



# 2200 Main Street

2200 Main Street  
Hilton Head Island, South Carolina 29926

## Property Description

Beautiful three story building and property for sale on the north end of Hilton Head Island. The property has been operated in the past as a boutique hotel/bed and breakfast and medical facility. This 1.3 acre parcel includes an approximately 14,314 square foot building along with a stunning private courtyard and pool area with a hot tub. The view from the rear of the property looks directly at the Bear Creek golf course in Hilton Head Plantation. The property boasts 33 rooms with full bathrooms, check-in/ reception area, dining room, common room, bar area, full commercial kitchen, two offices, and a laundry room. The dining room, common room, and four of the residential rooms boast gas fireplaces. Additionally, four of the residential rooms have balcony access. The property is being well maintained by a property manager as well as weekly landscaping and pool cleaning.

## OFFERING SUMMARY

<b>Sale Price</b>	\$4,250,000
<b>Lot Size</b>	1.3 Acres
<b>Building Size</b>	Approx. 14,314 SF
<b># of Rooms</b>	33
<b>Zoning</b>	Main Street Commercial
<b>2018 Property Taxes</b>	\$18,502.96

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	2,387	\$110,032
<b>5 Miles</b>	32,003	\$100,540
<b>10 Miles</b>	58,713	\$97,964

## For more information

1227 May River Road, Suite 100  
Bluffton, SC 29910  
843 837 4460 tel  
naicarolinacharter.com





## 2200 Main Street

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### Location Description

Excellent location on the north end of Hilton Head Island in the middle of the Main Street Commercial district. The property is in extremely close proximity to some of the island's best restaurants, retail centers, golf courses, and the Hilton Head Island Airport. Public beaches are only a short drive away, or you can use the island's extensive bike paths to make your way.

Also in close proximity are some of the island's largest residential communities including Hilton Head Plantation, Indigo Run, and Palmetto Hall. The Hilton Head Hospital as well as the island's public schools are also close by.

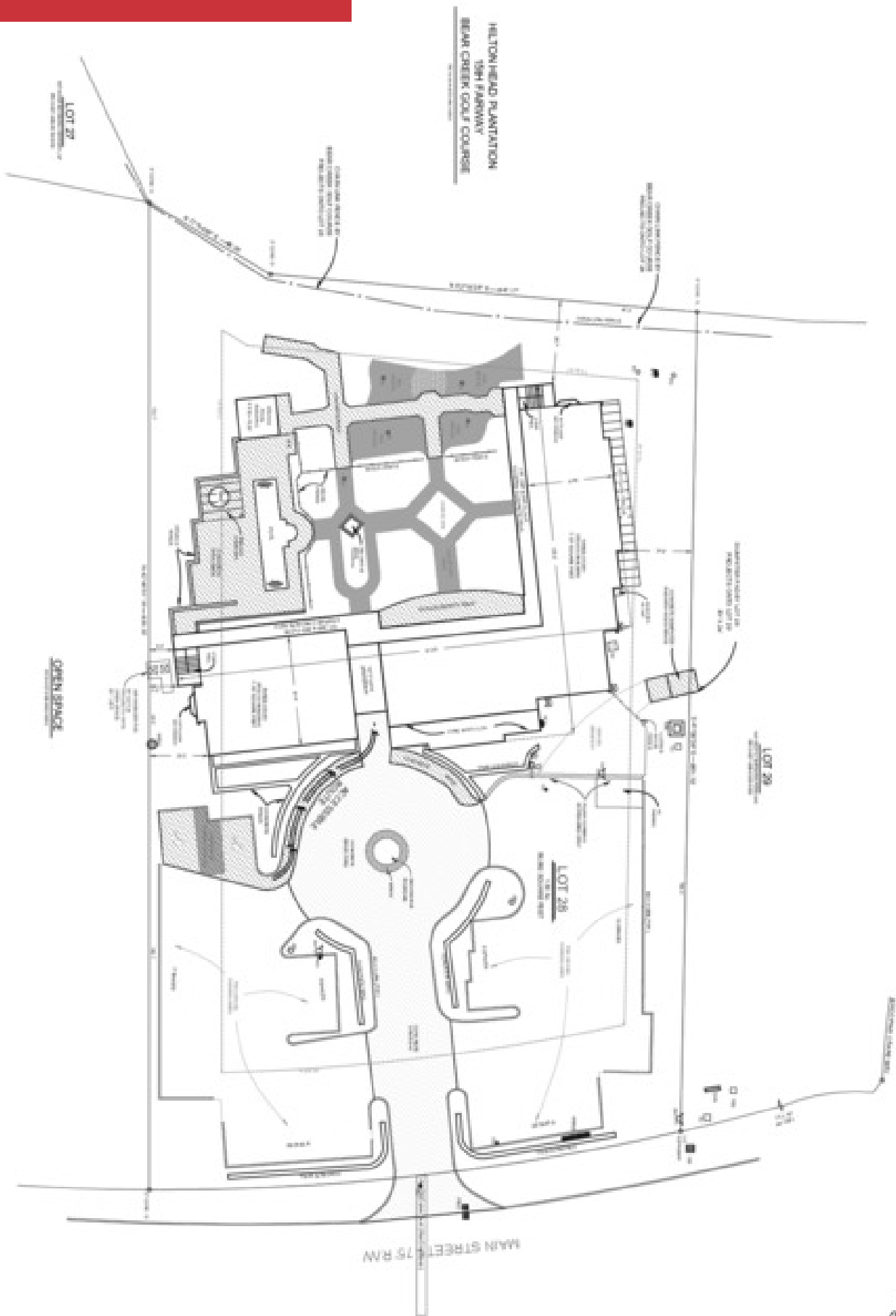
### Property Highlights

- 14,314 SF Building on 1.3 Acres
- Well maintained with Full Privacy
- 33 Rooms with Full Bathrooms
- Large Courtyard with Golf Course Views
- Private Pool and Hot Tub Area
- Private Dining Room with Fireplace
- Common Room with Fireplace
- Full Commercial Kitchen
- Four Rooms with Fireplaces
- Four Rooms with Balcony Access
- Zoning Allows For Multiple Commercial Uses

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# Site Plan



NO.	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5

APPROXIMATE  
LOT AREA  
1.5 ACRES

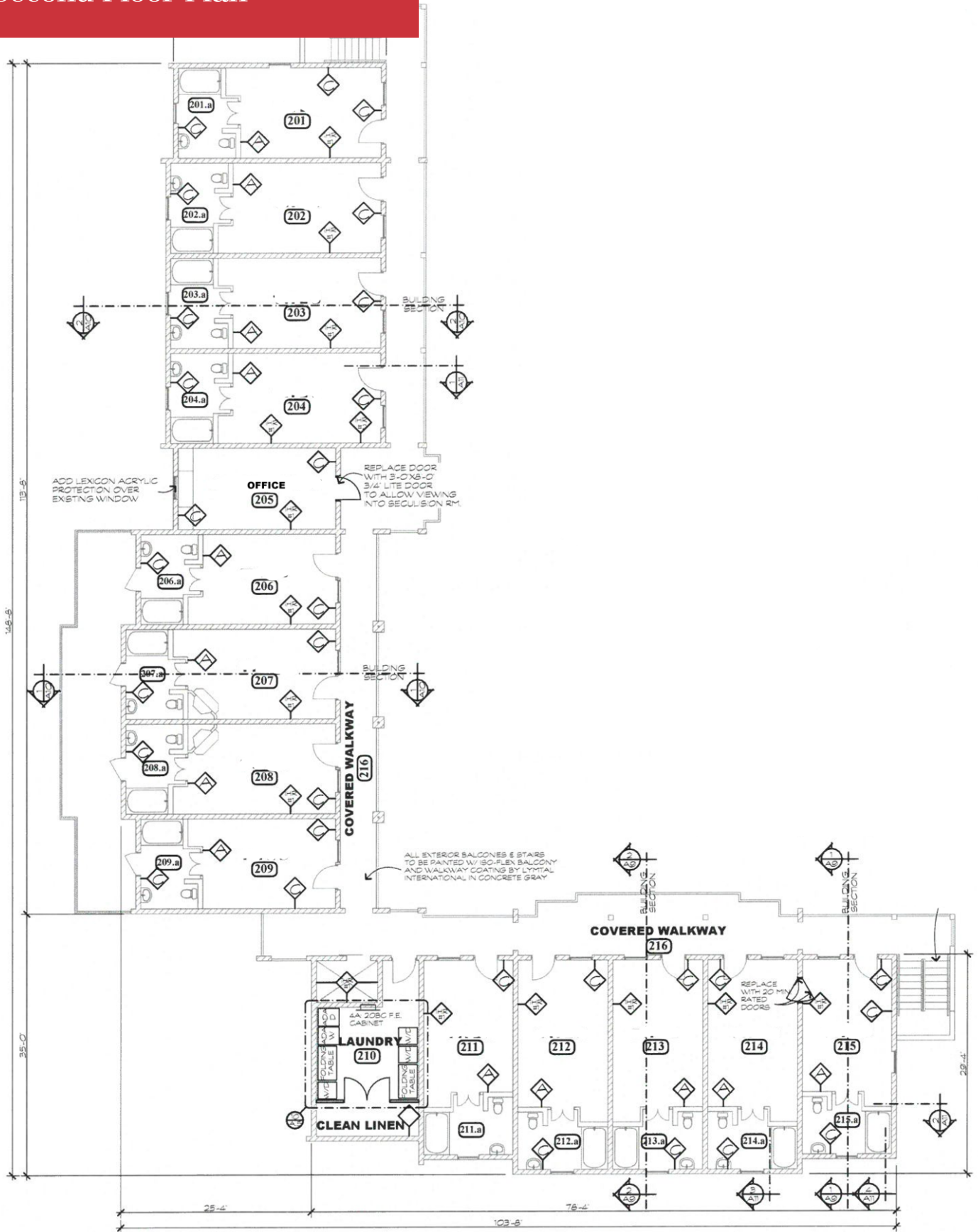
MAIN STREET  
LOT 28, MAIN

HILTON HEAD PLANTATION  
COMMERCIAL SITE





# Second Floor Plan

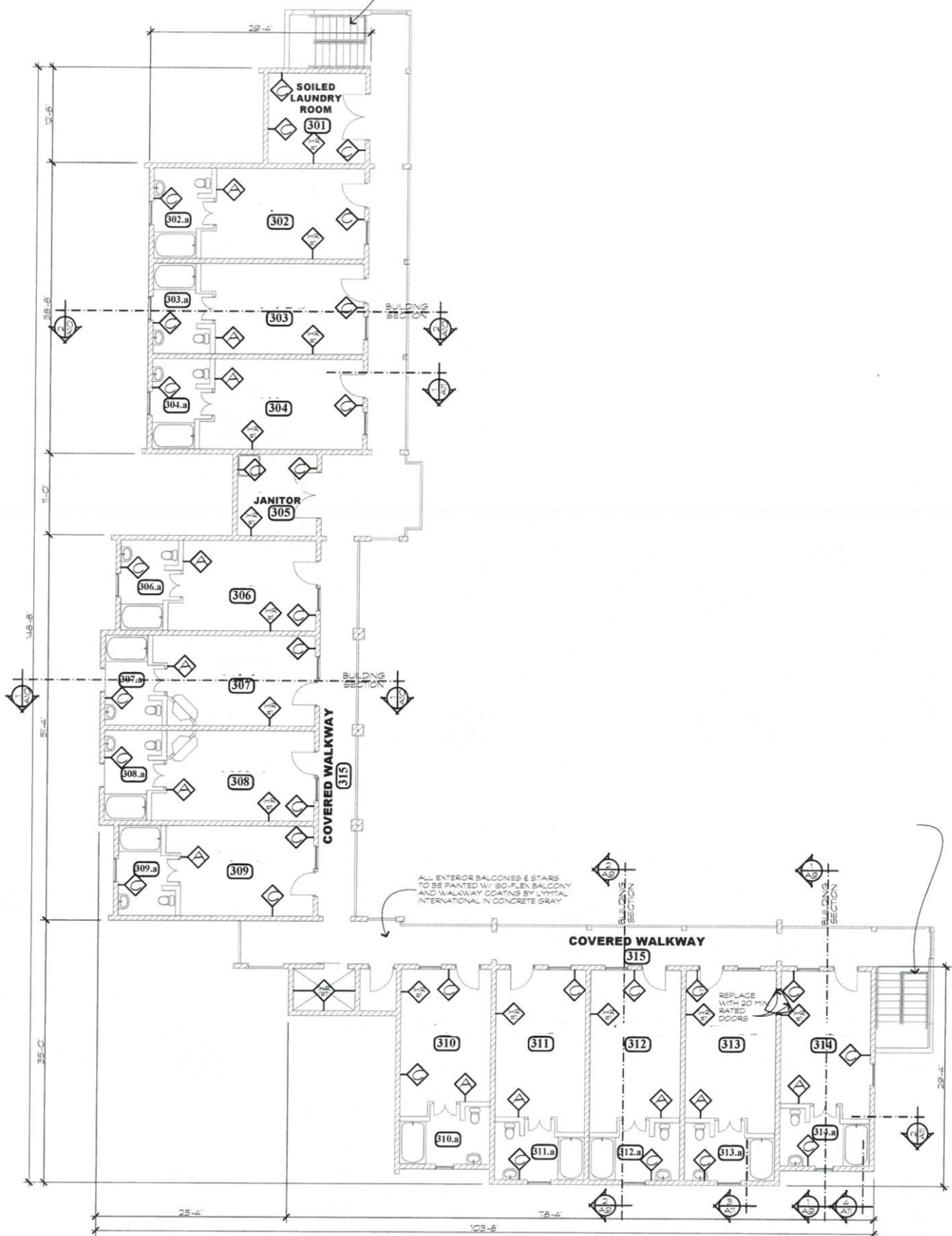


## 2ND FLOOR PLAN

SCALE: 1/8"=1'-0"

1  
A-2

# Third Floor Plan



## 3RD FLOOR PLAN

SCALE: 1/8"=1'-0"

1  
A-3

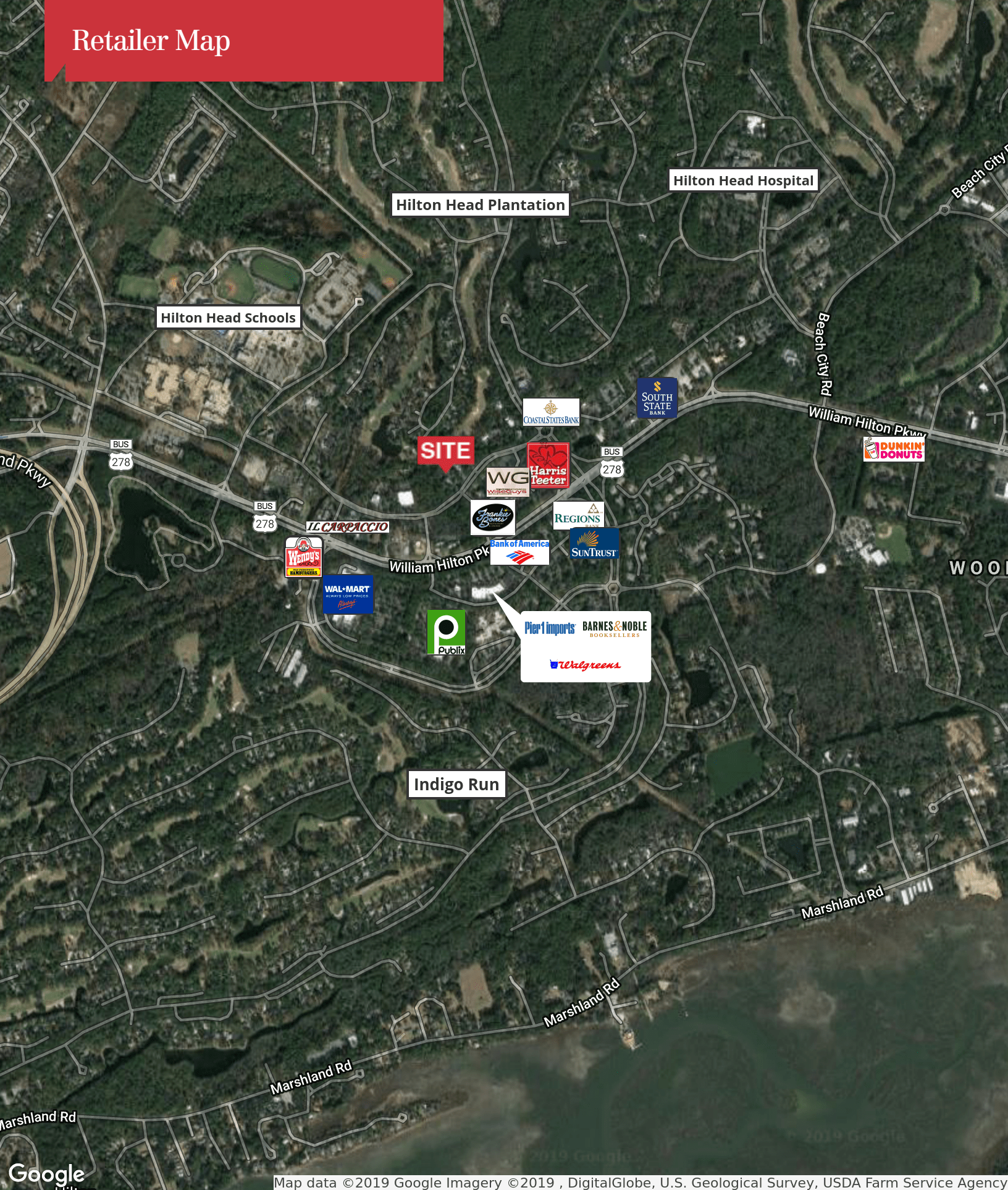


# Location Maps





# Retailer Map



Map data © 2019 Google Imagery © 2019 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



## Additional Photos



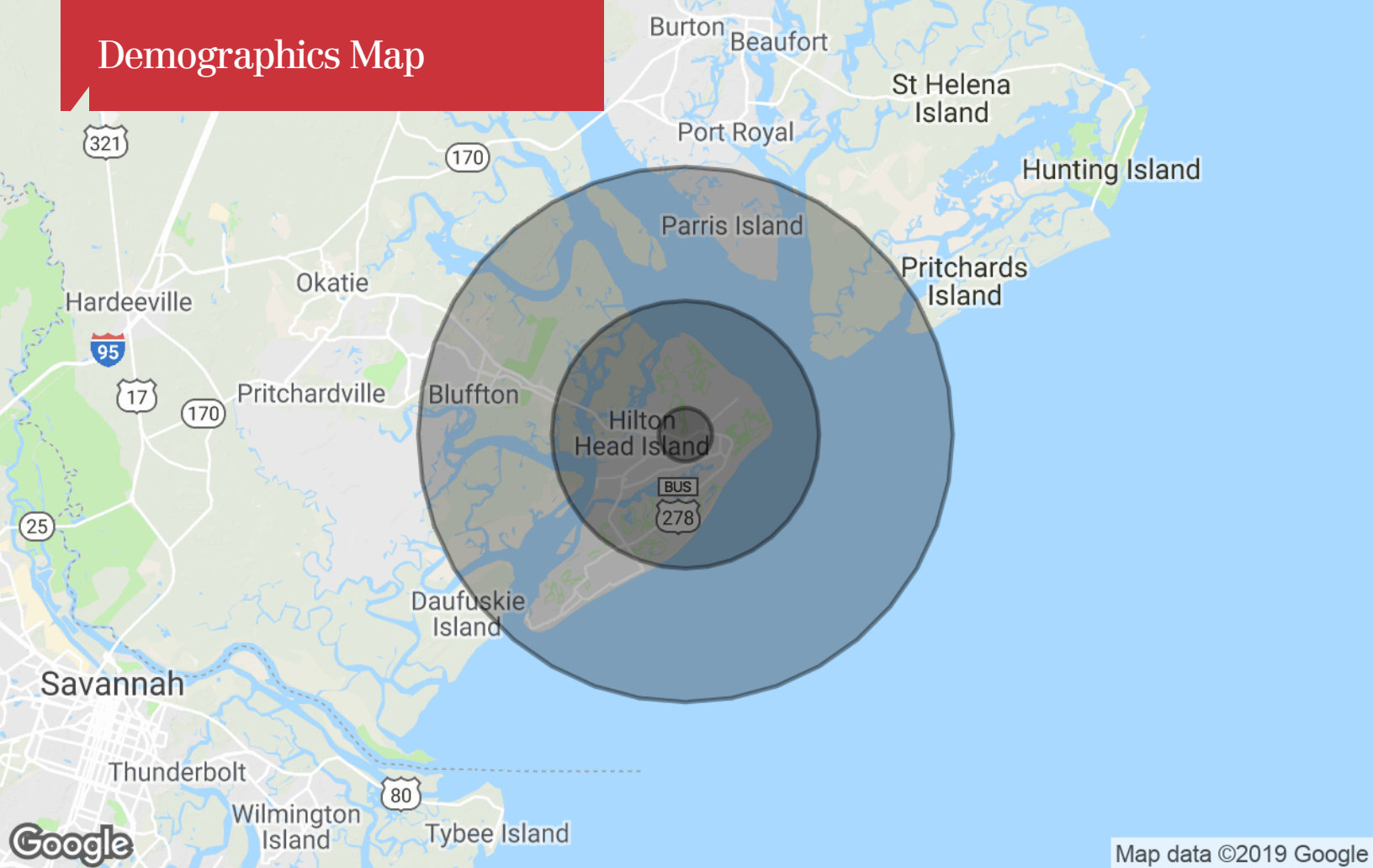


## Additional Photos





# Demographics Map



Map data ©2019 Google

<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL POPULATION	2,387	32,003	58,713
MEDIAN AGE	48.1	49.4	46.4
MEDIAN AGE (MALE)	47.3	48.9	45.8
MEDIAN AGE (FEMALE)	49.0	49.7	46.8
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL HOUSEHOLDS	1,014	14,175	24,216
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$110,032	\$100,540	\$97,964
AVERAGE HOUSE VALUE	\$513,229	\$555,707	\$552,821

\* Demographic data derived from 2010 US Census