



## Flex Office Space For Sale & Lease

386 Spanish Wells Rd, Unit B-3  
Hilton Head Island, South Carolina 29926

### Property Overview

Approximately 2,175 SF – including +/-1,500 SF of office, conference room, reception, with storage, on ground floor with approx. 675 SF of finished space on second floor. Great Location. Very nice and high-end finishes.

Excellent for business with office with some storage on Hilton Head Island. Located on Spanish Wells Road, in the Spanish Wells Business Park II development. Good parking, rear access for double door storage area.

### Property Highlights

- 2,175 +/- SF of office space with extra storage
- Great location on Spanish Wells Road
- Very Nice High-End Finishes
- Ample Parking with Rear access for Double Door Storage Area

### Offering Summary

<b>Sale Price:</b>	\$450,000
<b>Lease Rate:</b>	\$3,000.00 per month (NNN)
<b>Available SF:</b>	2,175 SF
<b>Property Type:</b>	Flex Office

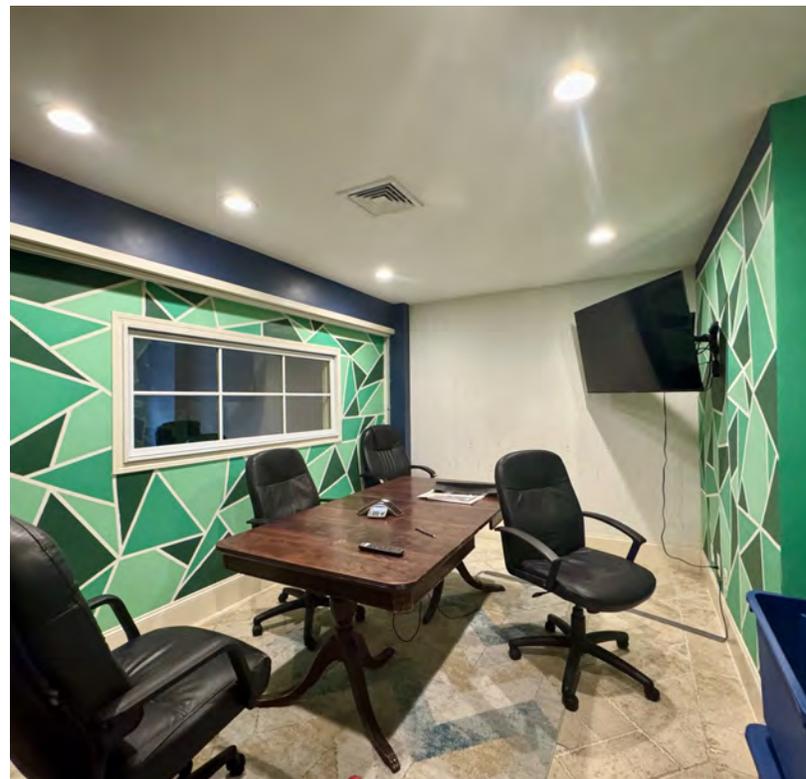
### For More Information

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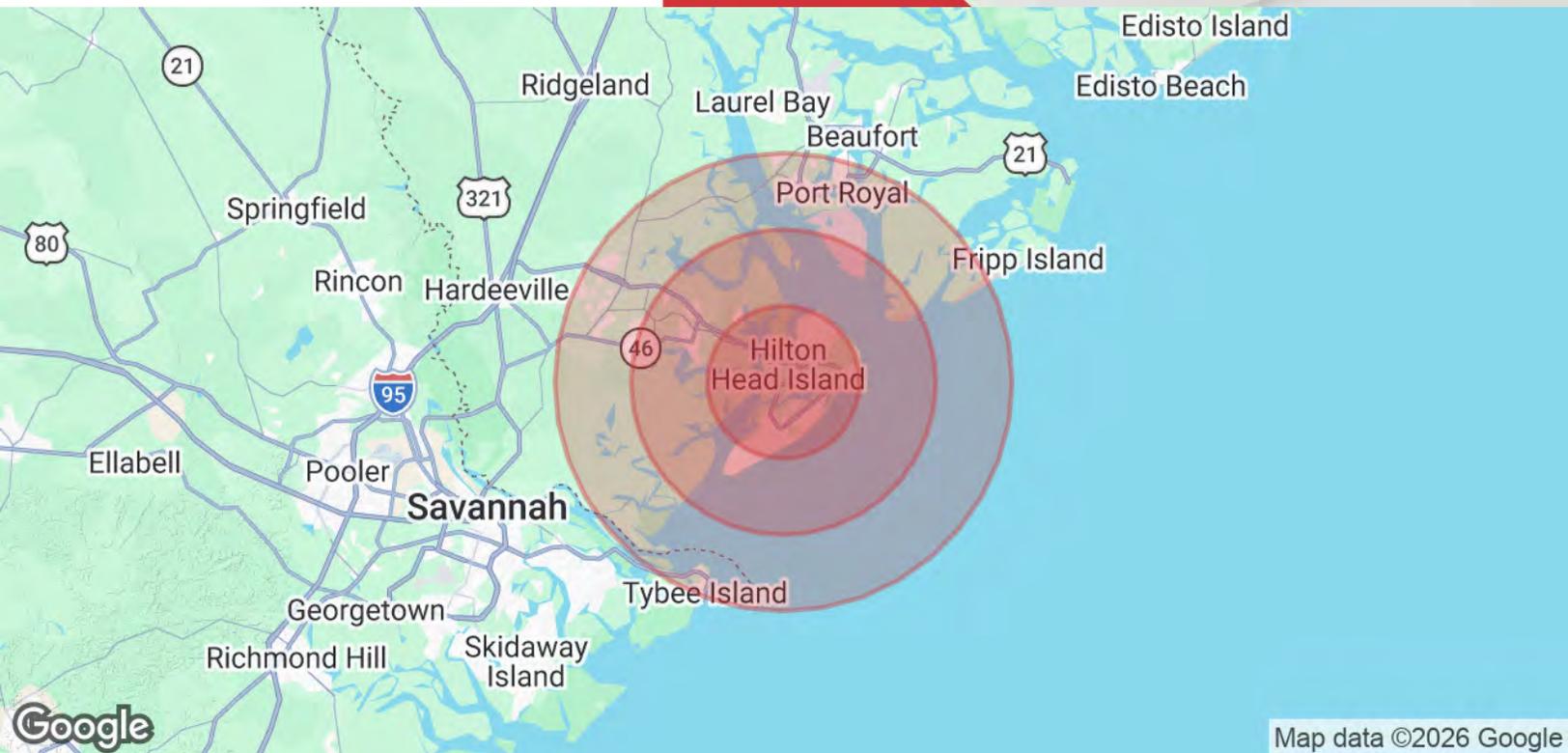
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Map data ©2026 Google

<b>Population</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
Total Population	38,838	83,361	140,114
Average Age	54	49	48
Average Age (Male)	54	48	47
Average Age (Female)	54	49	48

<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
Total Households	17,955	35,359	58,266
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$138,086	\$125,400	\$120,512
Average House Value	\$723,126	\$654,525	\$616,082

Demographics data derived from AlphaMap