

For Sublease - Former Medical Space

25 Hospital Center Blvd | Hilton Head Island, SC 29926

carolina
retail
experts
concept to community

SRS
Real Estate Partners



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For Sublease

Former Medical Space
25 Hospital Center Blvd
Hilton Head Island, SC 29926

Property Specifications

BUILDING SIZE

±6,743 SF

LEASE EXPIRATION DATE

01/31/2031

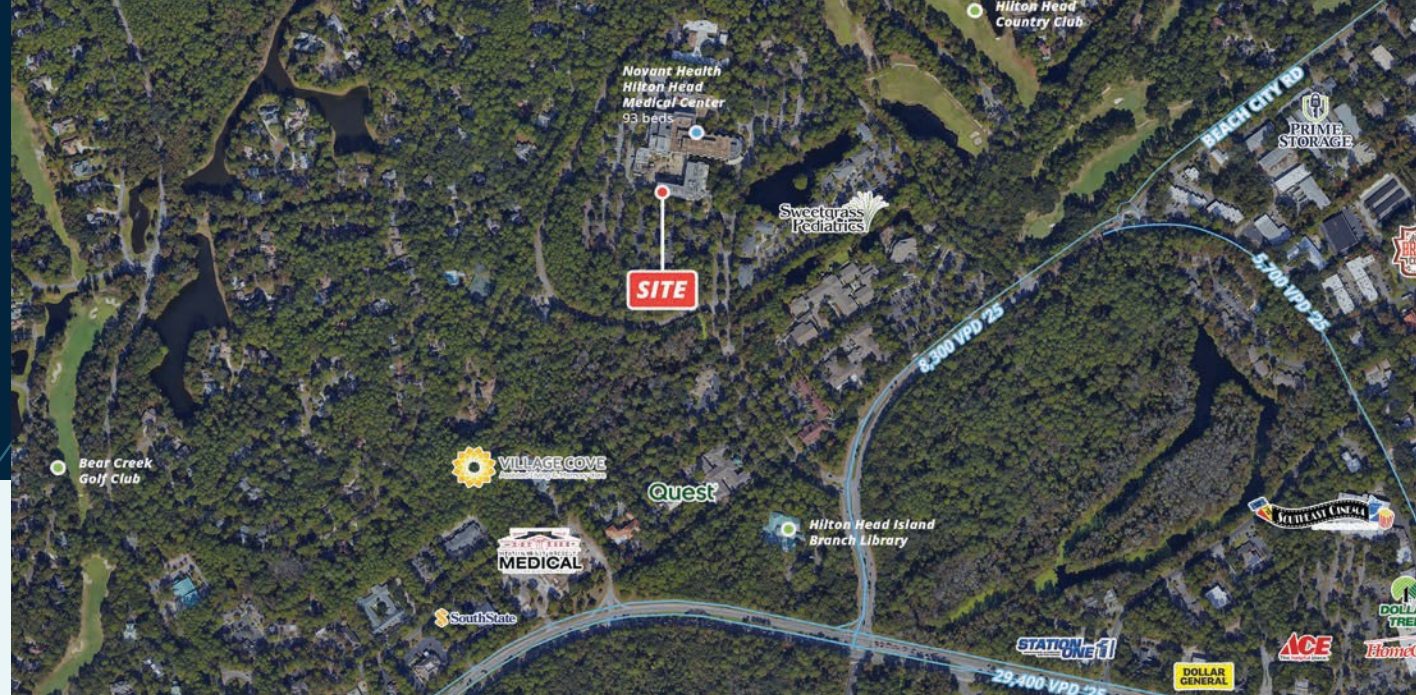
RATE

Contact Broker

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About the Property

- ±6,743 SF former medical space located within Hilton Head Island's established healthcare district, adjacent to and connected with the hospital.
- The property offers an ideal setting for medical, healthcare, and professional office users, with existing medical infrastructure and convenient access to surrounding residential communities and complementary healthcare providers.

Traffic Counts

William Hilton Pkwy	34,200 VPD '24
Beach City Rd	8,300 VPD '25

Source: SCDOT

Join These Retailers

NOVANT
HEALTH

May River
Dermatology

CHARLESTON
ORAL and FACIAL SURGERY

Sweetgrass
Pediatrics

HomeGoods

Island
FOOT & ANKLE
SURGERY

1
DOLLAR
TREE

DOLLAR
GENERAL

Harris Teeter

Quest
Diagnostics

SRS REAL ESTATE PARTNERS

Hilton Head Island, SC



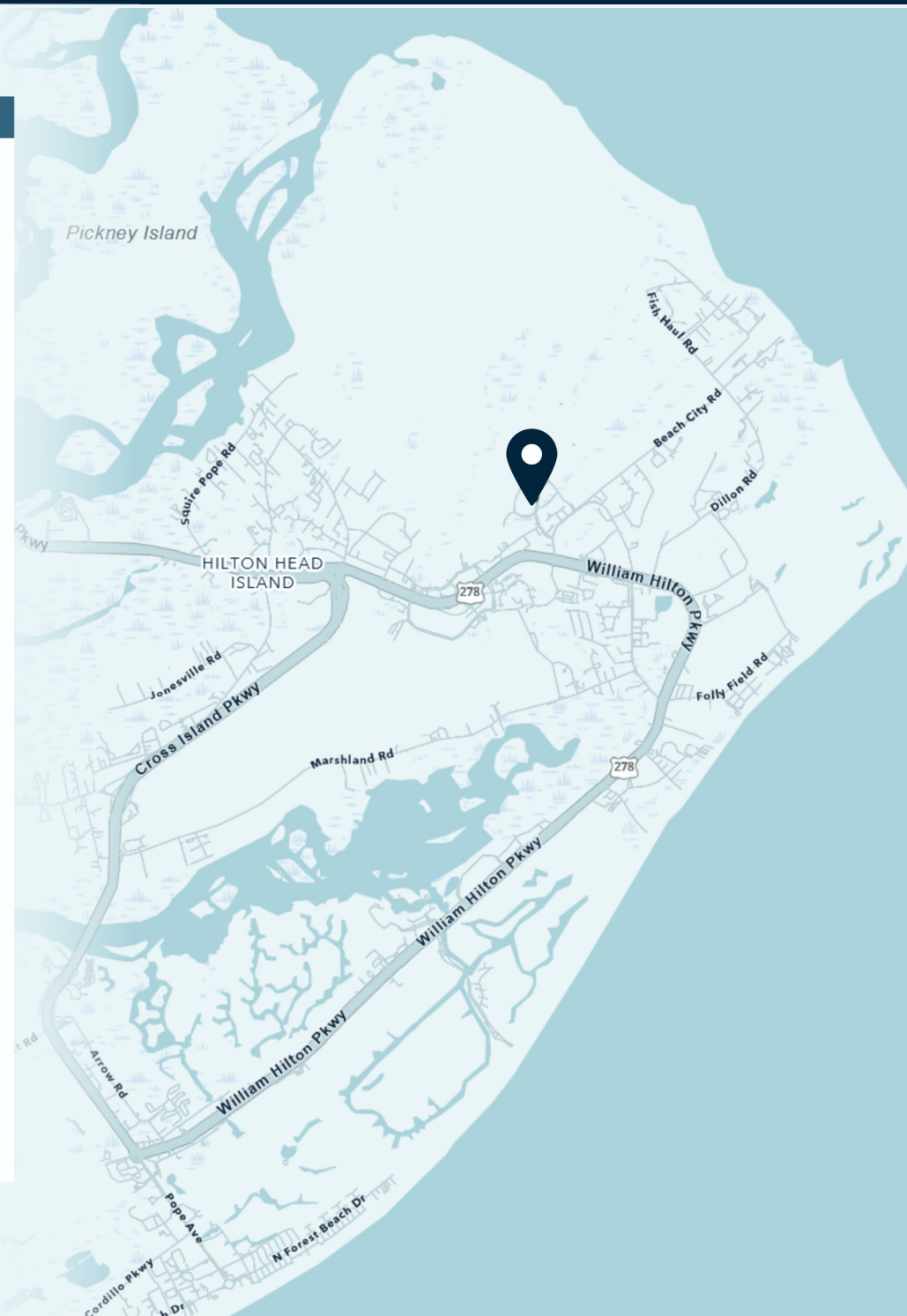
William Hilton Pkwy & Beach City Rd

Hilton Head Island, SC



Area Snapshot

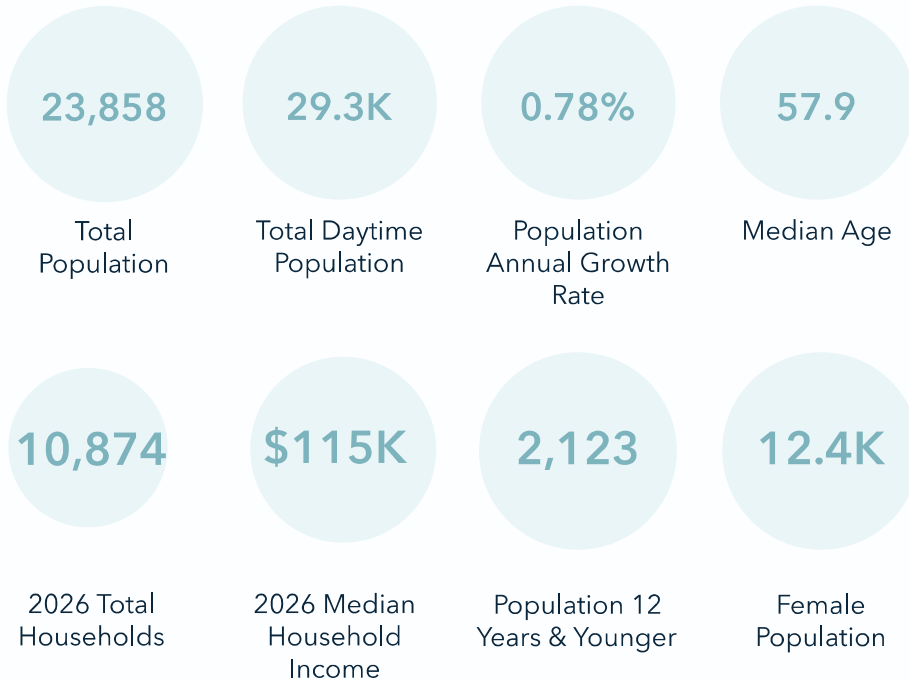
Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	3,465	23,858	31,774
2031 Projected Population	3,531	24,801	33,012
Proj. Annual Growth 2026 to 2031	0.38%	0.78%	0.77%
Daytime Population			
2026 Daytime Population	8,441	29,313	40,195
Workers	6,529	15,927	22,143
Residents	1,912	13,386	18,052
Income			
2026 Est. Average Household Income	\$195,803	\$172,963	\$182,315
2026 Est. Median Household Income	\$137,400	\$114,785	\$120,681
Households & Growth			
2026 Estimated Households	1,656	10,874	14,760
2031 Estimated Households	1,722	11,535	15,664
Proj. Annual Growth 2026 to 2031	0.78%	1.19%	1.20%
Race & Ethnicity			
2026 Est. White	84%	74%	76%
2026 Est. Black or African American	3%	7%	7%
2026 Est. Asian or Pacific Islander	1%	1%	1%
2026 Est. American Indian or Native Alaskan	0%	0%	0%
2026 Est. Other Races	11%	18%	16%
2026 Est. Hispanic (Any Race)	10%	18%	16%



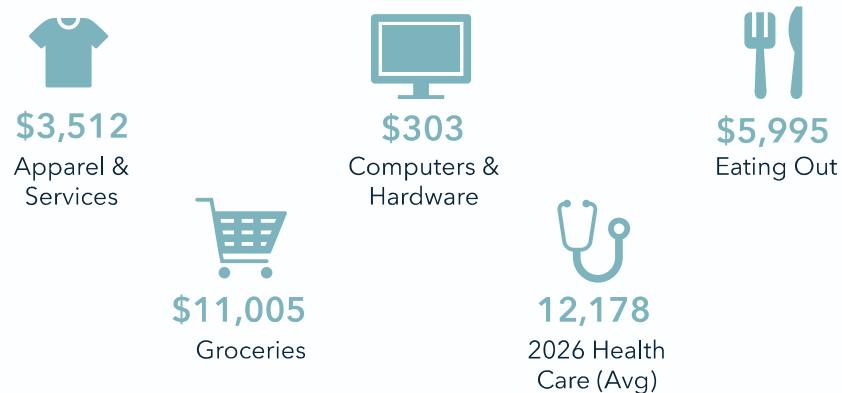
Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

Ring of 3 Miles

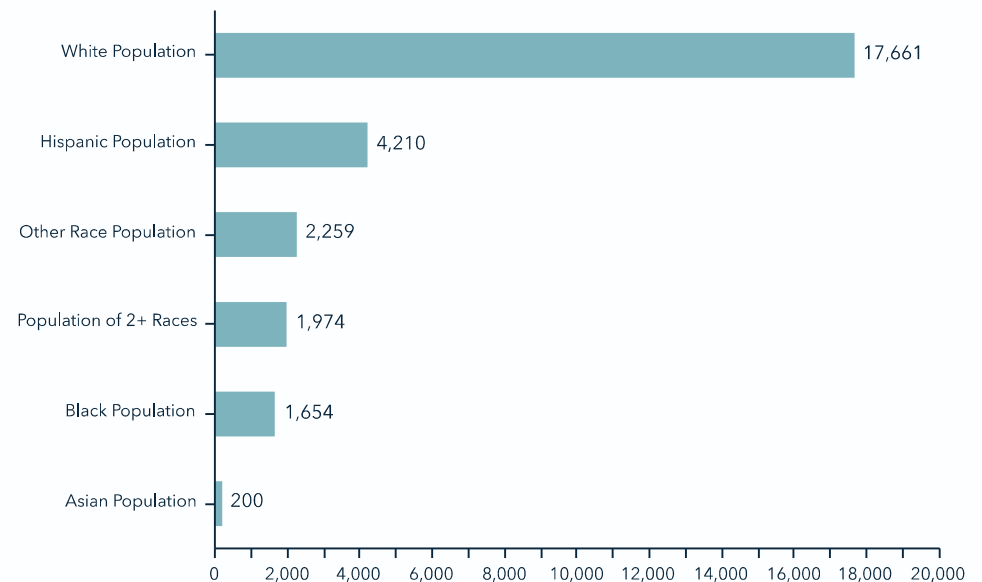
Key Facts



Annual Household Spending



Restaurants & Housing Growth





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