



## PRIME INVESTMENT OPPORTUNITY

Leased Commercial Property at the Gateway to Hilton Head Island



*For Sale* OFFICE/MEDICAL SPACE

**1544 Fording Island Road  
Hilton Head Island, SC**

This premier commercial property offers unbeatable exposure in one of the most strategic and high-traffic locations in the Lowcountry. **Currently leased to a nationally recognized law firm**, this is a rare turnkey investment opportunity with immediate income and long-term potential. Secure lease in place with a National Law Firm—4 years remaining. High visibility and traffic counts from daily commuters and island visitors. Well-maintained structure with professional office buildout. Current Cap Rate 6.5% with yearly lease increase of 3%.

MLS # ..... 453697

SQUARE FEET ..... 4,264

SALE PRICE ..... \$1,550,000

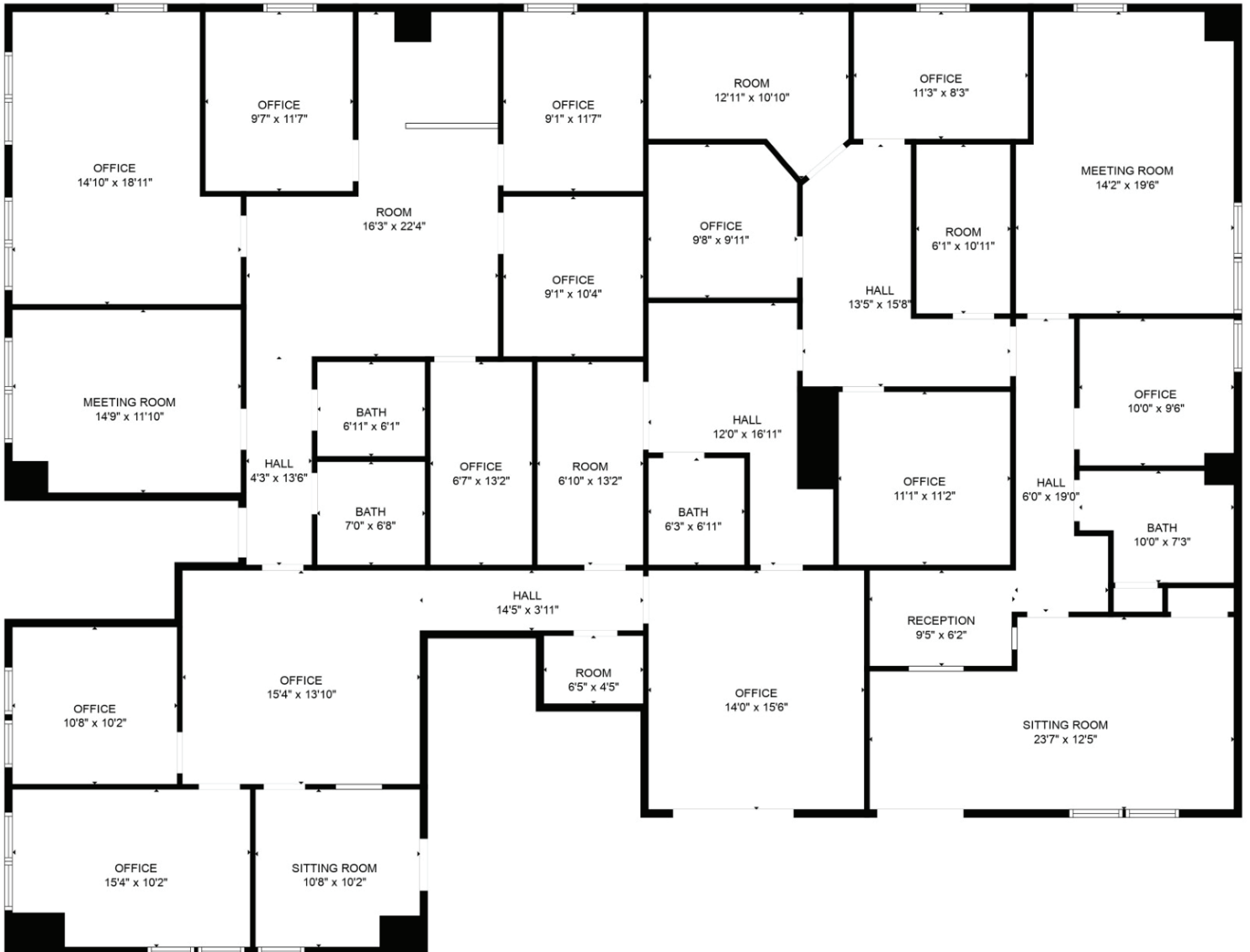
### FOR MORE INFORMATION

Craig Cleveland  
(843) 540-5240  
craigcleveland@live.com



# FLOORPLAN

1544 Fording Island Road



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

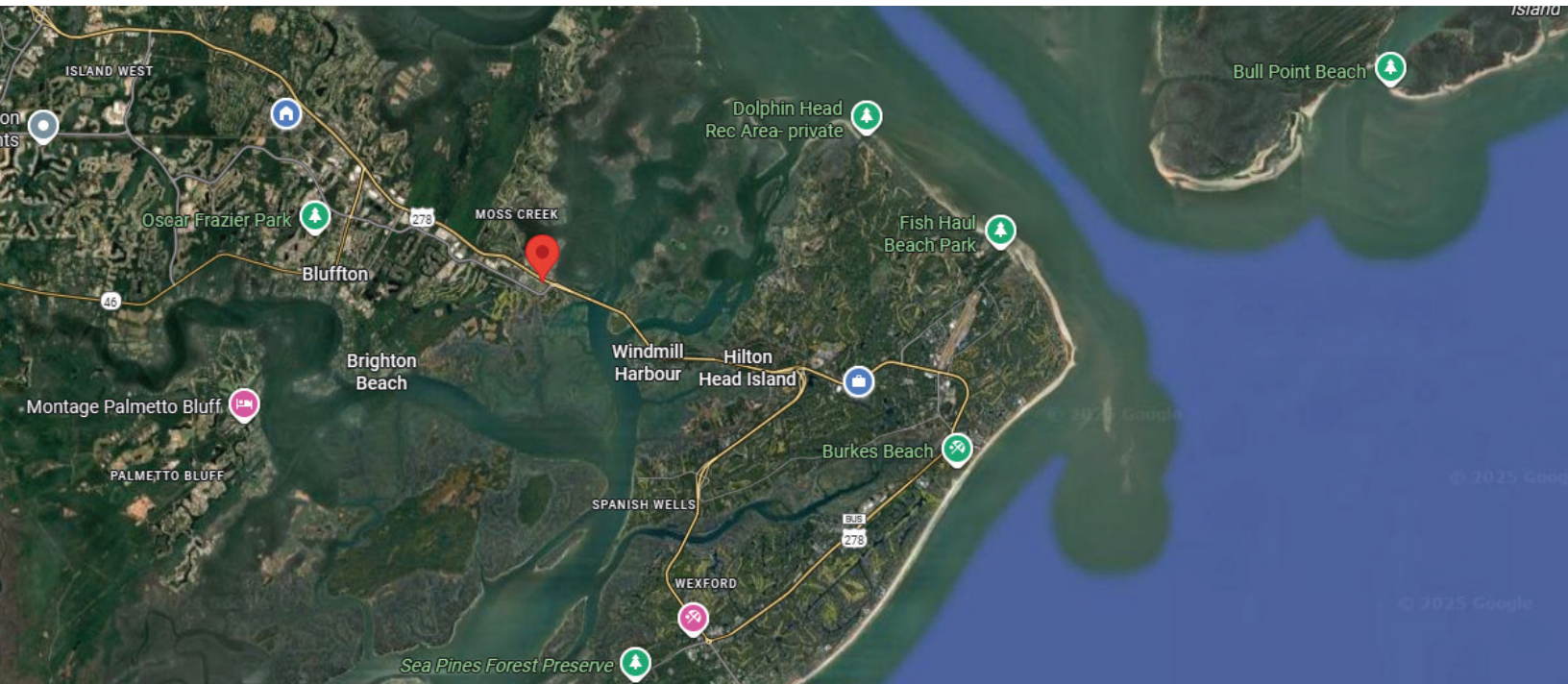
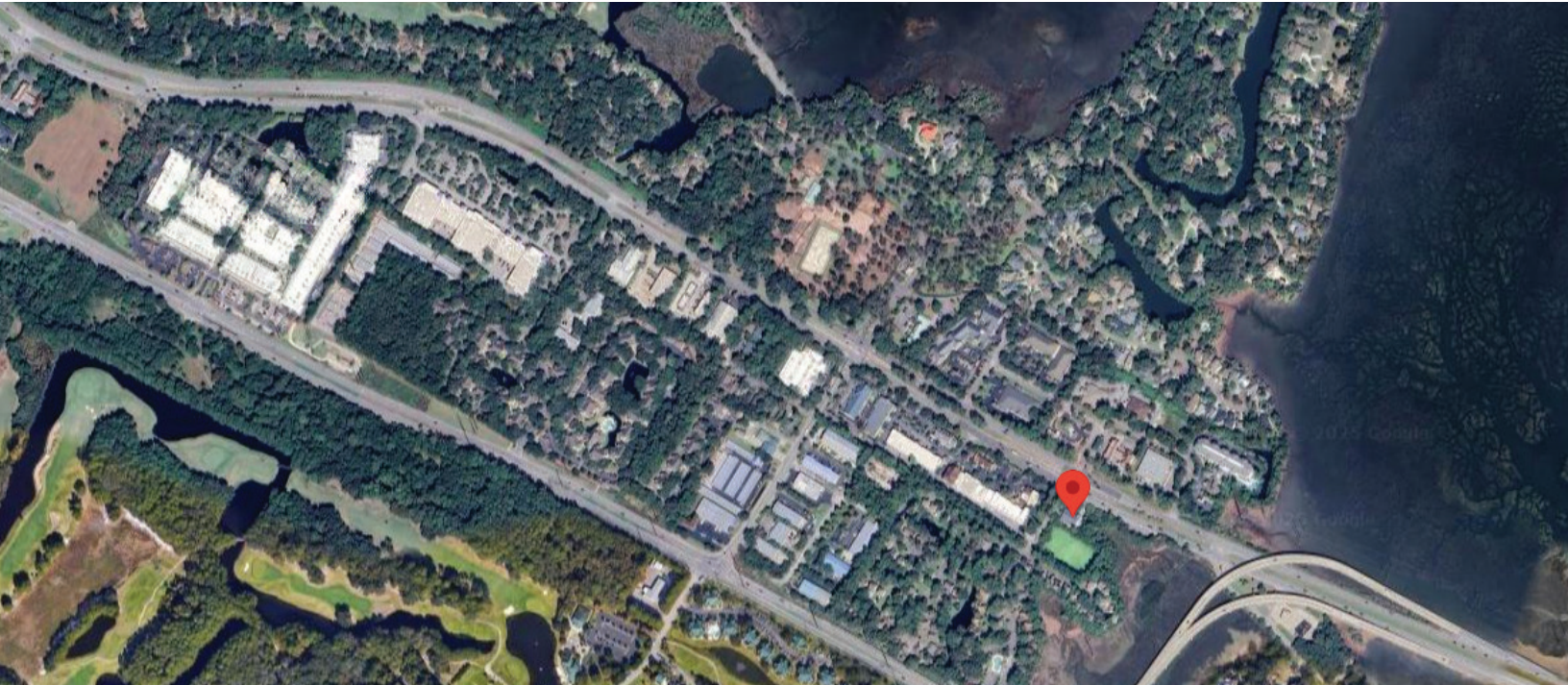
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# LOCATOR MAPS

1544 Fording Island Road



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# PHOTOS

1544 Fording Island Road

