

FOR SALE

FREESTANDING RESTAURANT PROPERTY

9 PARK LANE HILTON HEAD ISLAND, SC 29928



VM | REAL ESTATE



CONTACT

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FOR SALE

PROPERTY OVERVIEW

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OFFERING SUMMARY

Sale Price:	\$1,850,000
Building SF:	4,000+/- SF
Acreage:	1.49+/- Acres
Market:	Hilton Head Island

PROPERTY HIGHLIGHTS

- Freestanding Restaurant Building For Sale
- 4,000 SF on 1.49 Acres +/-
- Extraordinary Visibility
- Includes all FF&E
- Room for Expansion

PROPERTY OVERVIEW

Highly desirable commercial property fronting Wm Hilton Parkway (Highway 278), HHI's main thoroughfare. This 4,000 sf freestanding restaurant building on 1.49 acres, offers a rare opportunity to own a high-traffic, fully equipped restaurant property on the island's bustling South End.

The capacity for 153 indoor patrons plus 43 outdoor seats, is ideal for maximizing year-round revenue. Exceptional exposure to high traffic counts and direct bike path frontage. 20+ year restaurant with over \$1M/year in sales confirms this is a proven income-generating location. Sale includes all FF&E. Functional service yard, two large parking fields, two dedicated monument signs for maximum brand visibility and enough land to expand or add another building. Roof replaced a few years ago and HVAC still has significant useful life.

Whether you're an operator looking to step into a turnkey opportunity, or an investor seeking a high-visibility asset in a thriving resort market, this property delivers on both potential and performance.

LOCATION OVERVIEW

Centrally located with frontage on both Park Lane and Hwy 278, close to the busy Sea Pines circle and in close proximity to the Cross Island Connector and USCB campus. Demographics confirm approx. 31,000 residents within a 5-mile radius with avg incomes exceeding \$156,560/yr. This location is ideal for capturing business from locals, while also tapping into the steady flow of over 3.1 million annual visitors who play, stay, and shop on the south end of the island. Surrounded by office, retail, hotel and residential developments.

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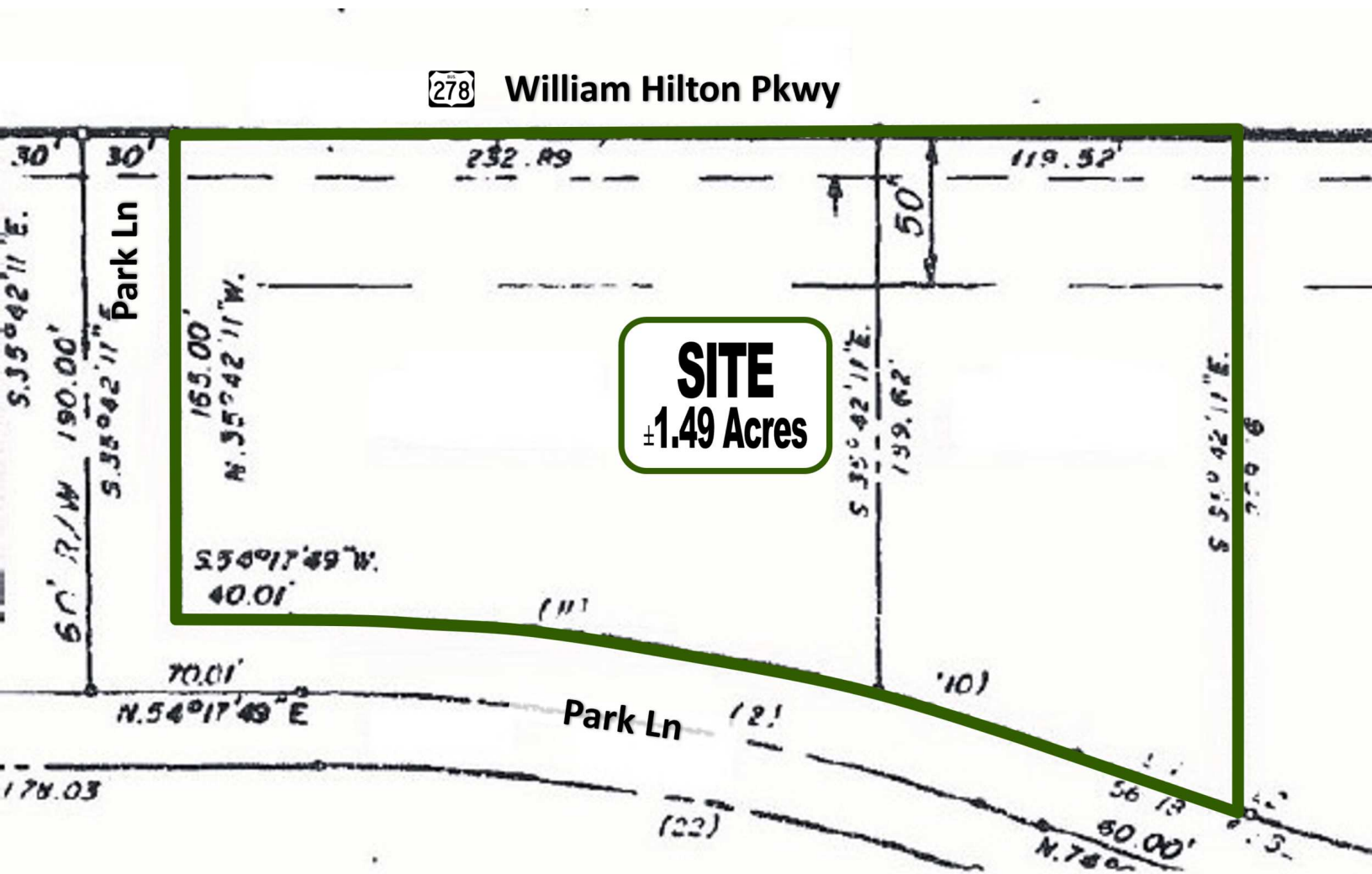


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PLAT

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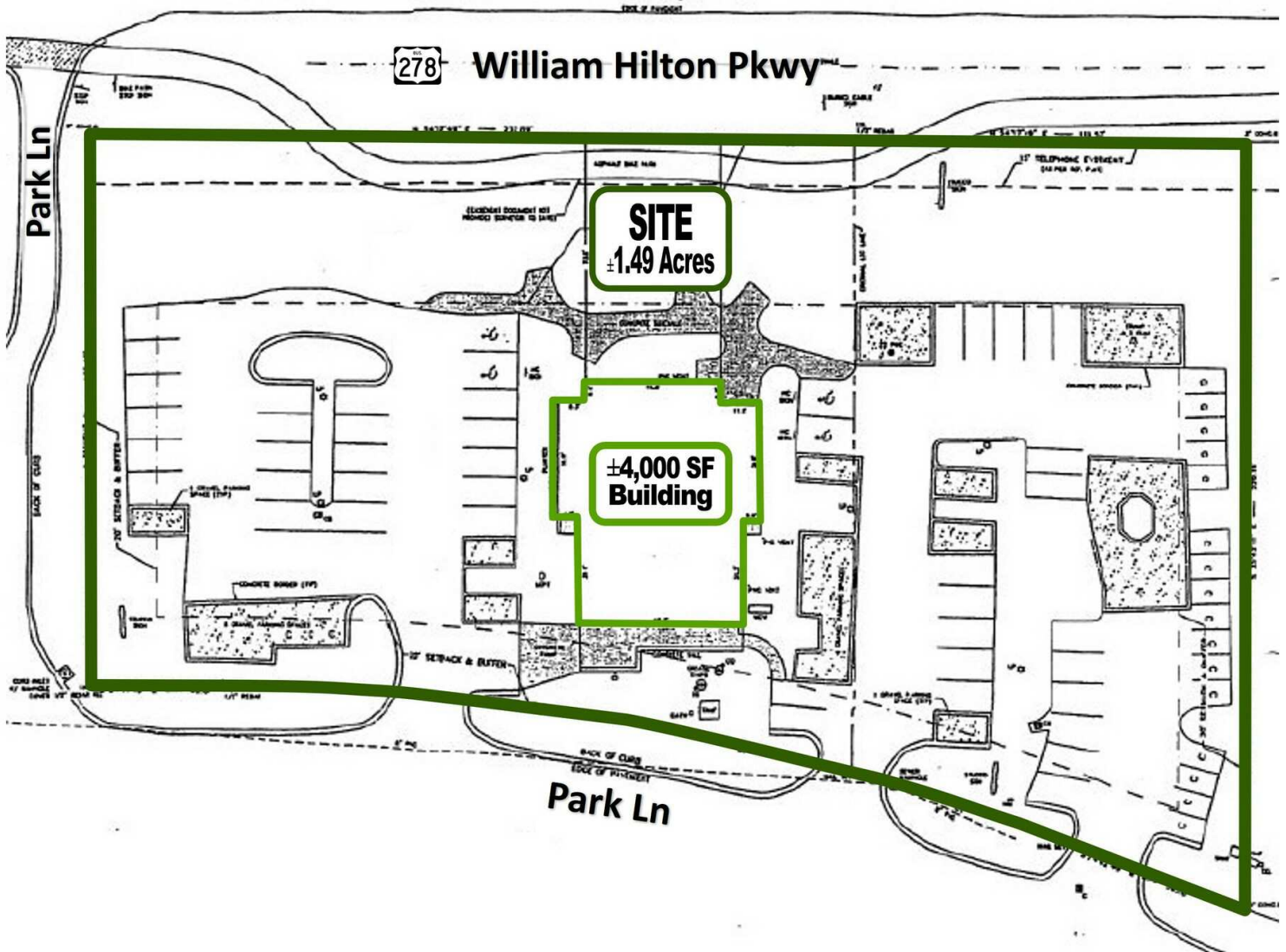


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SITE PLAN

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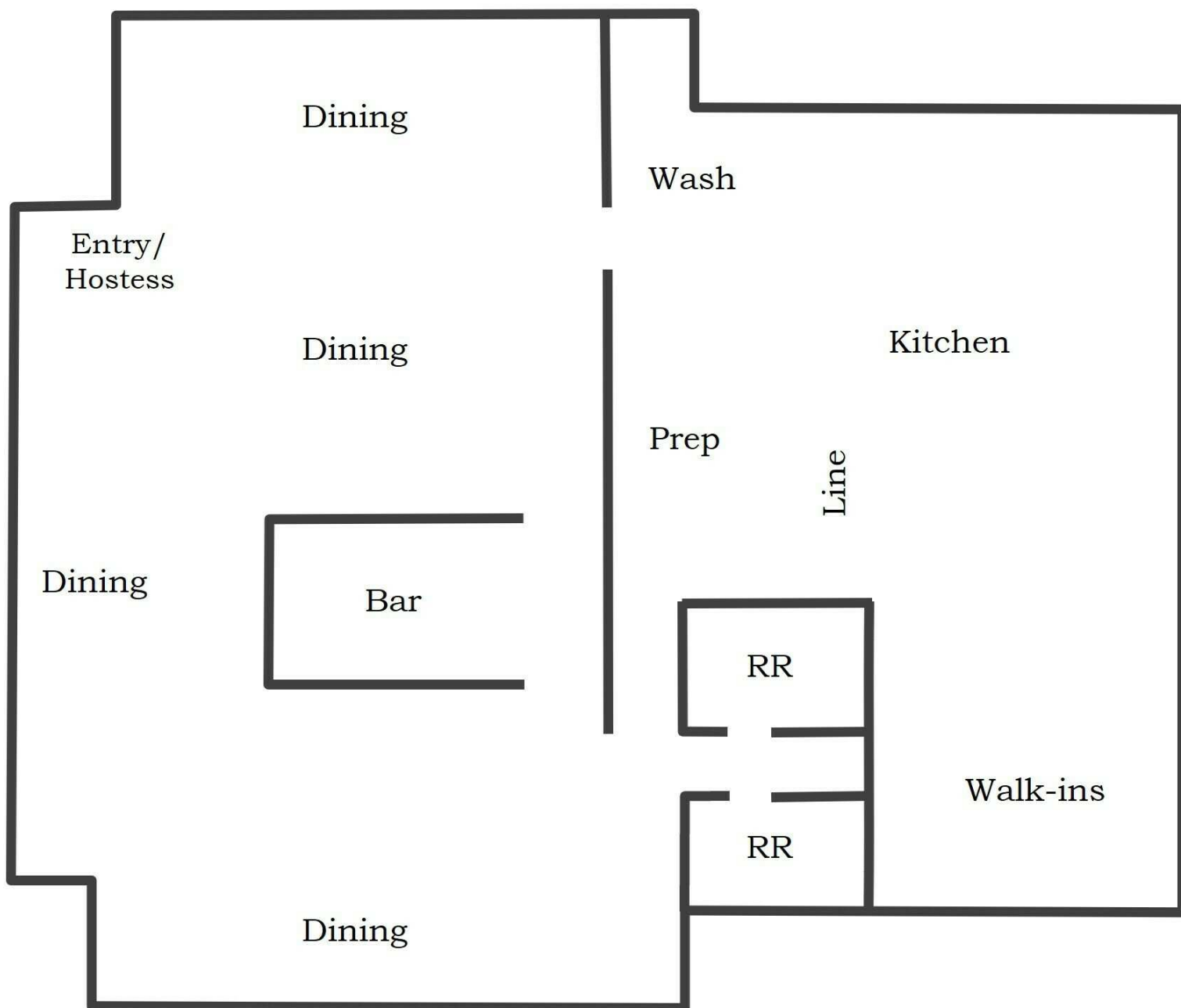


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FLOOR PLAN

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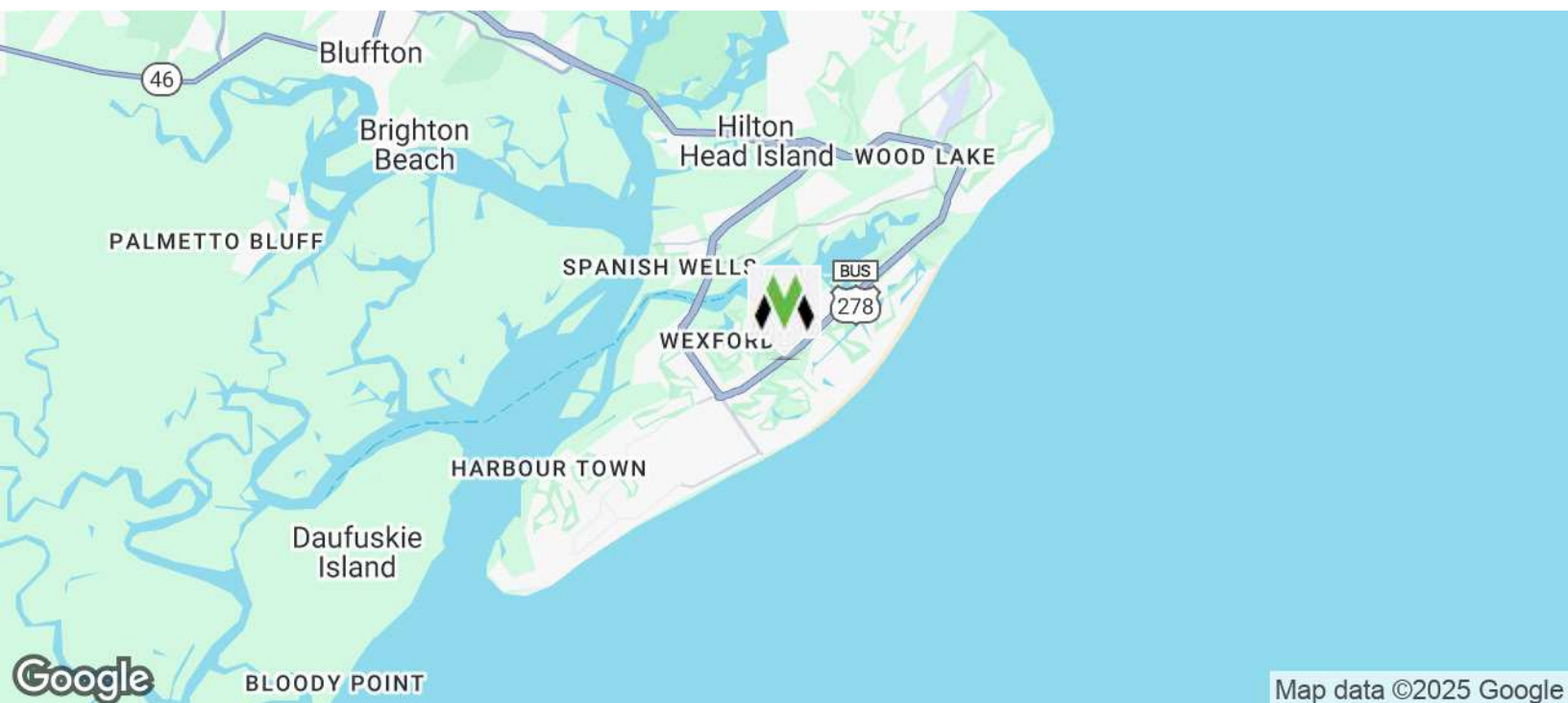
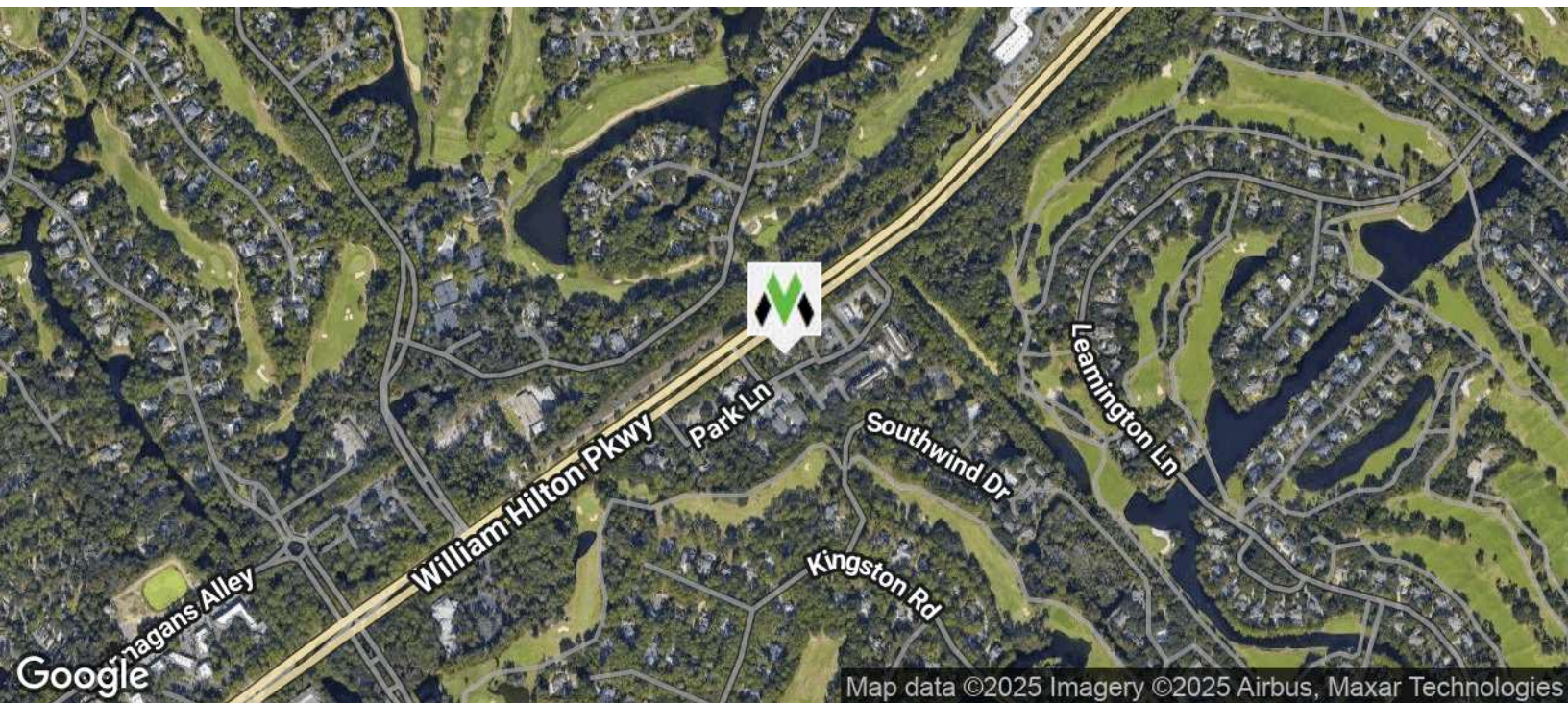


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LOCATION MAPS

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AERIAL MAP

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PROPERTY AERIAL

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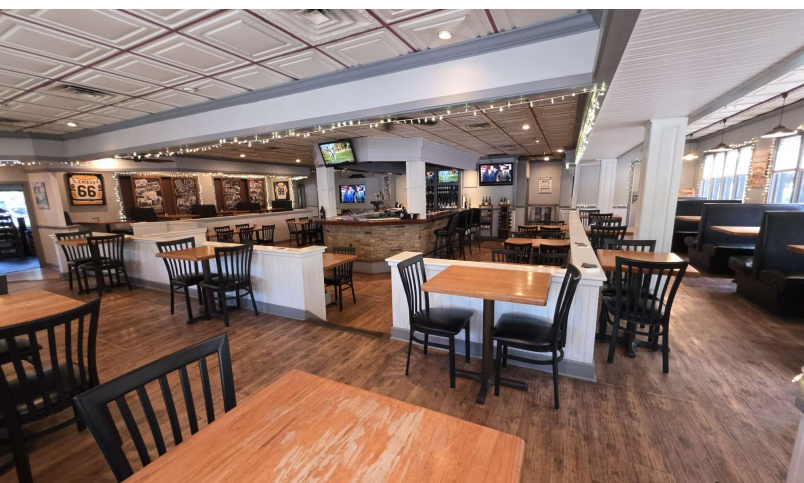


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INTERIOR PICTURES

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