



For Lease

Retail Property

1,640 SF | \$14.00 SF/yr

Retail Space for Lease - Palmetto Crossroads - Hilton Head Island

6 Bow Circle, Unit A-2
Hilton Head Island, South Carolina

For more information

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Property Highlights

- Great location on the south end of Hilton Head Island located in the Palmetto Crossroads Shopping Center
- Fronting Palmetto Bay Road in between the Cross Island Expressway and Sea Pines Circle
- Easy access to all of Hilton Head Island
- Close to some of Hilton Head's largest residential communities including Sea Pines, Wexford Plantation and Shipyard Plantation
- Other tenants in the shopping center include Grayco Hardware, Loveable Nails, Shear Miracle, Dog Dynasty and Hilton Head IT
- 2017 Palmetto Bay Road Traffic counts are 24,900 VPD

OFFERING SUMMARY

Available SF	1,640 SF
Lease Rate	\$14.00 SF/yr (NNN)
Property Type	Retail
Zoning	Light Commercial
2017 Traffic Counts	24,900 VPD

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	15,488	\$102,121
5 Miles	29,157	\$102,713
10 Miles	55,769	\$97,633

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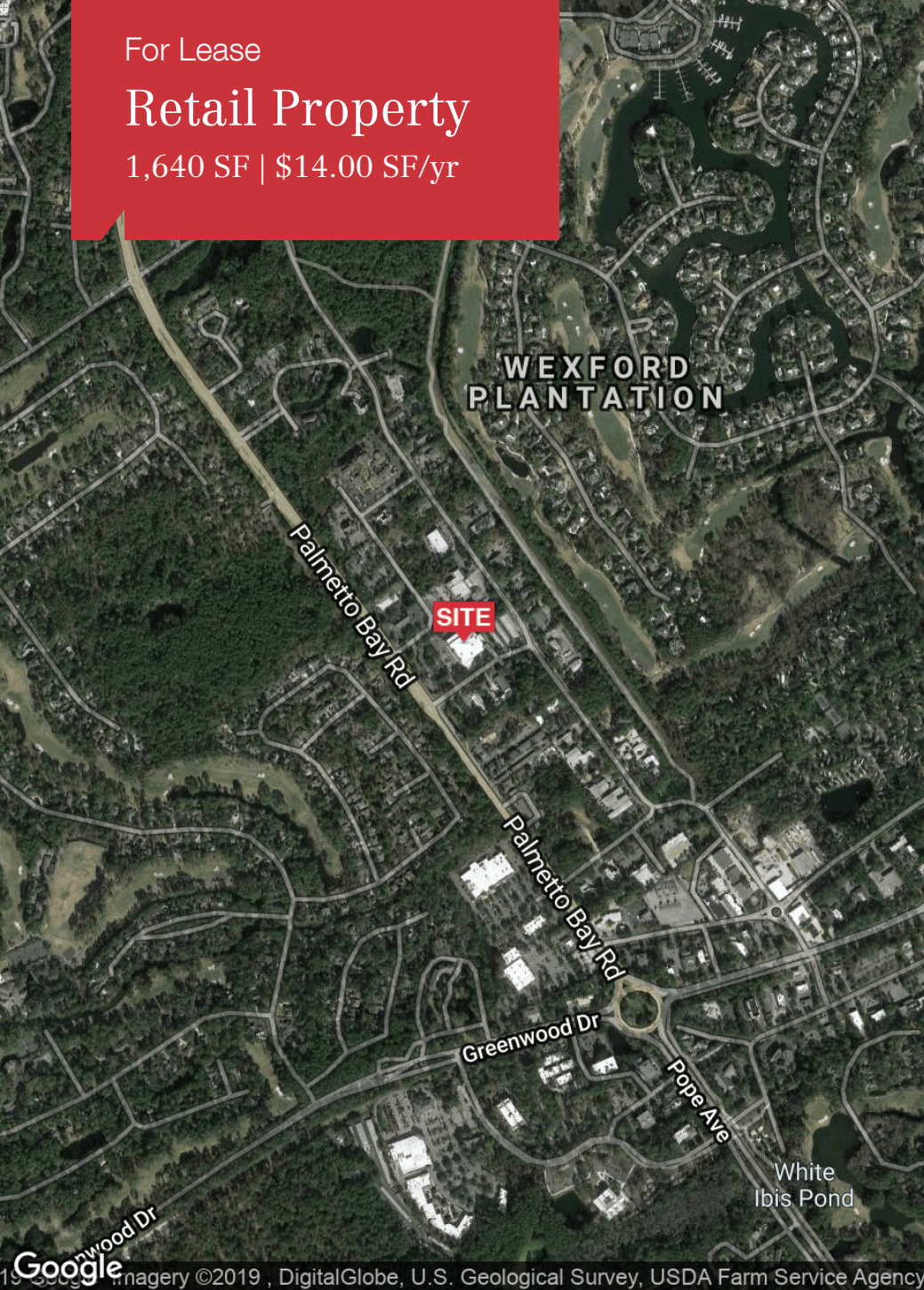
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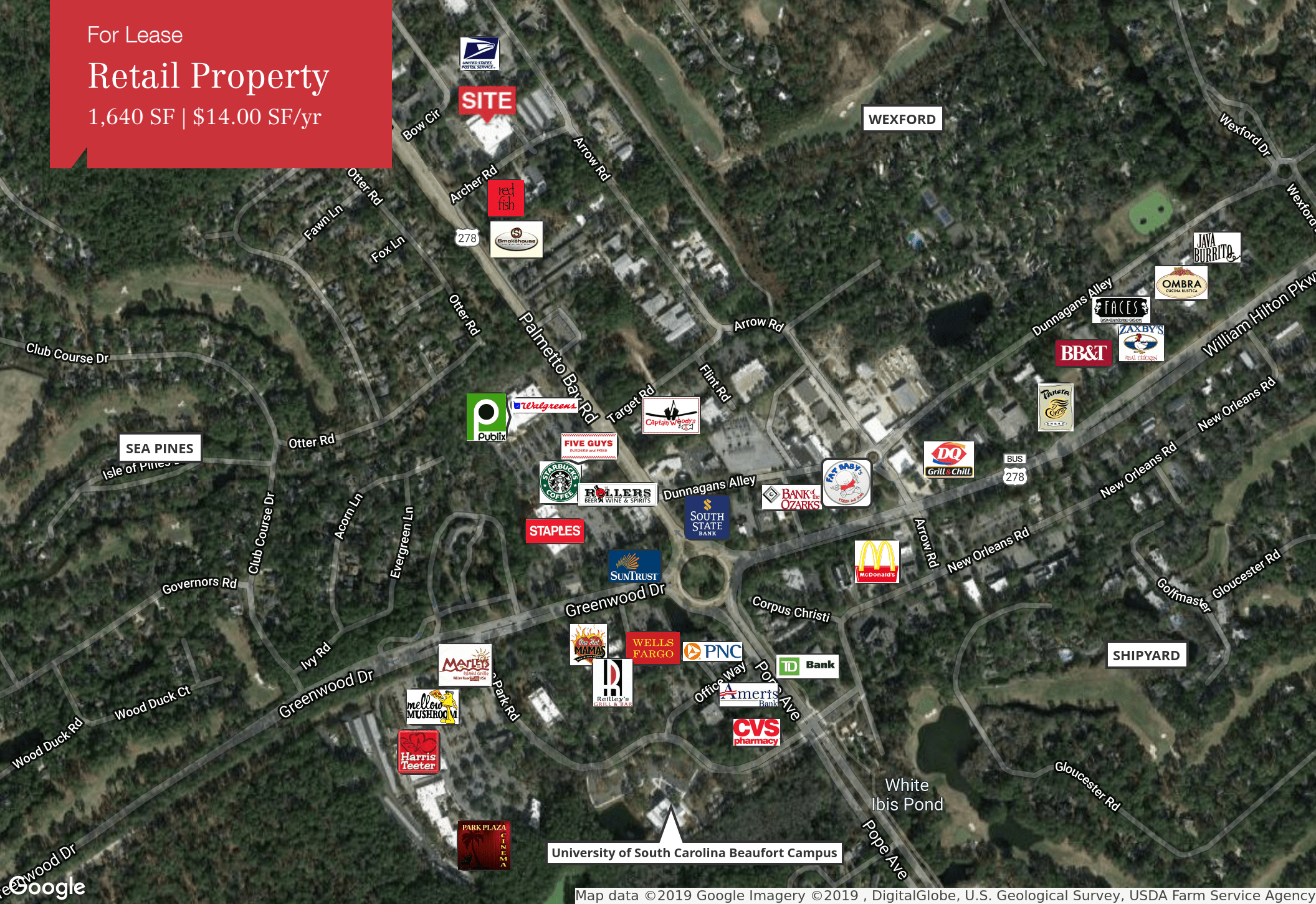
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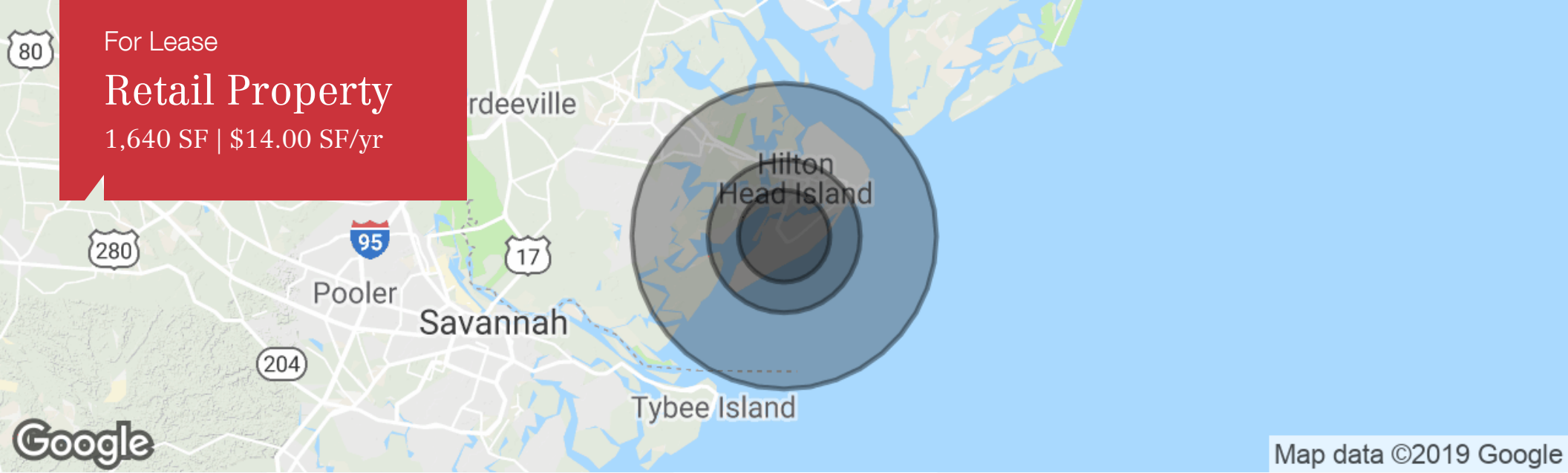
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	3 Miles	5 Miles	10 Miles
Population			
Total Population	15,488	29,157	55,769
Median Age	52.5	49.5	47.8
Median Age (Male)	50.3	48.1	47.2
Median Age (Female)	53.8	50.5	48.1
Households & Income			
Total Households	7,746	13,568	24,665
# of Persons Per HH	2.0	2.1	2.3
Average HH Income	\$102,121	\$102,713	\$97,633
Average House Value	\$586,918	\$583,785	\$549,833

* Demographic data derived from 2010 US Census