

FOR SALE

INCOME PRODUCING OFFICE FOR SALE HHI

21 NEW ORLEANS RD STE C & D, HILTON HEAD ISLAND, SC 29928



VM | REAL ESTATE 



CONTACT

VONNIE MAJEWSKI

843.338.1799

vonnie@vmrealestate.com

FOR SALE

PROPERTY OVERVIEW

21 NEW ORLEANS RD STE C & D, HILTON HEAD ISLAND, SC 29928



OFFERING SUMMARY

Sale Price:	\$850,000
NOI:	\$64,076
Cap Rate:	7.54%
Market:	Hilton Head

PROPERTY HIGHLIGHTS

- Income Producing Office For Sale
Hilton Head Island
- NNN Lease
- Annual Escalation
- Great South End Location
- Onsite Parking & Monument
Signage

PROPERTY OVERVIEW

Income producing, 4,419 sf office condominium available for sale on the south end of Hilton Head. The condo represents the prominent / street side of the building and has been leased to a strong credit, vacation rental company, for the last five years. Tenant has just renewed the lease for three more years through December, 2028. The lease is NNN with 3% annual escalation and a NOI of \$64,076. The property is being offered at a 7.54% cap rate. Functional layout that could be split into two fully functional spaces if desired in the future. Ideal for investor looking for an easy to manage income producing property in a great location. Onsite parking and monument signage, brand new HVAC, new windows and no POA/regime.

LOCATION OVERVIEW

Located on New Orleans Rd., on the bustling south end of Hilton Head Island. New Orleans Rd. is a major artery that intersects with Highway 278 / William Hilton Parkway in two locations, and Pope Avenue. The property is near the busy Sea Pines circle and in close proximity to the Cross Island Connector and USCB Hilton Head campus. Surrounded by restaurants, retail and residential developments, including Shipyard, Sea Pines, Long Cove and Wexford Plantation. Great exposure to high vehicle and bike path traffic.

VONNIE MAJEWSKI

843.338.1799

vonnied@vmrealestate.com

VM REAL ESTATE | 843.338.1799 | 39 PEARCE RD. BLUFFTON, SC 29910 | VMREALESTATE.COM

The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

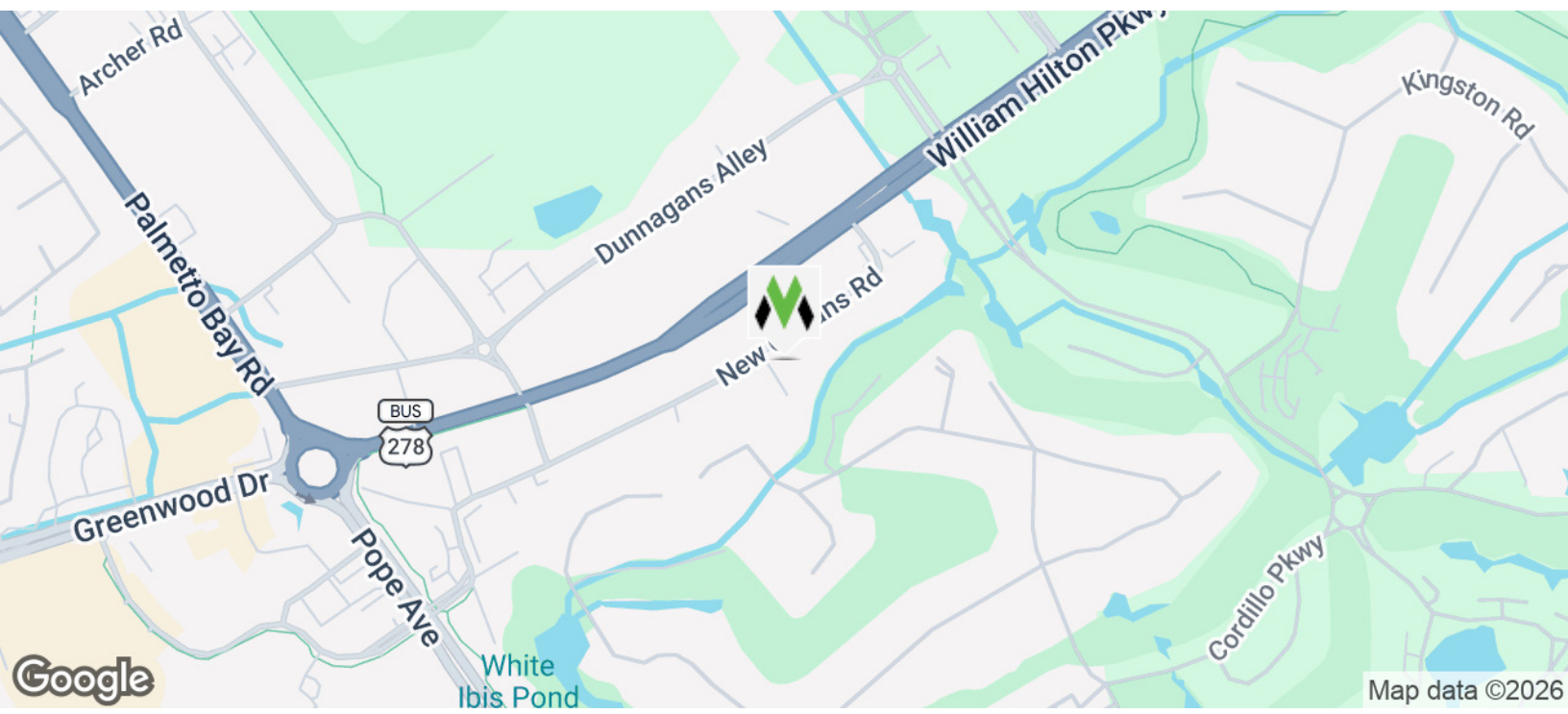
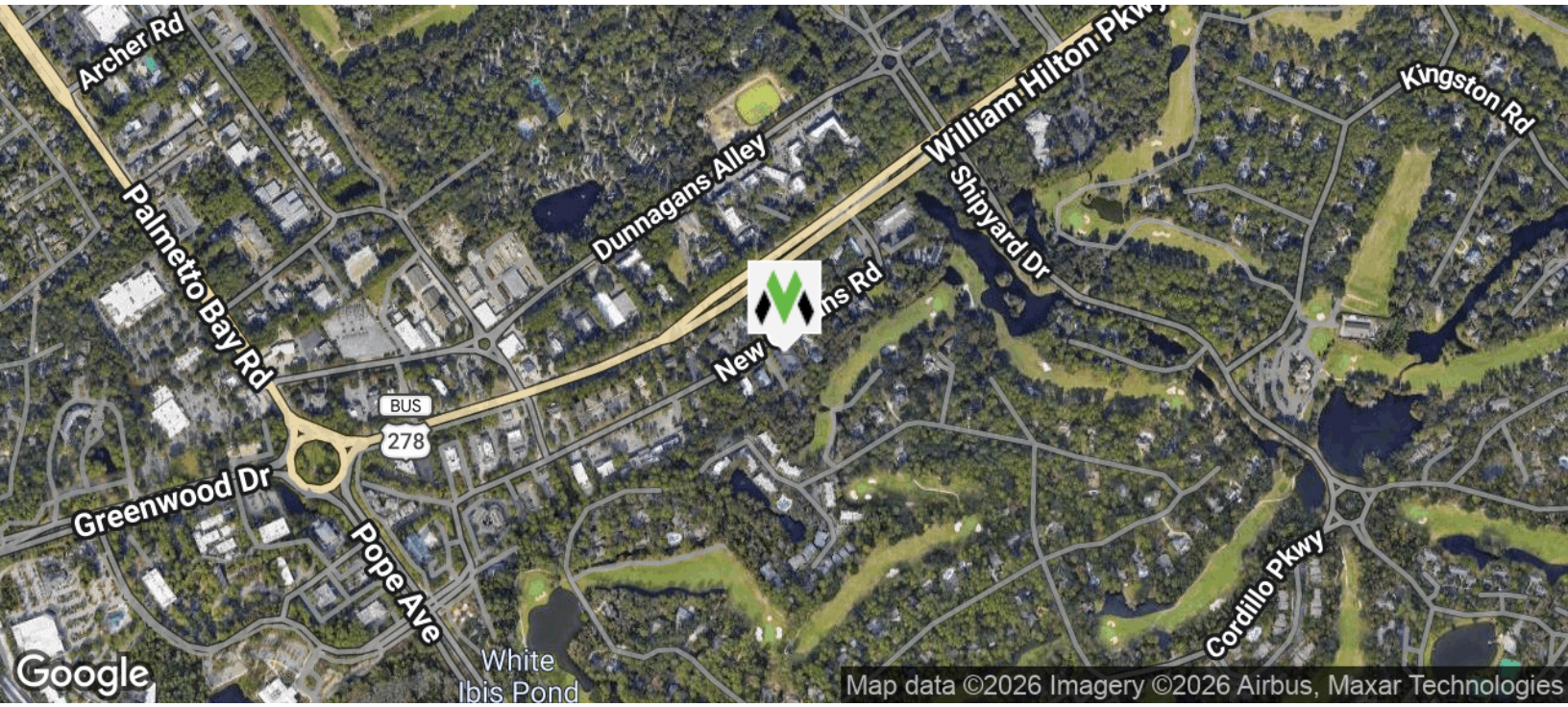


VM | REAL ESTATE 

FOR SALE

LOCATION MAPS

21 NEW ORLEANS RD STE C & D, HILTON HEAD ISLAND, SC 29928



VONNIE MAJEWSKI

843.338.1799

vonnie@vmrealestate.com

VM REAL ESTATE | 843.338.1799 | 39 PEARCE RD. BLUFFTON, SC 29910 | VMREALESTATE.COM

The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



VM | REAL ESTATE 

FOR SALE

INTERIOR PICTURES

21 NEW ORLEANS RD STE C & D, HILTON HEAD ISLAND, SC 29928



VONNIE MAJEWSKI
843.338.1799
vonnie@vmrealestate.com

VM REAL ESTATE | 843.338.1799 | 39 PEARCE RD. BLUFFTON, SC 29910 | VMREALESTATE.COM

The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



VM | REAL ESTATE