

14 Folly Field Rd

**5,978 SQFT
RESTAURANT BUILDING
AVAILABLE
FOR SALE
OR
FOR LEASE**

HILTON HEAD ISLAND, SC



kay real estate group



AVAILABLE:
5,978 SqFt

USES: Retail, Restaurant

SALE PRICE: \$3,000,000

LEASE RATE: \$35 PSF, NNN

LOCATION: Signalized corner of Folly Field Road & Hwy 278 on Hilton Head Island

SUMMARY:

Turnkey Restaurant Building that seats 250 guests with a high-end renovation in 2022 - David Thompson Architects and Tom Lennon Construction. The building is in outstanding condition.

Ideally suited for an investor or owner/operator. The property has a successful history of prior restaurant businesses.

BUSINESS IS ALSO FOR SALE.

Includes:

- fully-equipped, spacious kitchen with hood system
- walk-in freezer and other upgraded kitchen equipment
- all furniture, fixtures and equipment

**REAL ESTATE ONLY
Owner Financing Available**

Kay Real Estate Group
Charleston SC 29407
KAYREG.COM



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OVERVIEW

**14 Folly Field
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YEAR BUILT: 2008
RENOVATED: 2020
LOT SIZE: Condo part of
Adventure Cove

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DAILY TRAFFIC COUNT:
45,000 on Hwy 278

PROPERTY INFO:

- Great Visibility Signage available
- Ample Parking
- 5,978 SF Building
- Restaurant Business
- Includes Fixtures, Furniture & Equipment
- Walking distance to beach & thousands of rentals
- High-end Design & Renovations in 2020

PROPERTY HIGHLIGHTS

- Great Visibility
- Daily Traffic Counts 45,000
- Signage
- Plenty of Parking

PROPERTY SUMMARY

- Asking Price: \$3,000,000 Year
- Built: 2008
- Renovated: 2020
- Signalized intersection
- Lease Price: \$35 PSF, NNN



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PROPERTY PHOTOS

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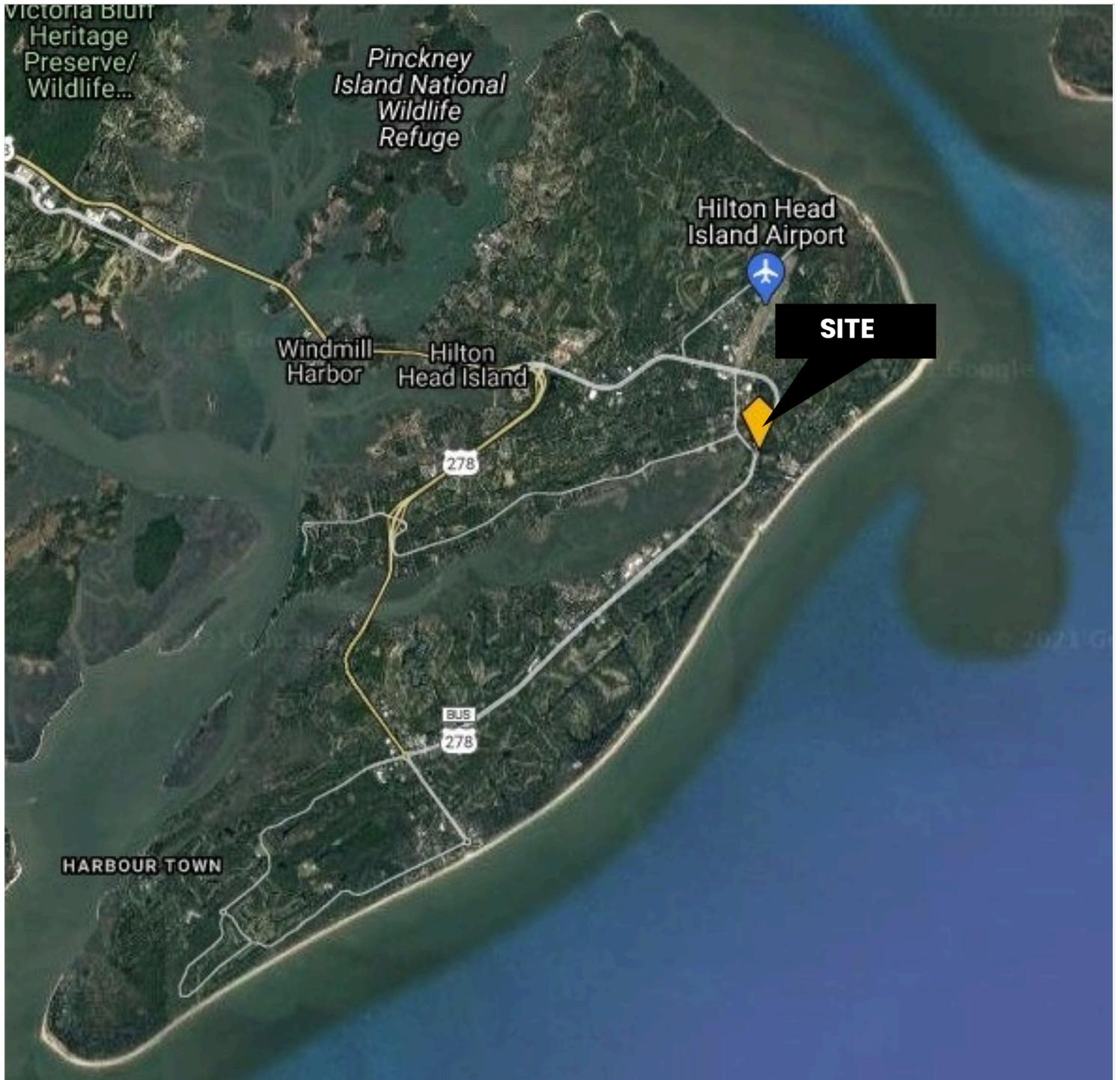
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AERIAL MAP

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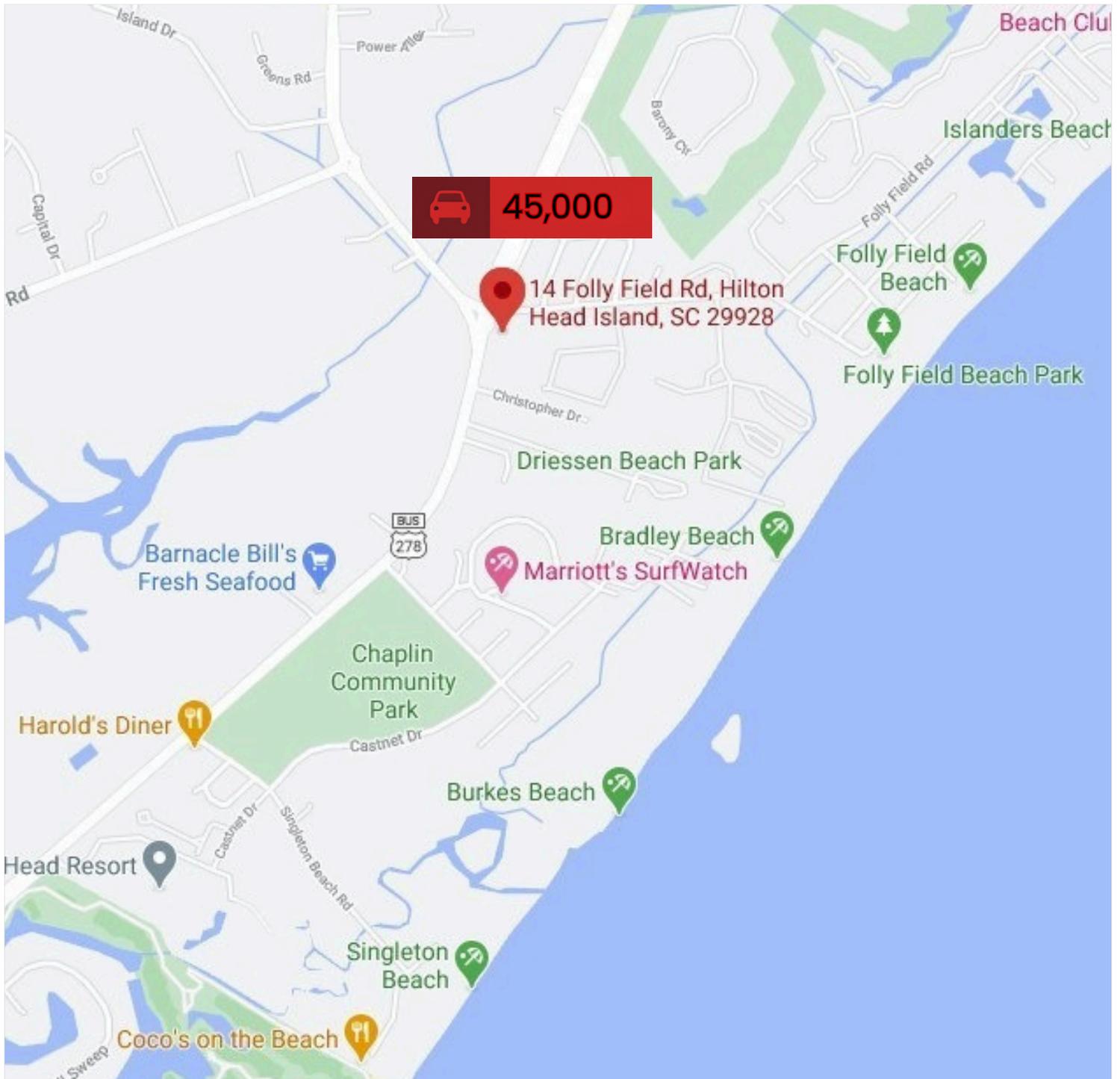
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STREET MAP

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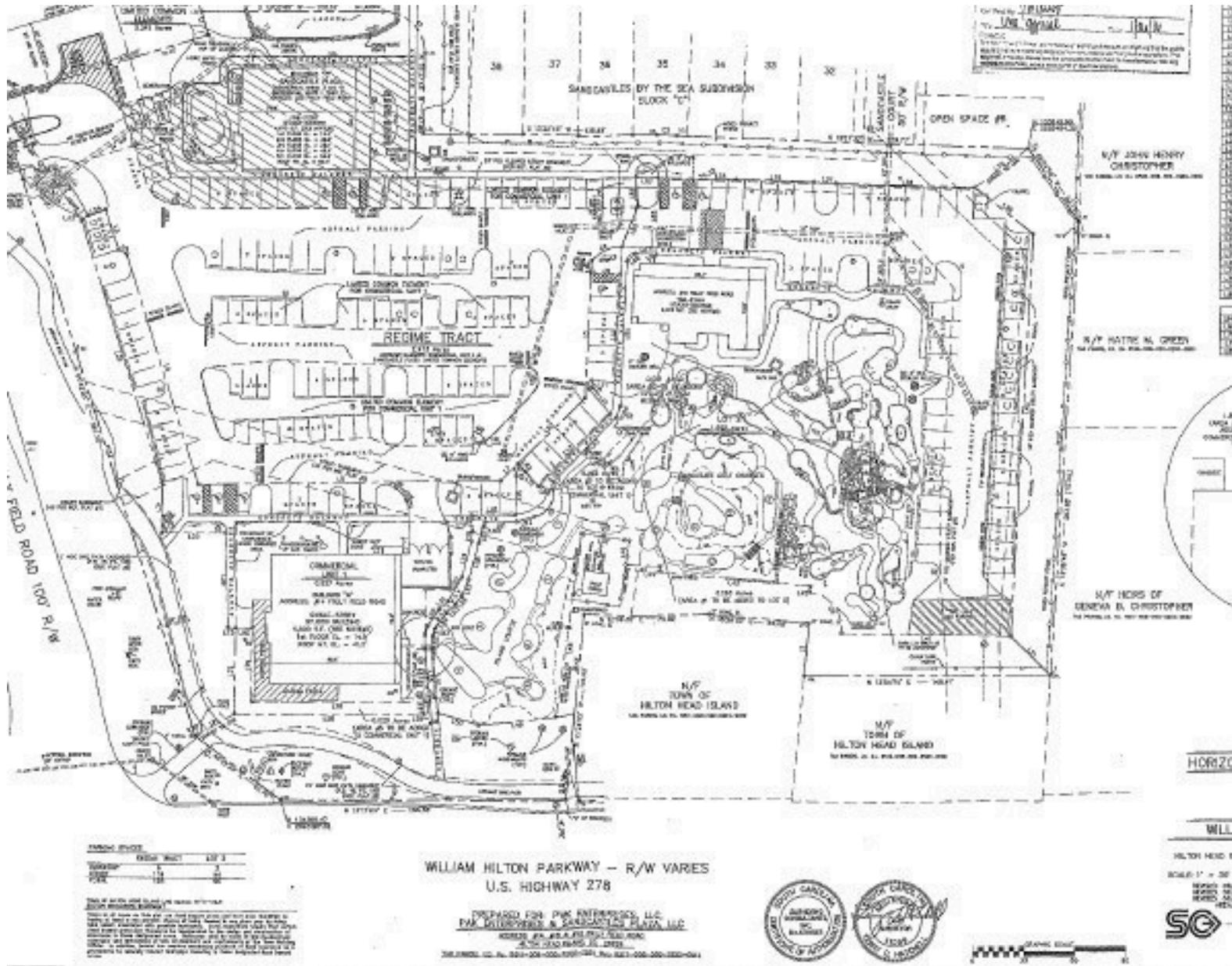
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SITE MAP

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