



## 5 Hunter Road, Unit A-2

5 Hunter Road, Unit A-2

Hilton Head Island, South Carolina 29926

### Property Highlights

- This building is located on the north end of Hilton Head Island.
- The layout consists of approximately 923 square feet of finished showroom, large meeting room, restroom and storage closet. The warehouse is approximately 862 square feet with an overhead door and includes a small area above the showroom for storage.
- Other tenants include; Speedi Sign, D&S Screens, and Hartough Golf. Tower Railings and G&D Granite occupy the rear building.

### Offering Summary

Available SF:	1,785+/- SF
Lease Rate (Year 1):	\$2,700/month
Taxes, Insurance & CAM:	Included in the Rent
Power:	Tenant's Responsibility
Annual Increases:	3%
Term:	5 Years
Zoning:	Light Industrial

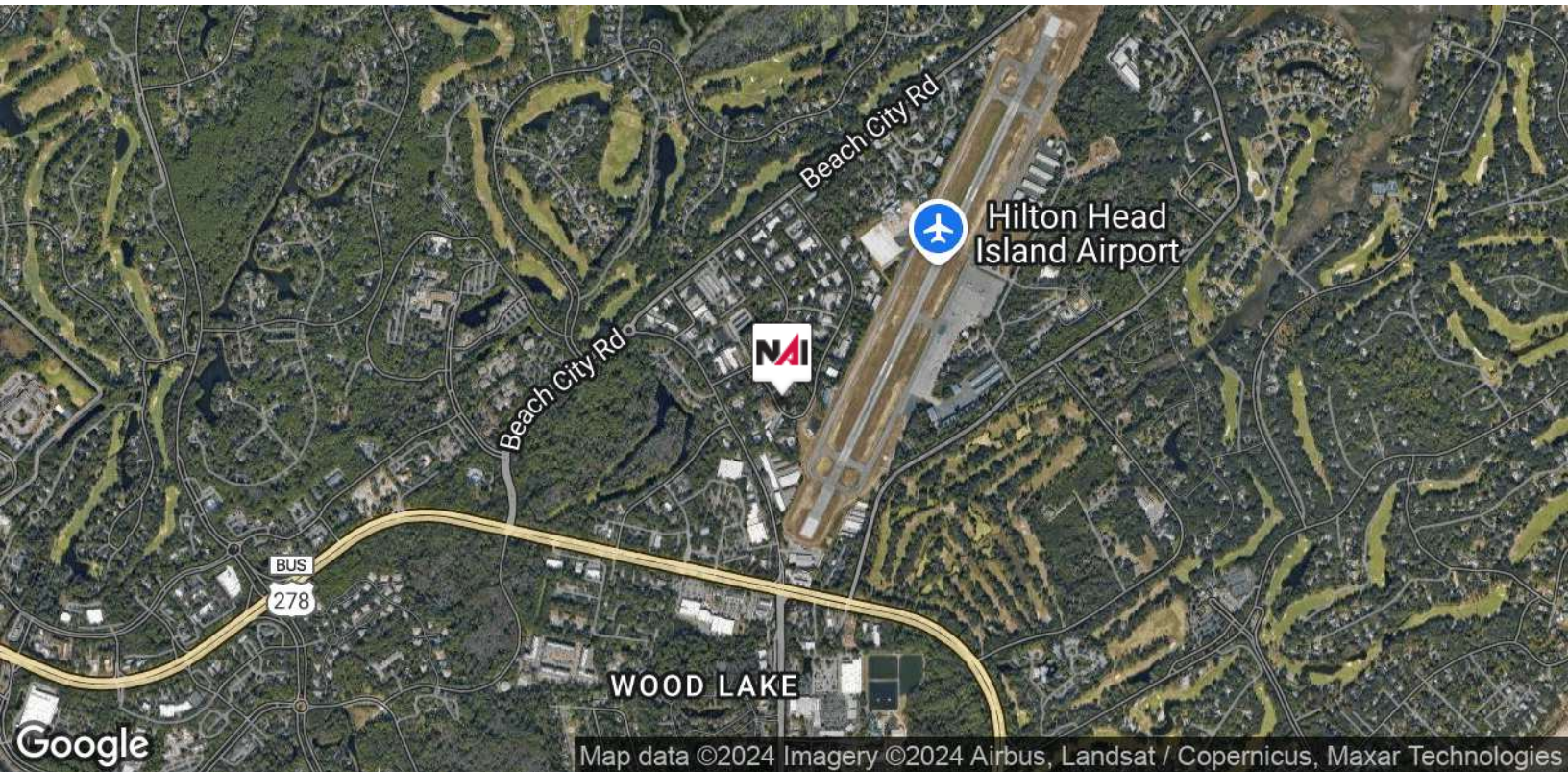
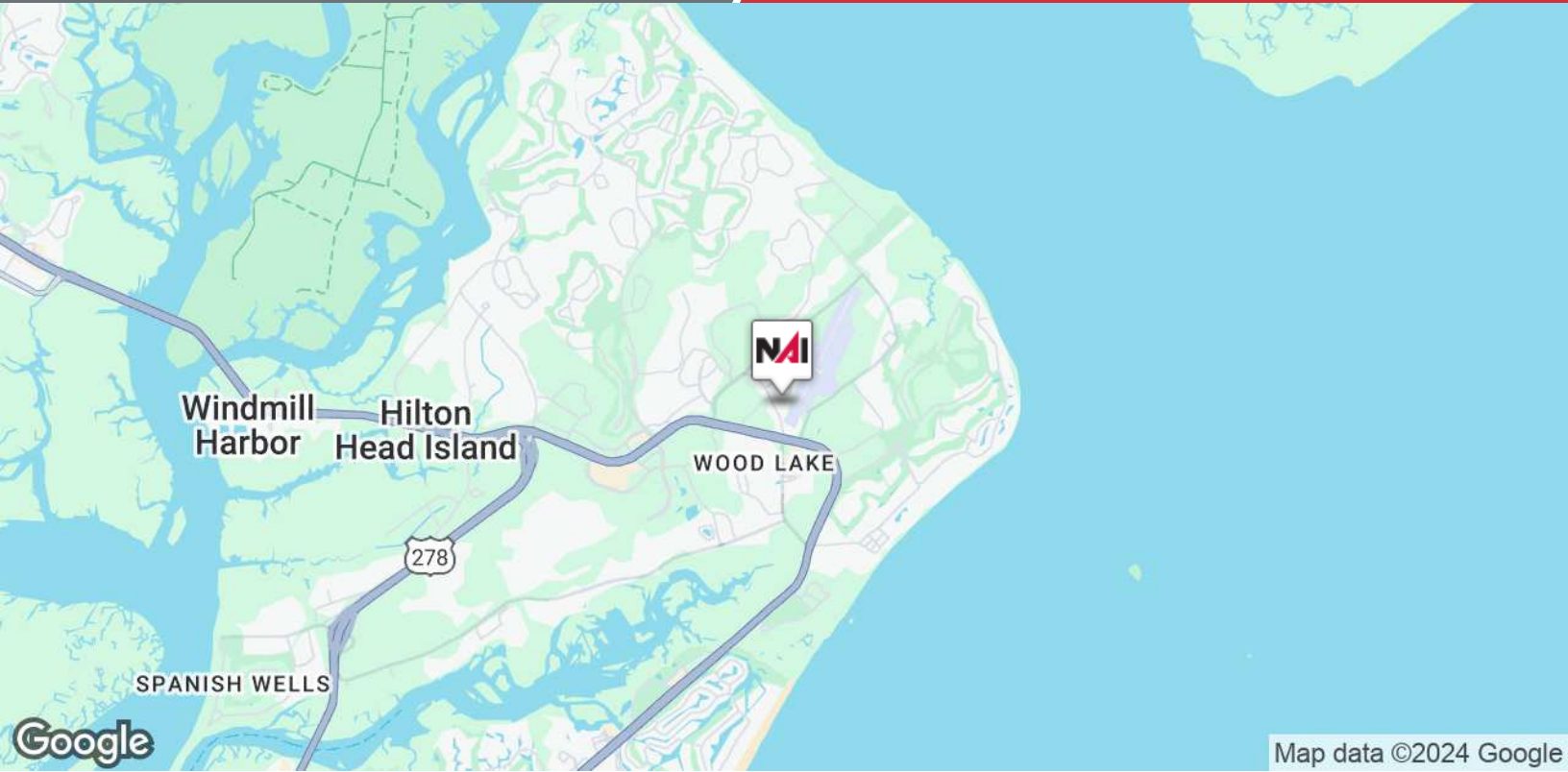
### For More Information

**Baker Wilkins**

O: 843 837 4460 x2

baker@naicarolinacharter.com

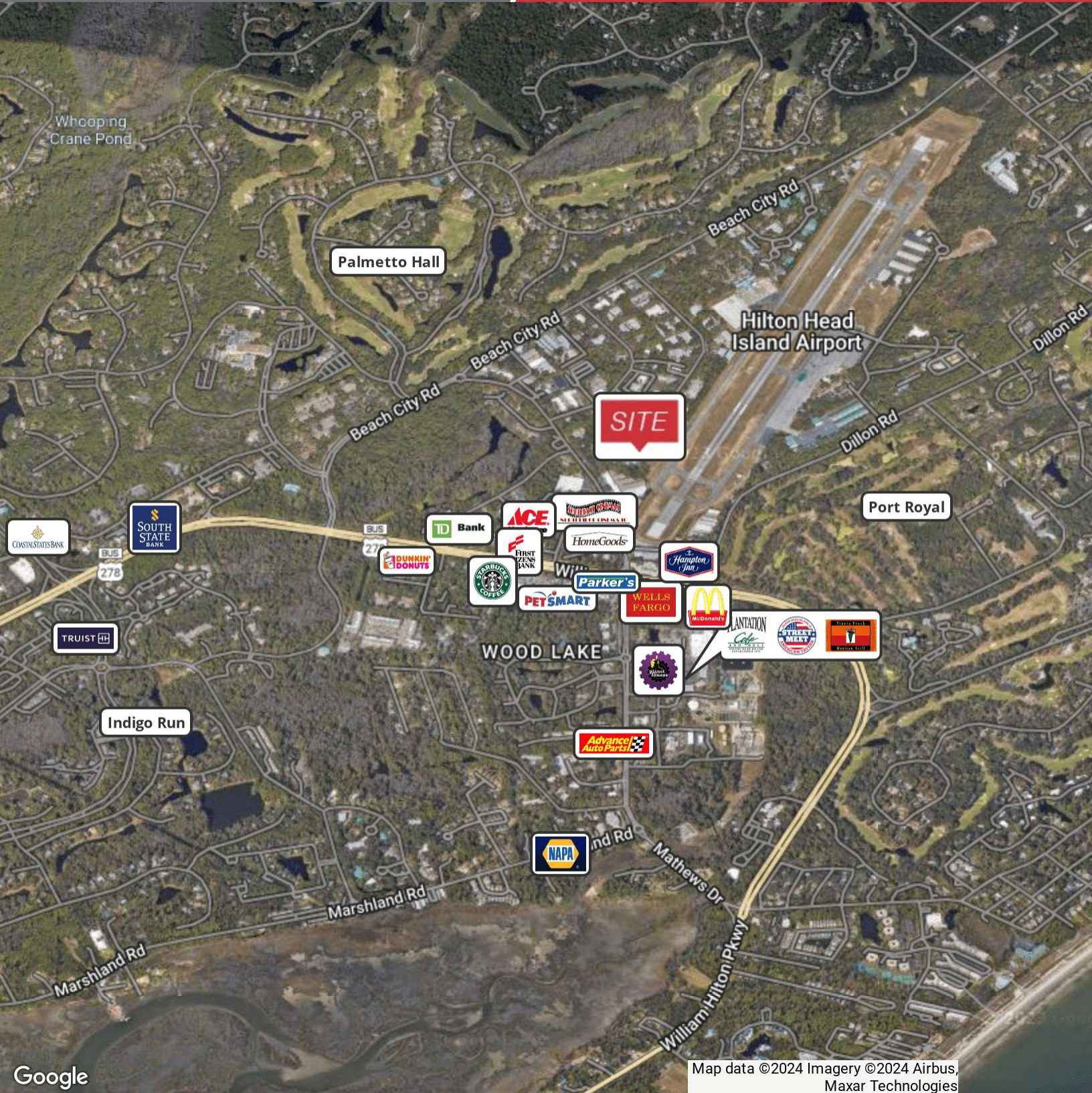




We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

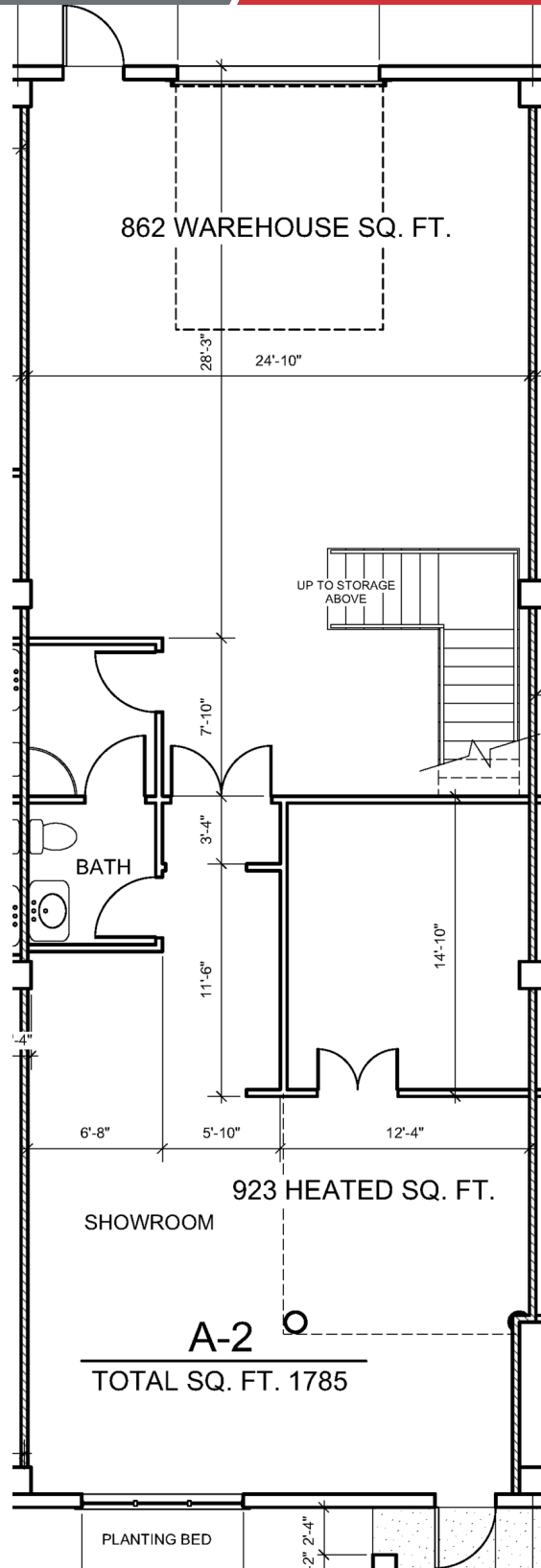
1227 May River Road, Suite 100  
Bluffton, SC 29910  
843 837 4460 tel  
naicarolinacharter.com





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.







We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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