

**FOR LEASE: Office Space**

# Professional Office Suite for Lease

10 Executive Park Rd, Suite 102, Hilton Head, SC 29928



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## Executive Summary



### PROPERTY SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$15.00 SF/yr (Gross)
Property Type:	Office
Suite #:	102
Hilton Head Zoning:	Light Commercial

### PROPERTY OVERVIEW

This ground floor suite was formerly occupied by an architect and is well suited for either office or retail users. The layout consists of a reception area, 3 private offices, 2 large open work areas, conference room, copy/file room, kitchenette, and 2 restrooms.

Pope Avenue frontage and signage.

This is a modified gross lease in which all Property Taxes, Property Insurance, and Common Area Maintenance is included in the Rent. Utilities are to be the responsibility of the Tenant.

### LOCATION OVERVIEW

Excellent south end location on Hilton Head Island with frontage and signage on Pope Avenue, one of Hilton Head Island's main roadways. Surrounding users include Truffle's Grille, Bikram Yoga, Links Magazine, and The Studio restaurant. The Property is also located within minutes of several of Hilton Head Island's largest residential communities including Sea Pines, Shipyard, Wexford, and Long Cove.

Additionally, the Property is within walking or biking distance to Hilton Head's largest public beach and numerous shopping centers, attracting both tourists and locals alike.

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## Additional Photos



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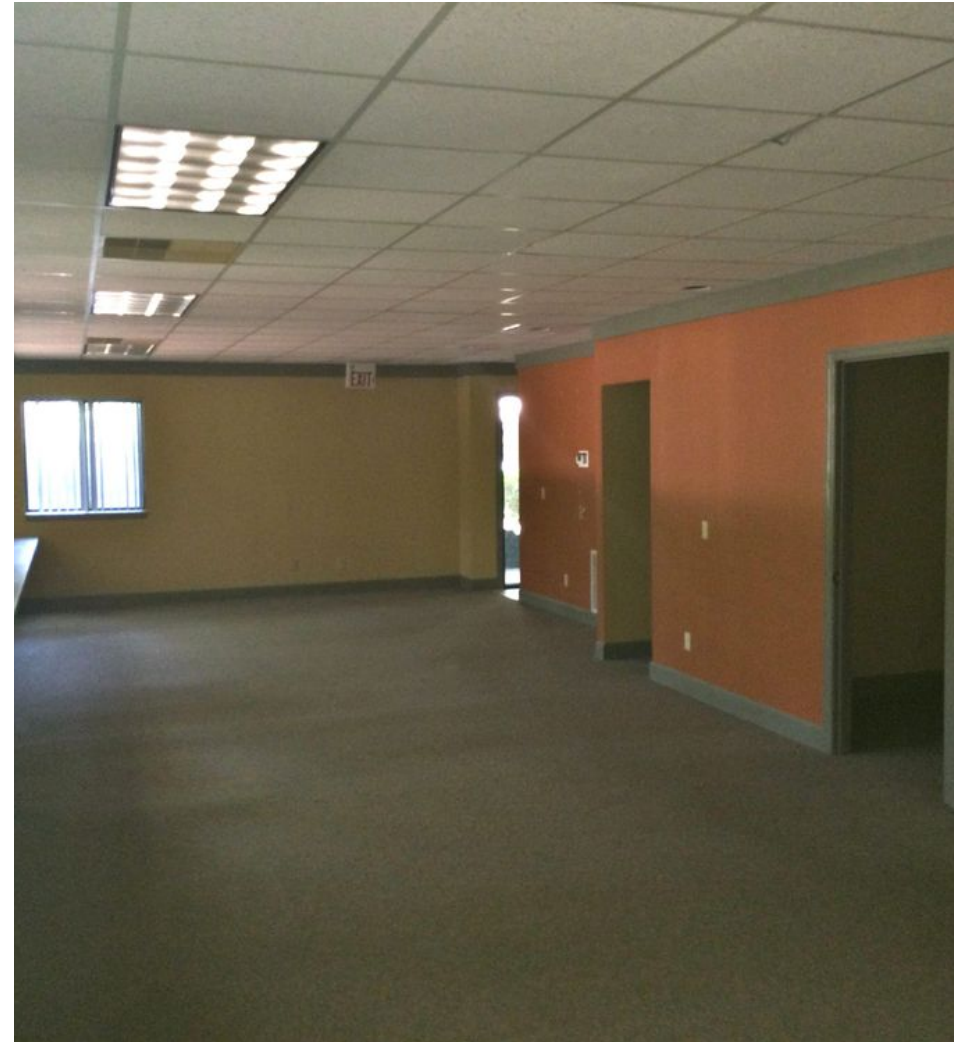
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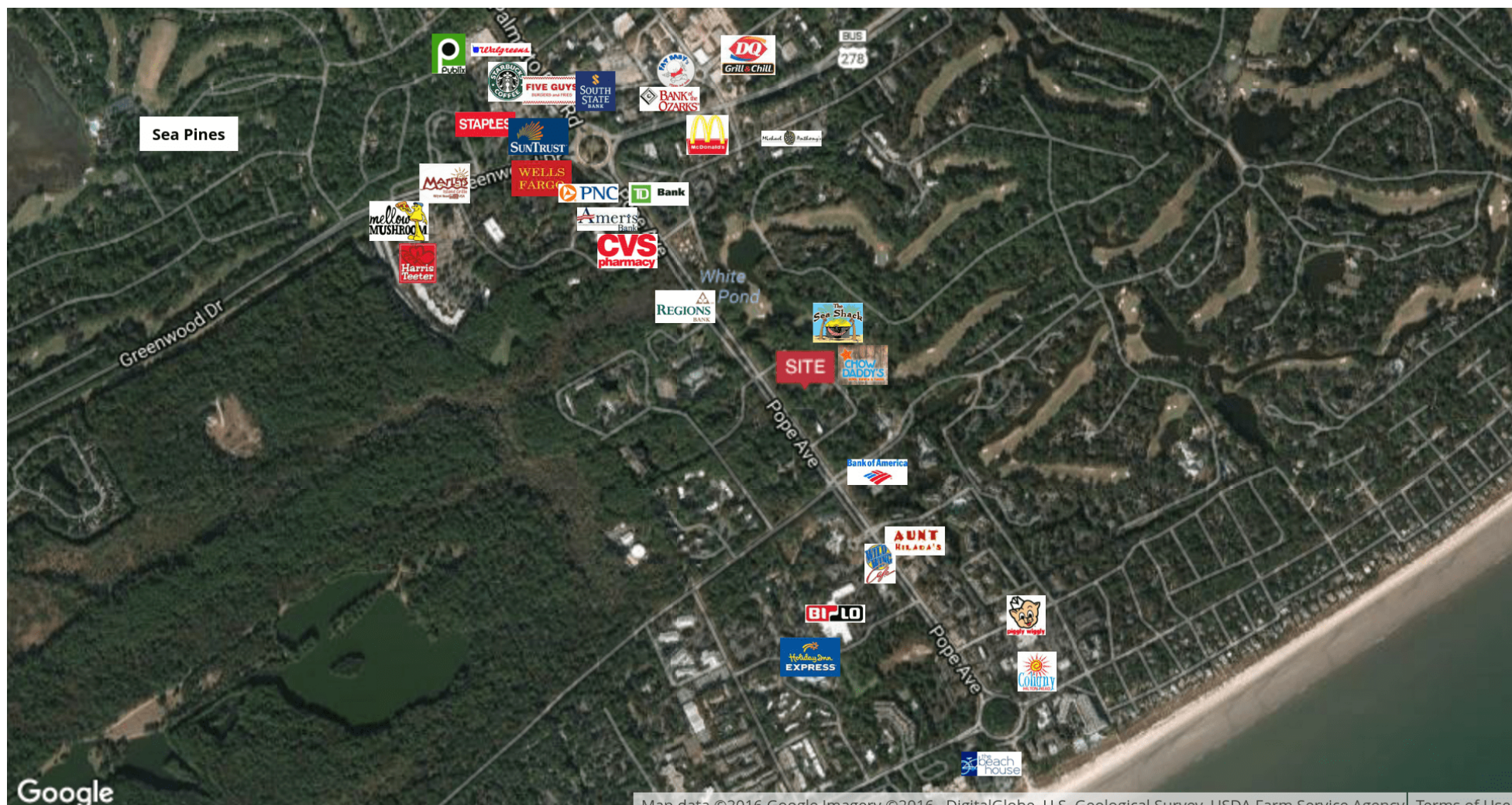
## Additional Photos



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## Retailer Map



1544 Fording Island Road | Hilton Head Island, SC 29926 | 843.837.4460 | [naicarolinacharter.com](http://naicarolinacharter.com)

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## Location Maps



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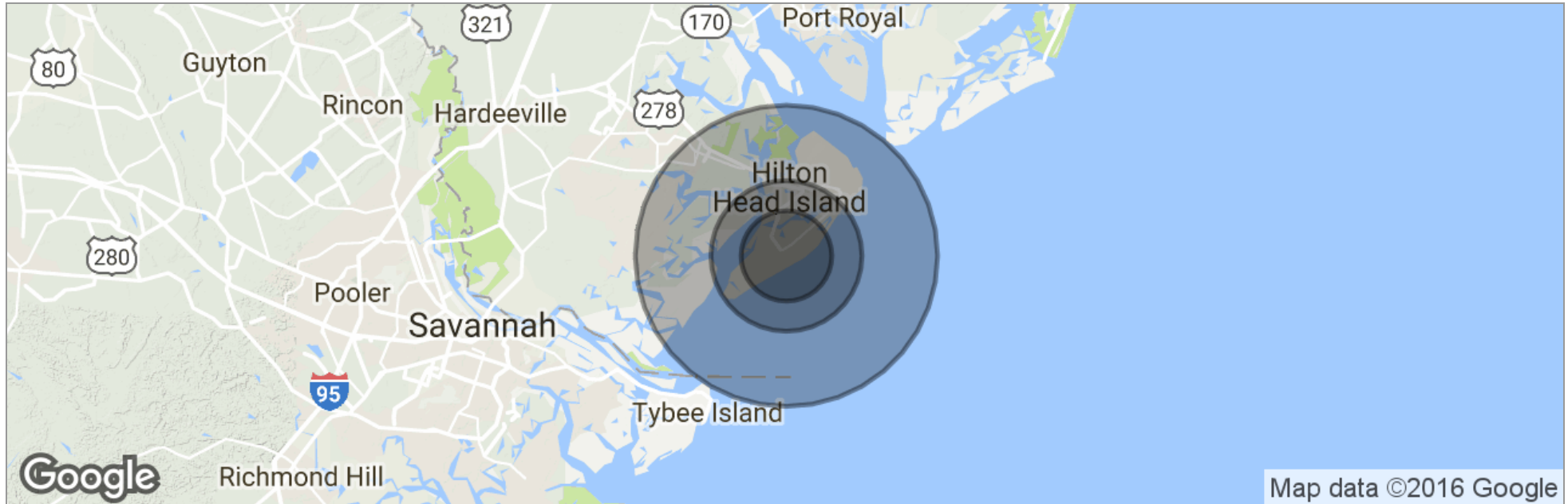
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## Demographics Map



	3 Miles	5 Miles	10 Miles
Total Population	12,217	25,267	50,706
Population Density	432	322	161
Median Age	53.7	50.8	48.9
Median Age (Male)	51.7	49.1	48.2
Median Age (Female)	54.8	52.0	49.3
Total Households	6,326	11,971	22,716
# of Persons Per HH	1.9	2.1	2.2
Average HH Income	\$99,986	\$104,921	\$99,004
Average House Value	\$592,577	\$610,013	\$553,348

\* Demographic data derived from 2010 US Census