



FOR SALE

SALE-LEASE BACK - 7.00% CAP RATE

10 TARGET ROAD, HILTON HEAD ISLAND, SC 29928

LEAD CONTACT:



JON-MICHAEL BROCK, CCIM, SIOR

Principal

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ALEX WHITTEMORE

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Associate

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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

TMS #
R552 015 000 0103 0000
R552 015 000 0104 0000

ACREAGE
1.5 Acres

LEASE STRUCTURE
NNN

BUILDING SIZE
23,957 SF Freestanding Building

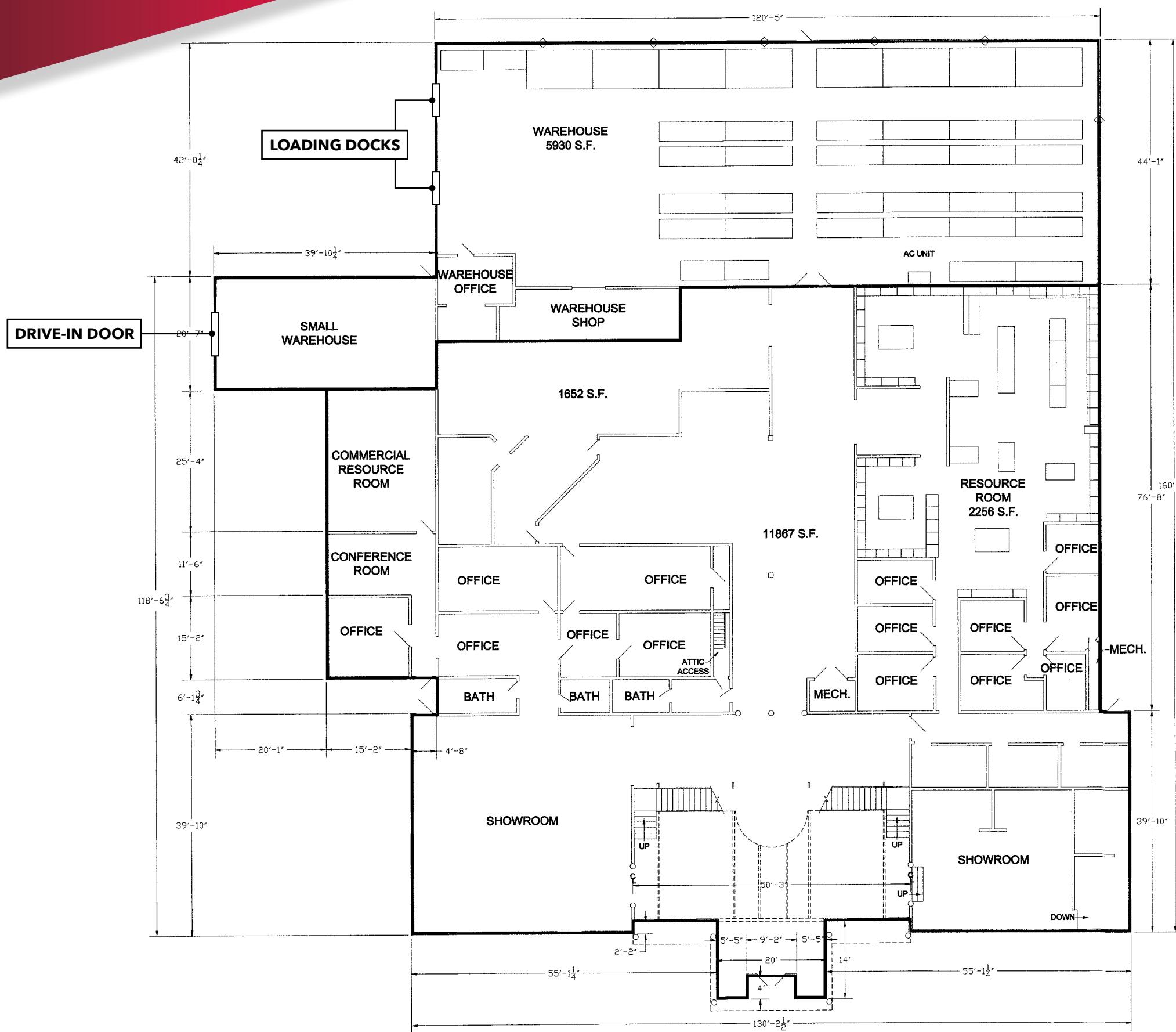
SALE PRICE
\$6,160,000

CAP RATE
7.00%

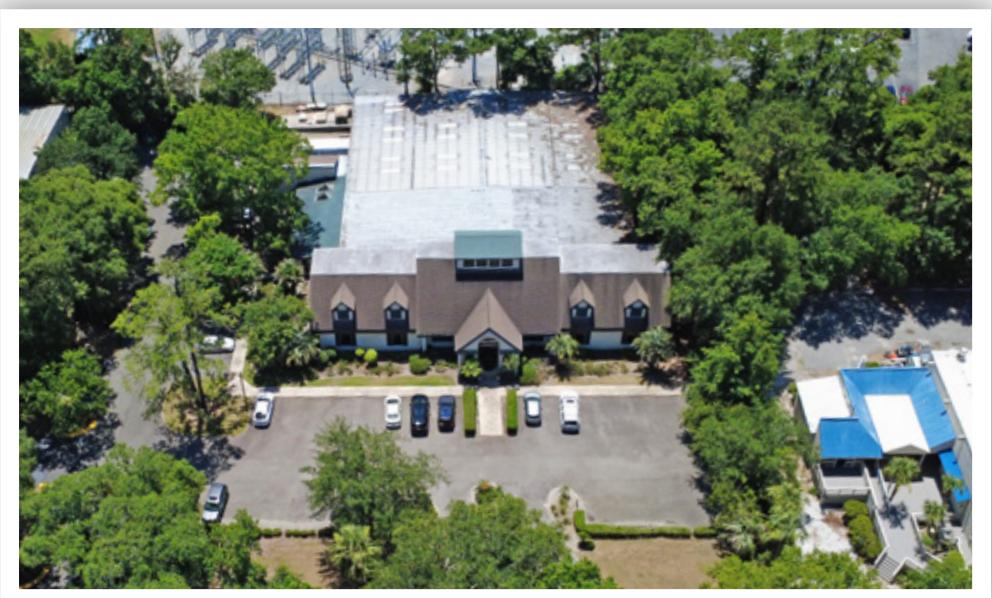
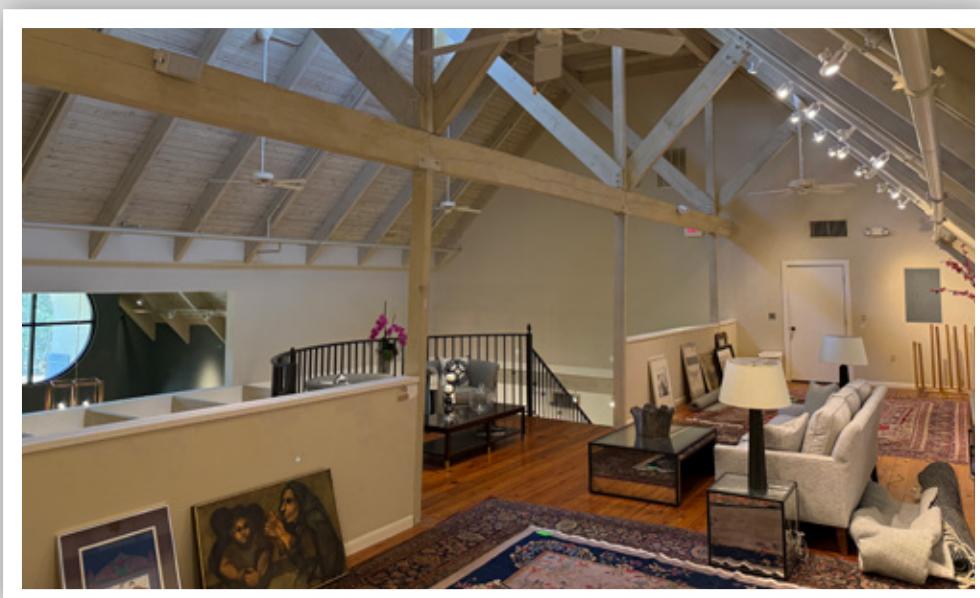
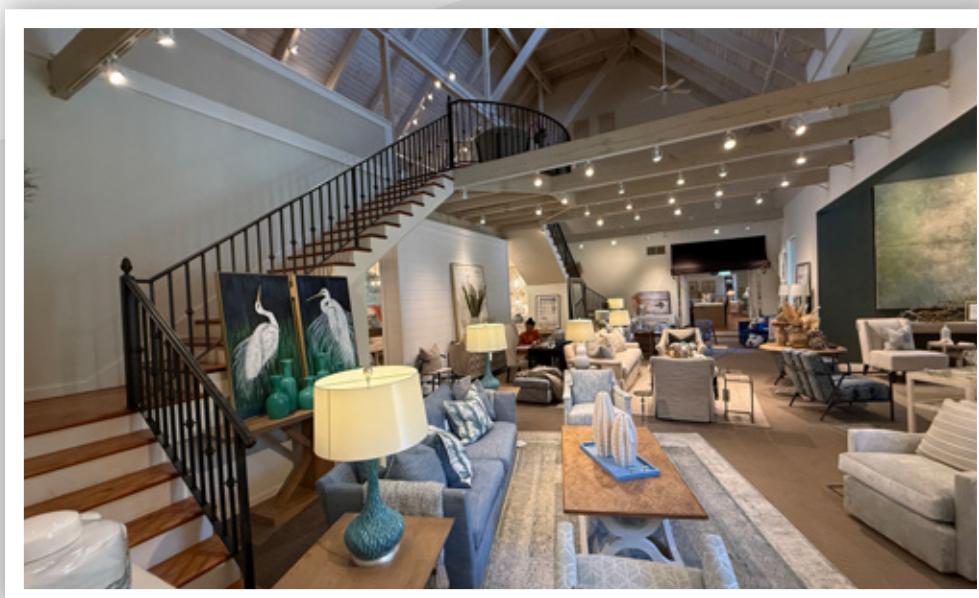
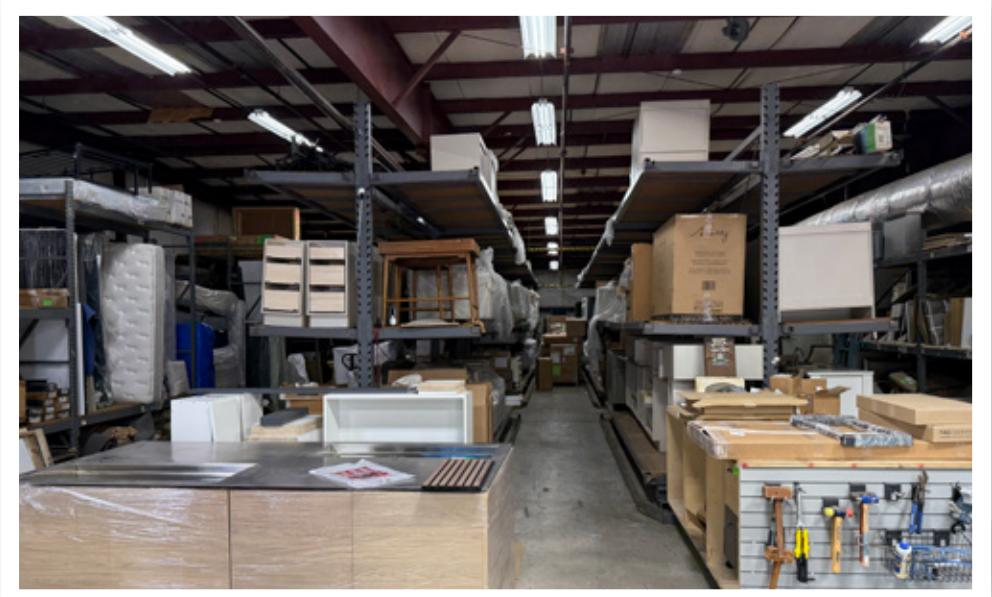
LEASE-BACK TERMS
Negotiable



FLOOR PLAN



PROPERTY PHOTOS



AERIAL OVERVIEW



LOCATION OVERVIEW



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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