



FOR SALE

SALE-LEASE BACK - 7.00% CAP RATE

10 TARGET ROAD, HILTON HEAD ISLAND, SC 29928

LEAD CONTACT:



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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Lee & Associates is pleased to present 10 Target Road, a freestanding commercial building on 1.5 acres in a prime location at the entrance to Sea Pines Resort in the heart of Hilton Head Island. The property is currently used as a showroom for furniture, kitchen, and custom closet and offers a mix of retail storefront, office, and warehouse space.

The building layout and features make it ideal for owner-users or investors looking for a well-located property with showroom exposure, office space, and warehouse/loading access.

Property Highlights:

- » 23,957 SF freestanding building with retail, office, and warehouse configuration
- » Two (2) loading dock doors (14'x12') and one (1) drive-in door (10' x 8')
- » Warehouse Measurements: Clear height: 15'4" | Ceiling height: 15'9" | Eave height: 14'
- » Ample on-site parking and rare grandfathered rights for two monument signs
- » 3-phase power
- » Major capital improvements: fire/sprinkler overhaul (2024), LED lighting retrofit (2024), restroom renovations (2022)
- » Zoned Sea Pines Commercial



ADDRESS

10 Target Road,
Hilton Head Island, SC 29928

BUILDING SIZE

23,957 SF Freestanding Building

TMS

R552 015 000 0103 0000
R552 015 000 0104 0000

SALE PRICE

\$6,160,000

ACREAGE

1.5 Acres

CAP RATE

7.00%

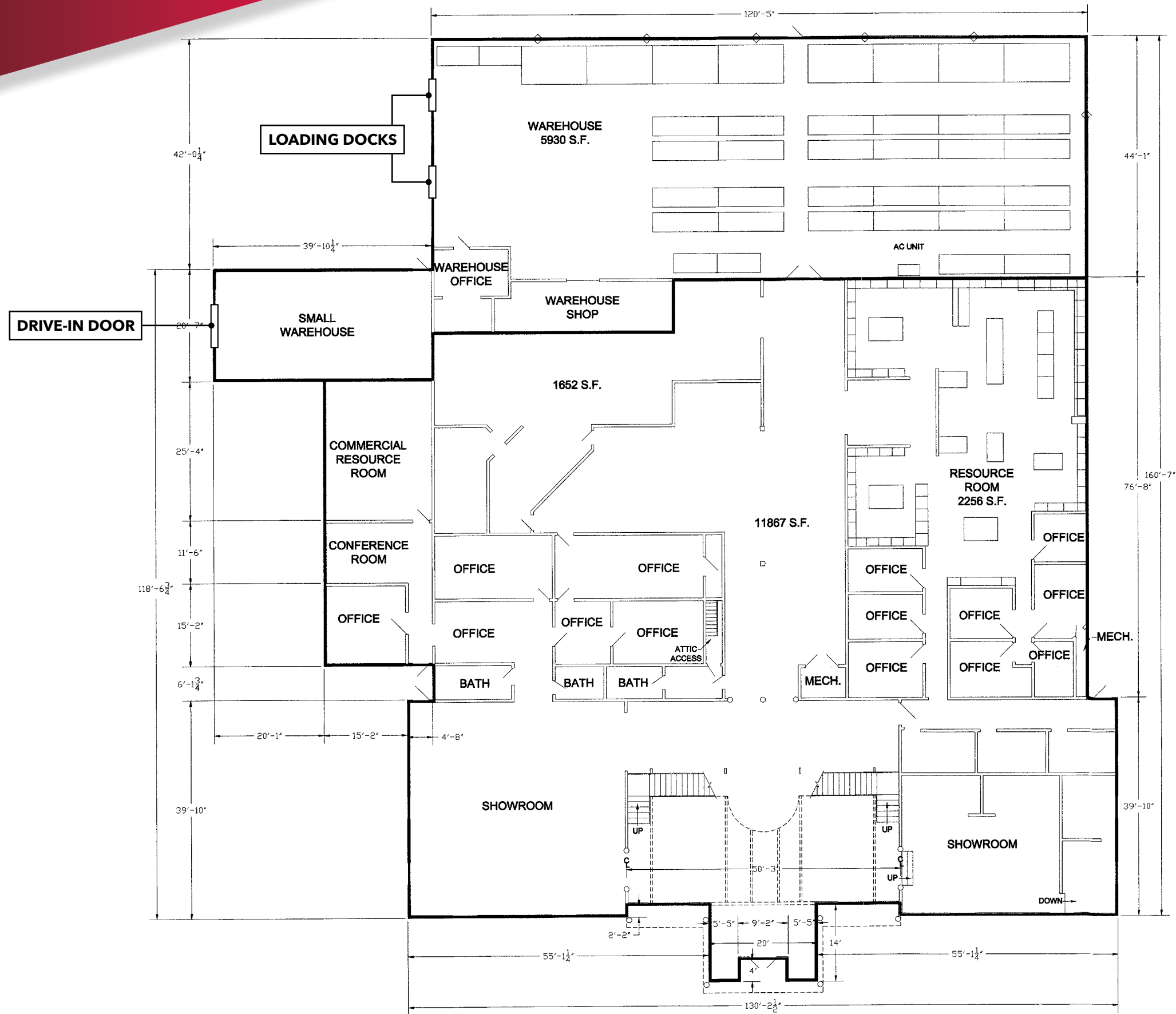
LEASE STRUCTURE

NNN

LEASE-BACK TERMS

Negotiable

FLOOR PLAN



**PROPERTY
PHOTOS**



AERIAL OVERVIEW



LOCATION OVERVIEW



DRIVE TIMES:

Charleston, SC	1 hr 54 min
Highway 17	1 hr 21 min
Beaufort, SC	1 hr 18 min
Savannah, GA	1 hr 11 min
Hardeeville, SC	59 min
I-95	56 min
Hilton Head Island, SC	10 min

27,197
TOTAL POPULATION
WITHIN 5 MILES

57.96
MEDIAN AGE
WITHIN 5 MILES

21,442
TOTAL VEHICLES
WITHIN 5 MILES

12,588
TOTAL HOUSEHOLDS
WITHIN 5 MILES

\$157,742
AVG. HOUSEHOLD INCOME
WITHIN 5 MILES

1,624
TOTAL BUSINESSES
WITHIN 5 MILES

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