



SALE

9,600 SF Office Building

5 DUNMORE COURT

Hilton Head Island, SC 29926

PRESENTED BY:

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Listed in conjunction with:
[BROKER NAME], [COMPANY NAME], [CITY/STATE NAME]

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
BUILDING SIZE:	9,600 SF
LOT SIZE:	1.16 Acres
PRICE / SF:	\$229.17
YEAR BUILT:	1999
MARKET:	Hilton Head Island
APN:	R510 008 000 0401 0000

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PROPERTY OVERVIEW

The building is a two story office building consisting of three condominium suites. There is elevator access to the second floor with two stairwells.

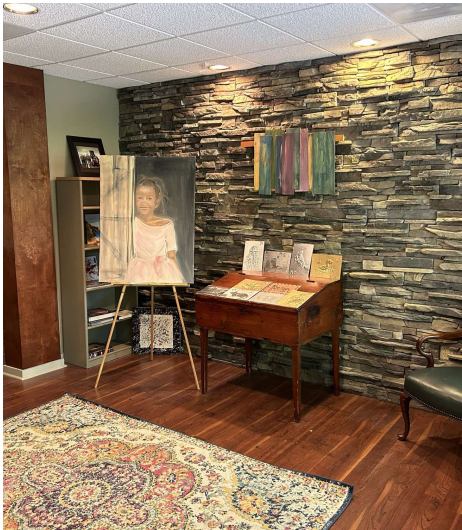
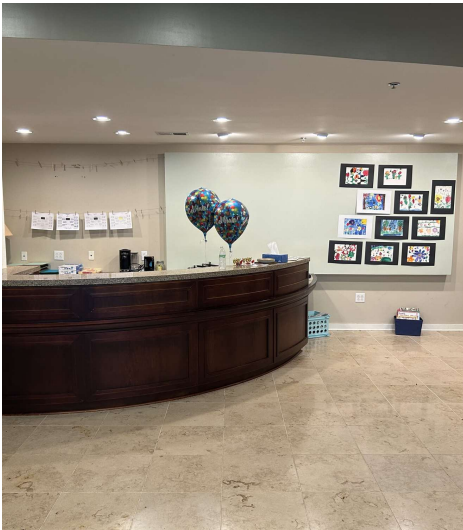
Suite 100 on the first floor is approximately 4,800 SF which includes a reception area, fourteen offices, two restrooms, one kitchenette, one conference room, one equipment room, and one storage room.

Suite 200 on the second floor is approximately 3,760 SF which includes a reception area, three individual offices, two restrooms, one kitchenette, one conference room, a large open area with work stations, one library, one equipment room, and one storage room.

Suite 300 on the second floor is approximately 1,040 SF and consists of a reception area, three individual offices, one restroom, one kitchenette, and one conference room.

The building is currently being used for a private school and the lease will expire on April 30, 2025.

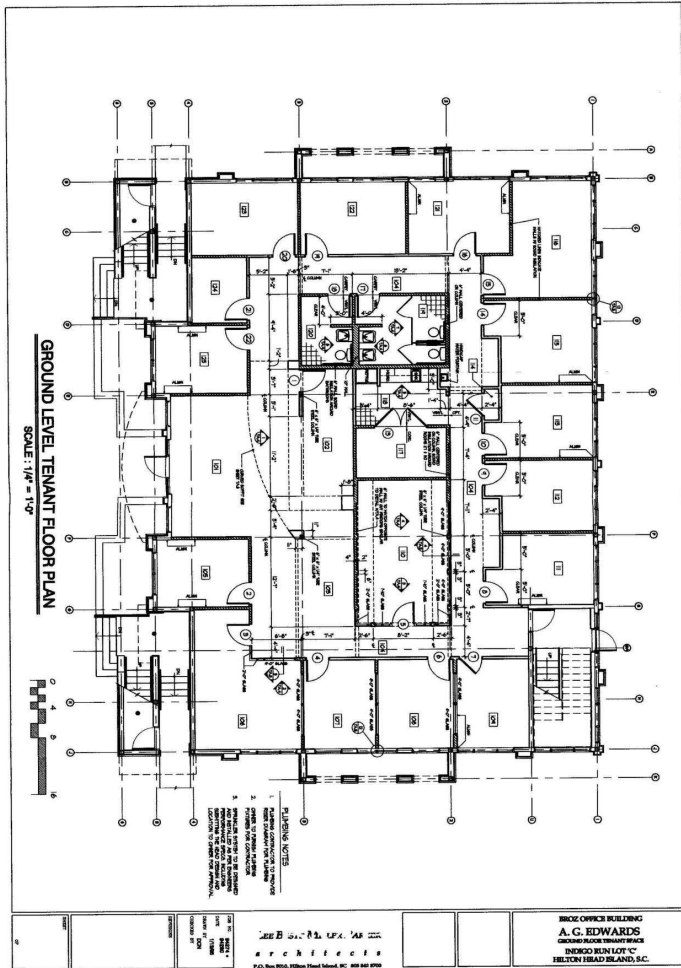
ADDITIONAL PHOTOS



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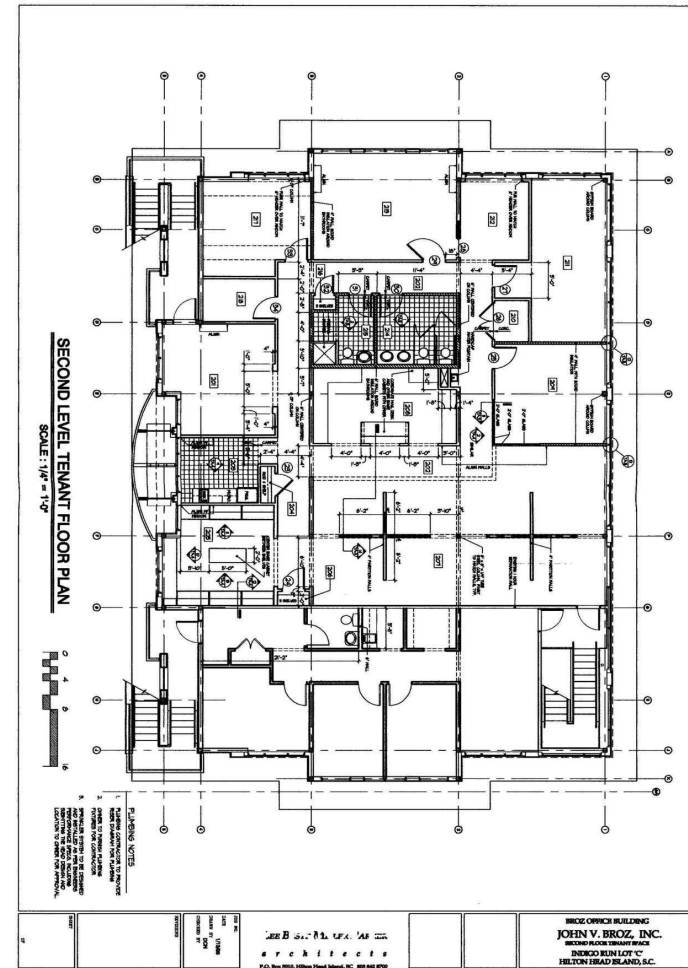
FLOOR PLANS



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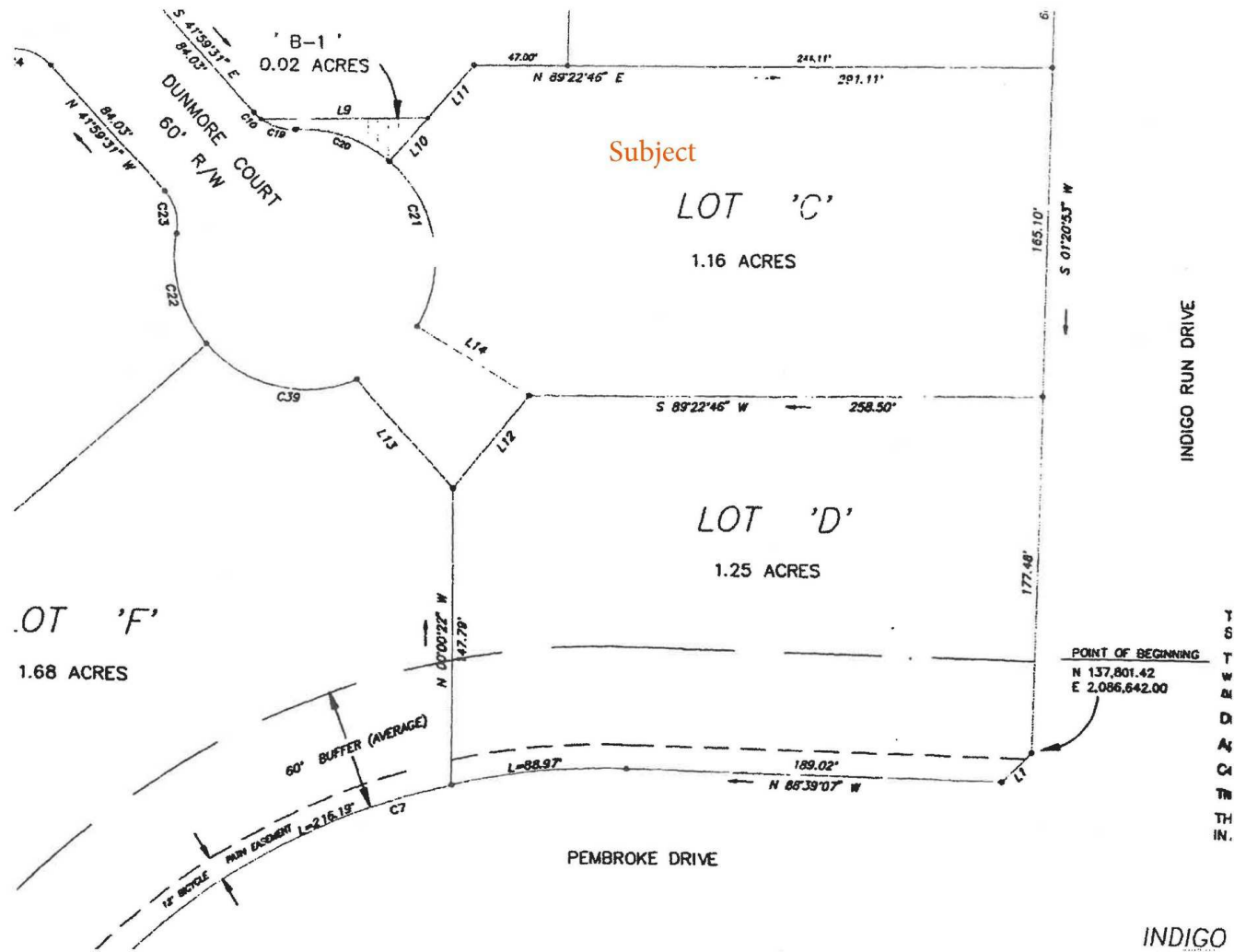
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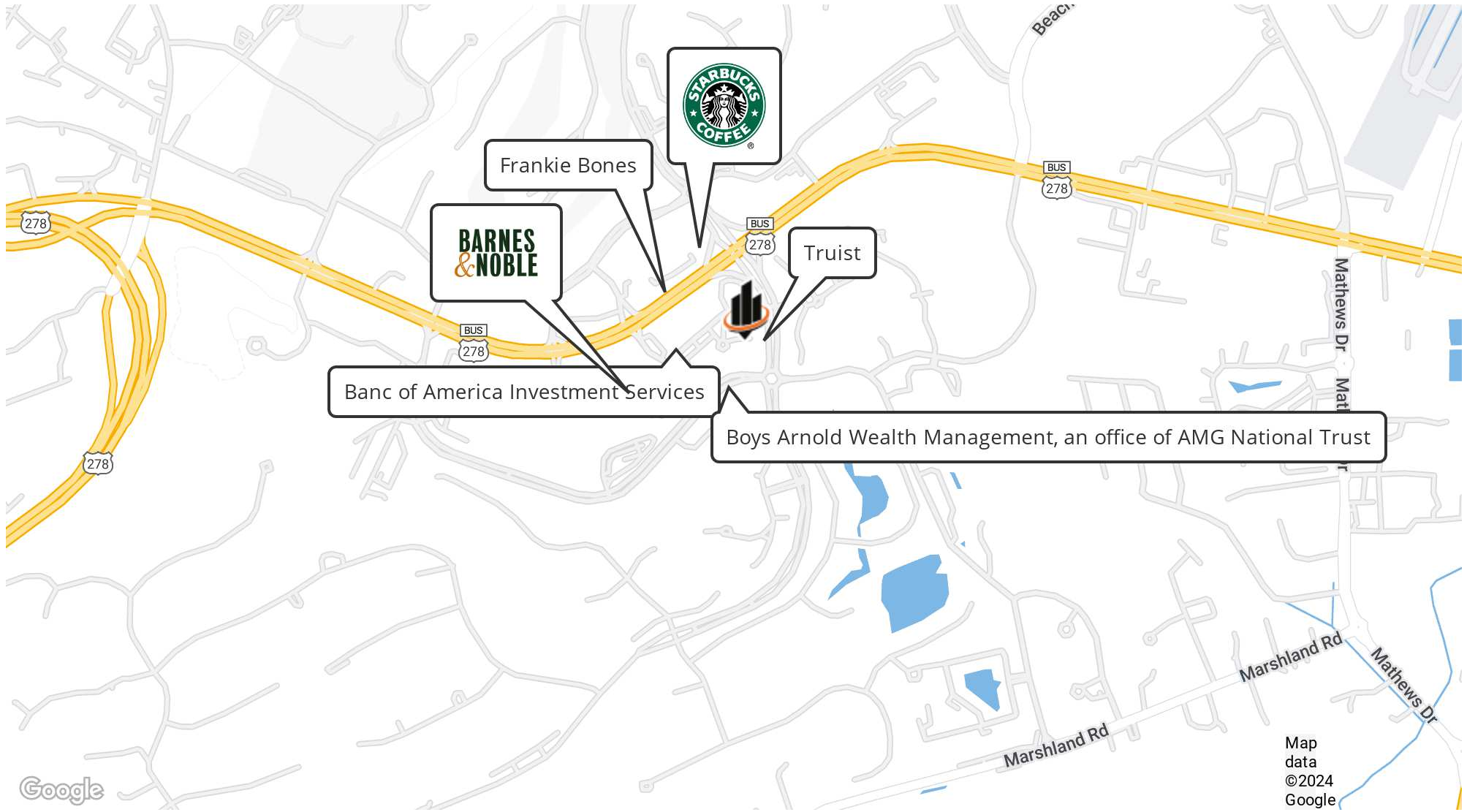
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RETAILER MAP



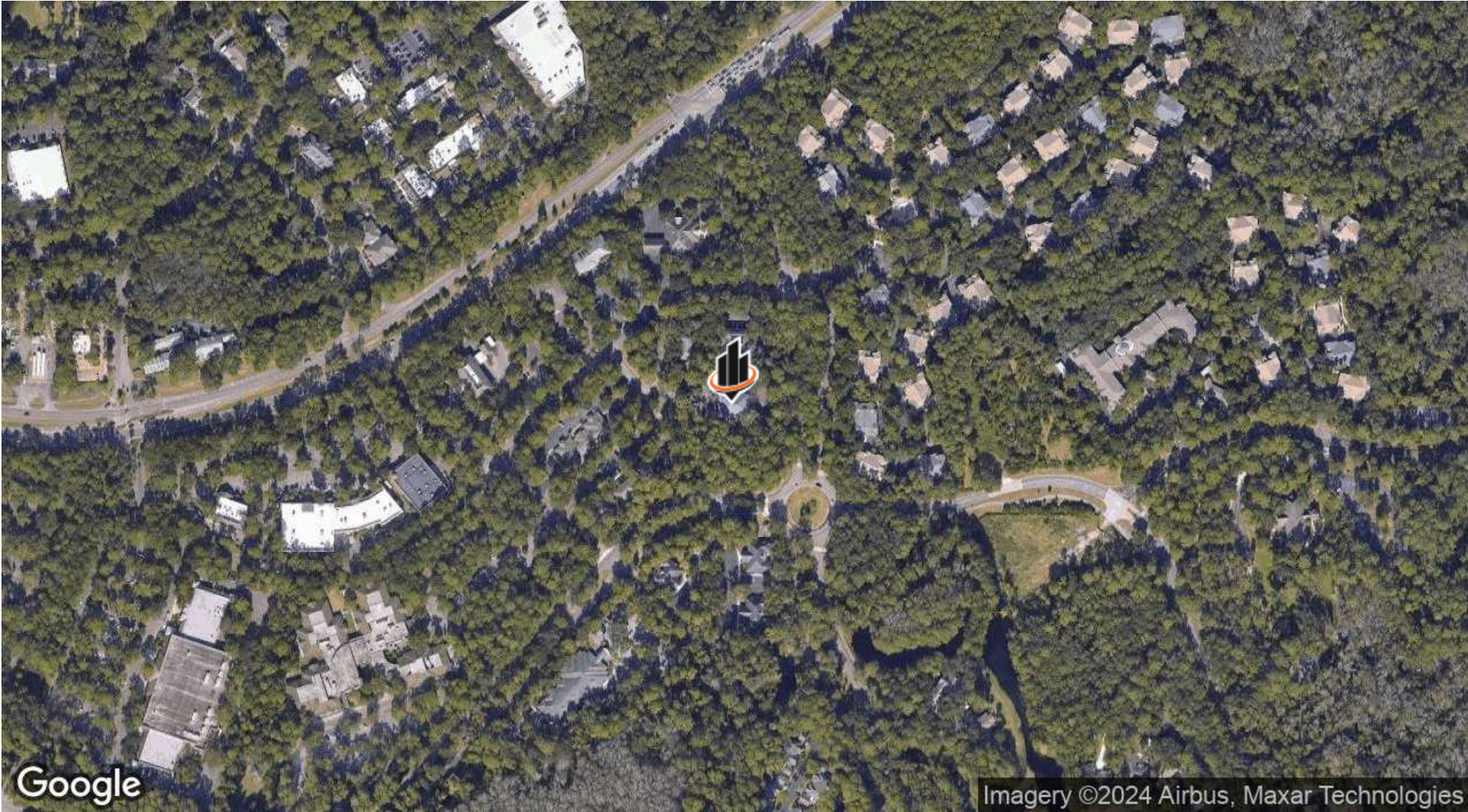
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

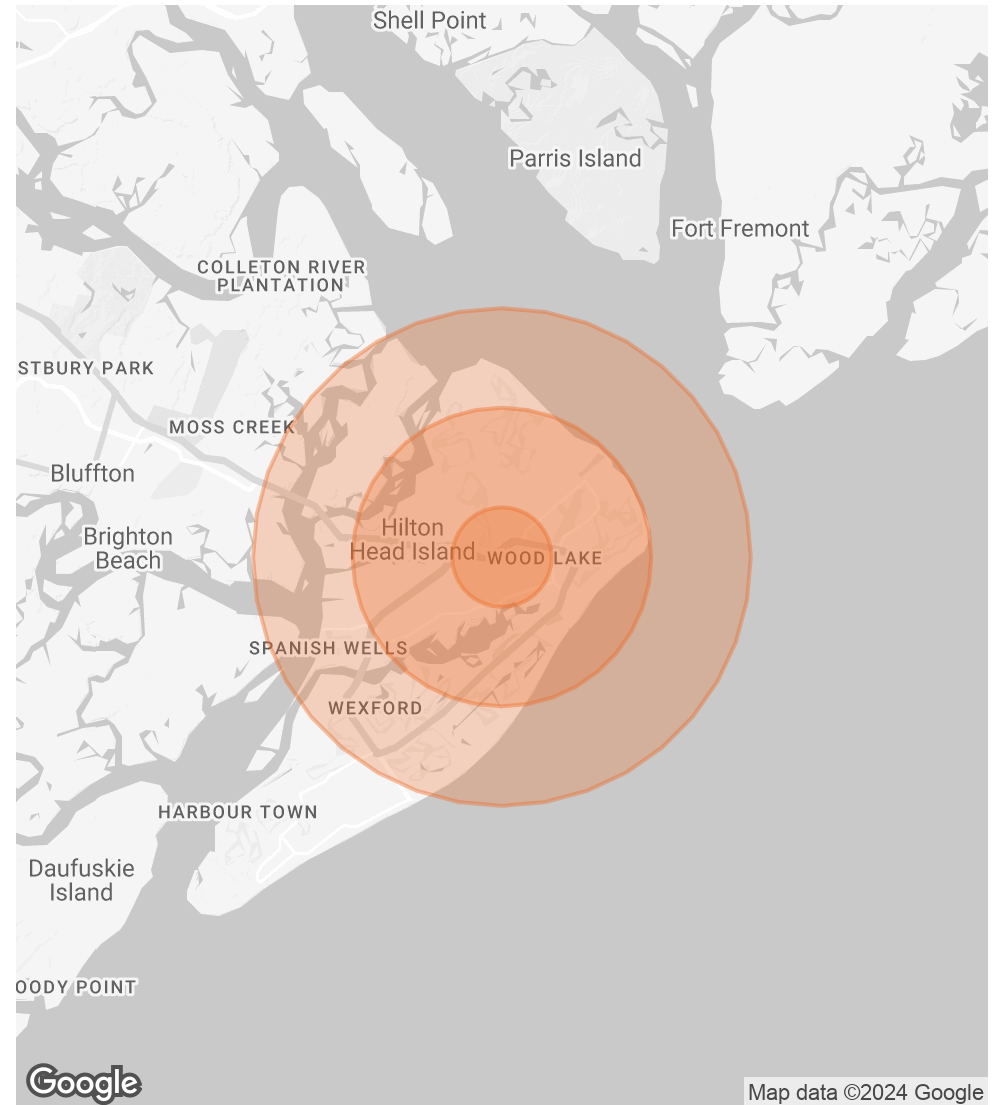
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,824	21,707	34,508
AVERAGE AGE	50	53	54
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,713	9,739	15,736
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$126,757	\$136,156	\$138,186
AVERAGE HOUSE VALUE	\$571,704	\$680,866	\$727,609

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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