

**FOR SALE**

# 3 REGENCY PARKWAY

3 REGENCY PARKWAY HILTON HEAD ISLAND, SC 29928



VM | REAL ESTATE 



CONTACT

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# PROPERTY OVERVIEW

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## OFFERING SUMMARY

Sale Price:	\$949,000
Available SF:	2,250+/- SF
Year Built:	1987
Zoning:	LC
Market:	Hilton Head

## PROPERTY OVERVIEW

2,250 square foot retail building on .44 acres fronting Highway 278. The property was operating as a gas station / convenience store from 1987 until 2020. The pumps and underground storage tanks were removed in 2020 and the property received a UST closure report. The property is zoned Light Commercial which allows for the majority of commercial uses. The property can accommodate a variety of retail uses including restaurant and the sale includes \$130,000 of construction drawings for a restaurant concept that has already been permitted.

## PROPERTY HIGHLIGHTS

- 2,250 sf Retail Building on .44 Acres on Hilton Head Island
- Restaurant Plans and Permit Included
- Situated Directly on William Hilton Parkway (Highway 278)
- Central Island Location - Easy Access Throughout the Market

## LOCATION OVERVIEW

Located on William Hilton Parkway (mid-island) between Shelter Cove and the Sea Pines traffic circle. The property is situated between Bullies BBQ and Stacks Pancakes restaurant adjacent to the Red Roof Inn. Surrounded by commercial developments and directly across from the South Island Square shopping center comprised of several popular shops and restaurants. Easily accessed from anywhere on the island and just minutes from the Cross Island Connector making it a short drive to Bluffton and beyond. Strong demographics, with a population of approximately 33,500 within a five mile radius, with average household incomes of approximately \$145,530, and traffic counts in front of the property of approximately 38,000 vehicles per day.

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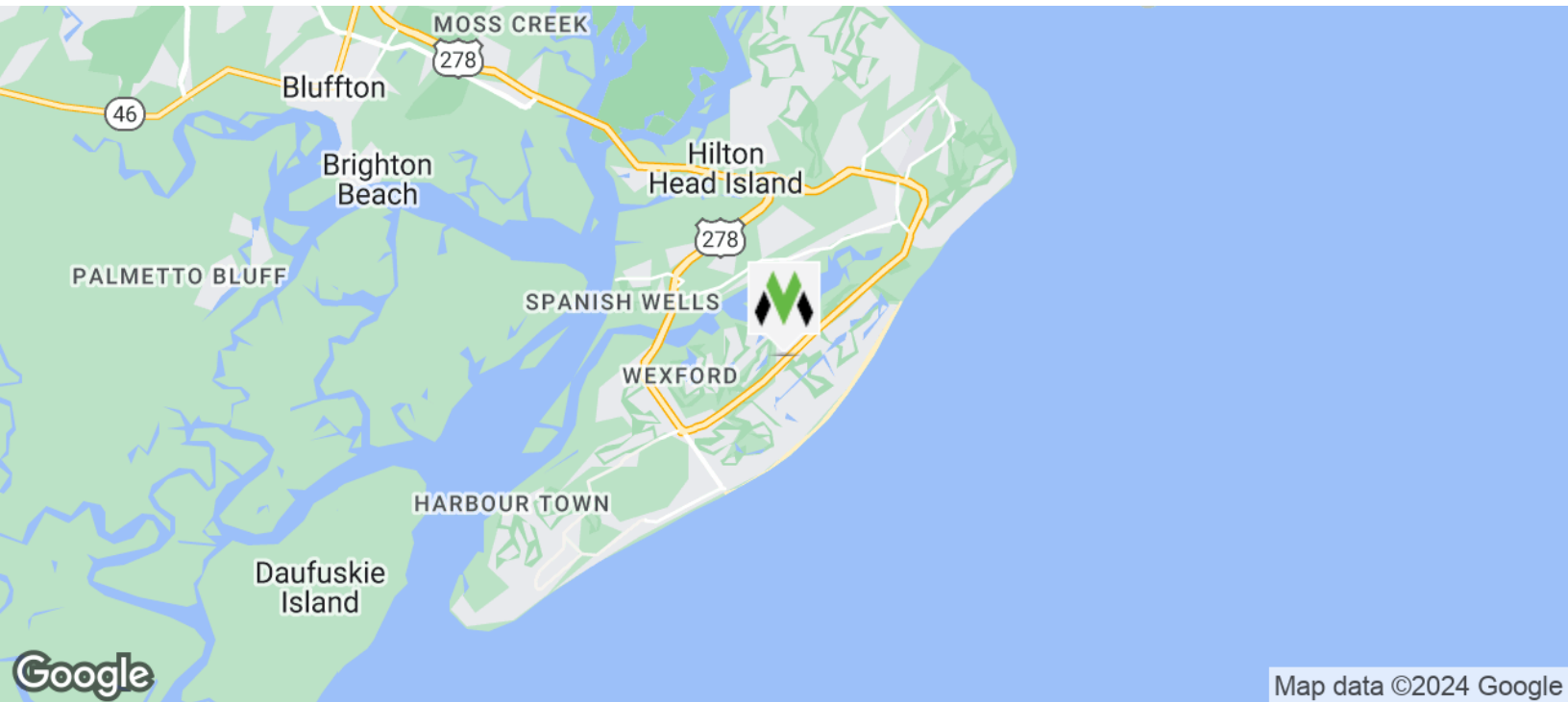
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# LOCATION MAPS

3 REGENCY PARKWAY HILTON HEAD ISLAND, SC 29928



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Map data ©2024 Google

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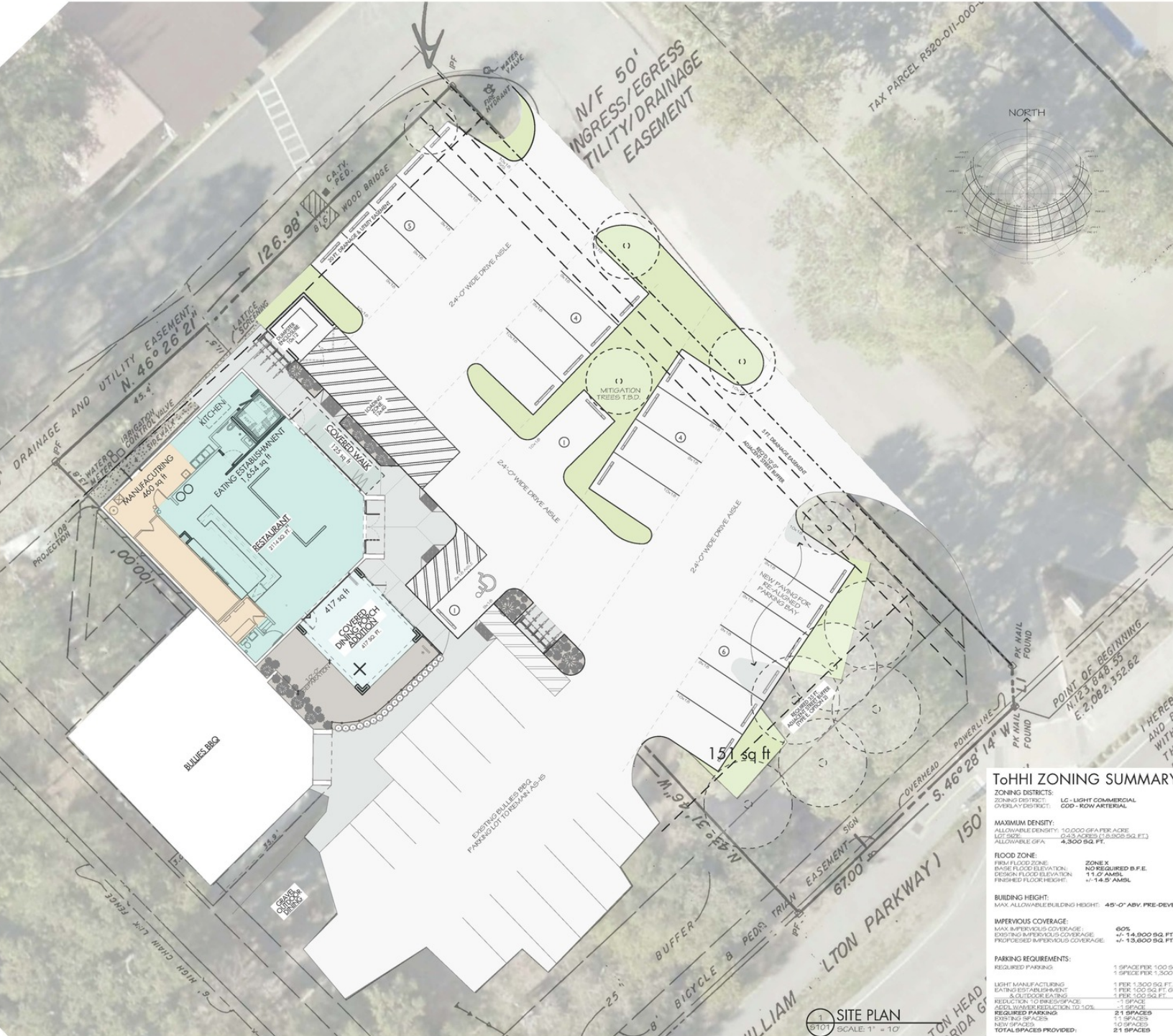


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# SITE PLAN

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