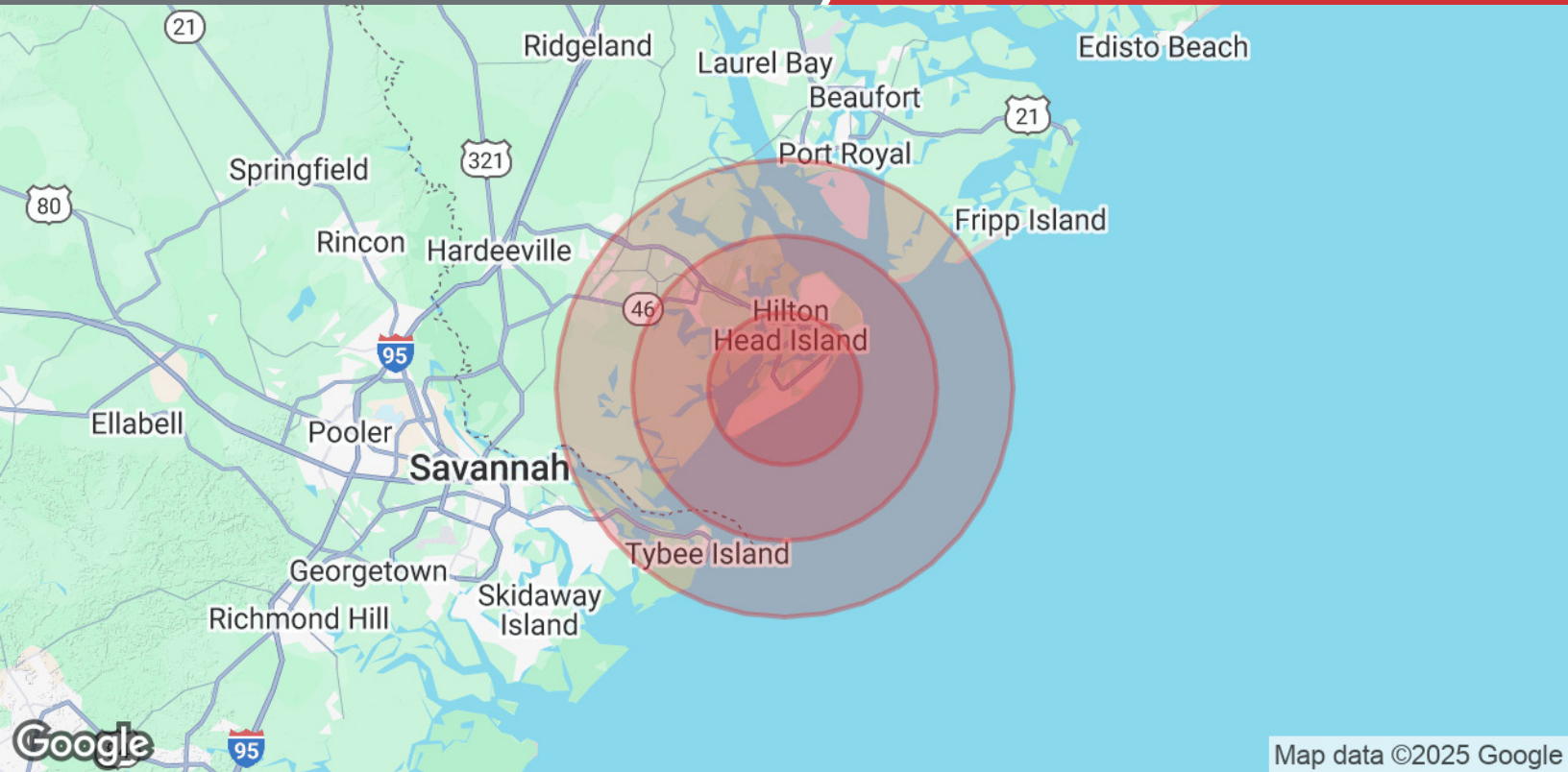
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**SECOND FLOOR TENANT PLAN**



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<b>Population</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
Total Population	26,366	61,329	108,175
Average Age	54.5	52.4	49.5
Average Age (Male)	53.3	51.3	48.8
Average Age (Female)	56.4	53.3	50.3
<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
Total Households	25,989	44,957	67,154
# of Persons per HH	1.0	1.4	1.6
Average HH Income	\$62,292	\$72,197	\$75,657
Average House Value	\$576,845	\$501,934	\$445,336

\* Demographic data derived from 2020 ACS - US Census