

RARE 16,500 +/-1 SF COMMERCIAL LEASING OPPORTUNITY

*For
Lease*

**435 WILLIAM HILTON PKWY UNIT Z
HILTON HEAD ISLAND**



AI-GENERATED CONCEPT - FOR ILLUSTRATIVE PURPOSES ONLY
SHOWS A POTENTIAL USE OF THE SPACE, NOT IT'S CURRENT CONDITION OR AN APPROVED DESIGN.



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CHARTERONE | COMMERCIAL
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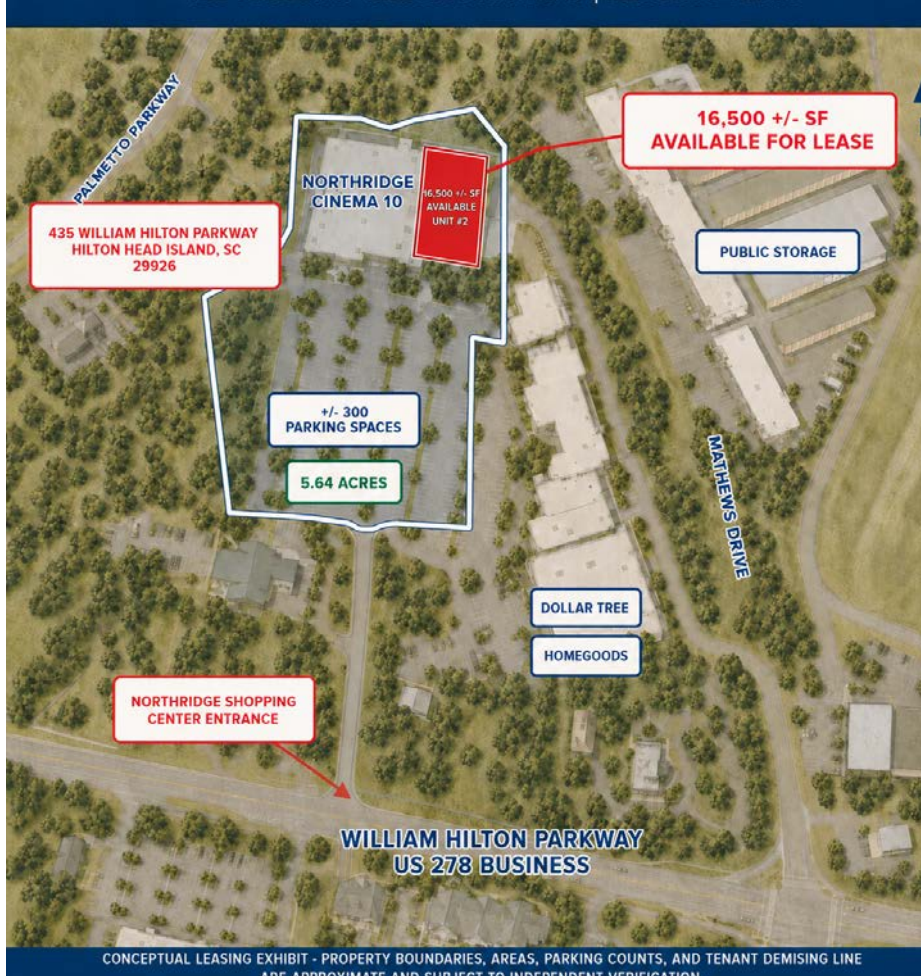
PRIME LOCATION ON WILLIAM HILTON PARKWAY, DIRECTLY NEAR HOMEGOODS AND DOLLAR TREE.

The flexible, open layout is ideal for a fitness center, recreation or entertainment venue, showroom

Features include locker rooms and showers, seven private offices, three large rooms, DJ/media a variety of uses considered. Additional signage opportunities may be available, subject to approval

Bring your business to Hilton Head Island!

435 WILLIAM HILTON PARKWAY | LEASING PLAN

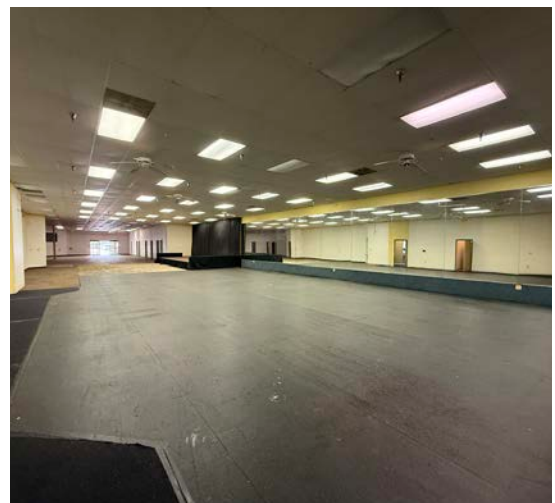


435 William Hilton Pkwy Unit Z | Hilton Head Island

BESIDE NORTHRIDGE CINEMA 10.

m, event space, light-industrial use, or other commercial concepts.

booth, ~11' ceilings, fire sprinklers, HVAC, and 300+ shared parking spaces. Flexible terms and
oval.



BUSINESS POSSIBILITIES, REIMAGINED.

A versatile commercial space designed to support a wide range of high-demand concepts. From high-traffic to low-traffic, the expansive footprint offers the flexibility to be transformed into a destination tailored to the needs of your business.

Potential concepts could include a fitness center or gym, physical therapy practice, wellness or recreation center, reality or entertainment center, specialty retail, clothing boutique, day spa, daycare or educational facility. The generous square footage provide a strong foundation for a variety of business models while allowing for future expansion.

The opportunity is yours to define. With the right vision, this space can become a dynamic destination for your business.



CALL CENTER



CLOTHING STORE



DAY SPA CO



PHYSICAL THERAPY



VR



LIQUOR

ALL IMAGES SHOWN ARE AN AI-GENERATED CONCEPT. THIS SPACE SHOWS A POTENTIAL USE OF THE SPACE, NOT IT'S CURRENT USE.

435 William Hilton Pkwy Unit Z | Hilton Head Island

health and wellness to recreation, retail, family services, and experiential entertainment, this Hilton Head Island's growing market.

covery center, children's enrichment or gymnastics facility, indoor recreation venue, virtual facility, indoor golf experience, or a hybrid lifestyle destination. The existing layout and ng future operators to create a unique customer experience.

ion that brings multiple services, experiences, and revenue streams together under one roof.



OLD PLUNGE



INDOOR MINI GOLF



KIDS GYMNASTICS



OUTLET



DAY CARE



GYM

CONCEPT - FOR ILLUSTRATIVE PURPOSES ONLY
CURRENT CONDITION OR AN APPROVED DESIGN.



CHARTERONE COMMERCIAL
REALTY

TENANT RESPONSIBILITIES

- Electric usage
- Water and sewer usage
- Dumpster or trash removal
- Janitorial services
- Phone, internet, and cable
- Business and liability insurance for the premises and property grounds
- Signage, CAM (TBD), HVAC maintenance and repair
- All MEP and fire protection systems
- Additional buildout beyond landlord delivery, subject to negotiation

LANDLORD RESPONSIBILITIES

- Property
- Building
- Property
- Lease s

300 SHARED
PARKING SPACES

5.64
ACRE LOT



435 William Hilton Pkwy Unit Z | Hilton Head Island

LANDLORD RESPONSIBILITIES

Property taxes
Building exterior, roof, and parking lot
Property insurance
Subject to landlord approval, including tenant financials, application, and intended business use





2,668,553

Hilton Head
Island Visitors

Tourism & Spending Impact

\$267.8M

Shopping Spend



\$2.896B

Direct Visitor
Expenditures

\$3.954B

Total Beaufort County
Economic Impact

\$414.9M

Dining Spend

\$251.4M

Fitness & Recreation
Sports Center Output

2026 Market Pulse

60%

April hotel &
villa occupancy

\$342

April average
daily rate

*Sources: LoopNet/CoStar property profile; SCDOT 2025 Beaufort County Traffic Report; Official Hilton Tourism-Impact Study; Hilton Head Tourism Dashboard



*All information contained herein, including but not limited to traffic counts, demographics, and location data, is provided for general reference only. No warranty, expressed or implied, is made by the Broker or Landlord. Landlord and Broker assume no liability for any errors, omissions, or reliance upon the information provided.

Traffic Count Map

RINGS: 1, 3, 5 MILE RADIUS

1 MILE

Population 4,127

Household 1,684

Median Household Income \$58,242

Median Home Value \$652,130

Projected Growth by 2023 5.77%

3 MILES

Population 25,252

Household 11,224

Median Household Income \$96,168

Median Home Value \$665,844

Projected Growth by 2023 8.10%

5 MILES

Population 37,325

Household 16,785

Median Household Income \$103,911

Median Home Value \$722,480

Projected Growth by 2023 8.91%

TRAFFIC EXPOSURE

29,400 - 24,200 AADT

435 William Hilton Pkwy, near Matthews Drive

Summary	Census 2020	2026	2031
Total Population	3,990	4,770	5,134
Total Households	1,693	2,073	2,278
Family Households	1,133	1,357	1,485
Average Household Size	2.33	2.28	2.23
Owner Occupied Housing Units	1,011	1,134	1,261
Renter Occupied Housing Units	682	939	1,017
Median Age	47.0	45.0	44.9

Trends 2026 - 2031	Area	State	National
Population	1.50%	0.90%	0.50%
Households	1.90%	1.30%	0.70%
Family Population	1.80%	1.30%	0.60%
Owner Occupied Housing Units	2.10%	1.50%	0.00%
Median Household Income	3.90%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	204	5.1%	258	5.4%	287	5.6%
5-9	231	5.8%	257	5.4%	272	5.3%
10-14	289	7.2%	270	5.7%	273	5.3%
15-19	241	6.0%	339	7.1%	287	5.6%
20-24	175	4.4%	302	6.3%	361	7.0%
25-29	175	4.4%	241	5.0%	330	6.4%
30-34	175	4.4%	235	4.9%	263	5.1%
35-39	207	5.2%	220	4.6%	253	4.9%
40-44	196	4.9%	261	5.5%	247	4.8%
45-49	256	6.4%	230	4.8%	285	5.5%
50-54	221	5.5%	314	6.6%	255	5.0%
55-59	272	6.8%	270	5.7%	328	6.4%
60-64	285	7.1%	334	7.0%	313	6.1%
65-69	291	7.3%	322	6.8%	361	7.0%
70-74	322	8.1%	283	5.9%	314	6.1%
75-79	212	5.3%	307	6.4%	262	5.1%
80-84	126	3.2%	184	3.9%	252	4.9%
Age 85+	112	2.8%	143	3.0%	190	3.7%

Demographic & Income

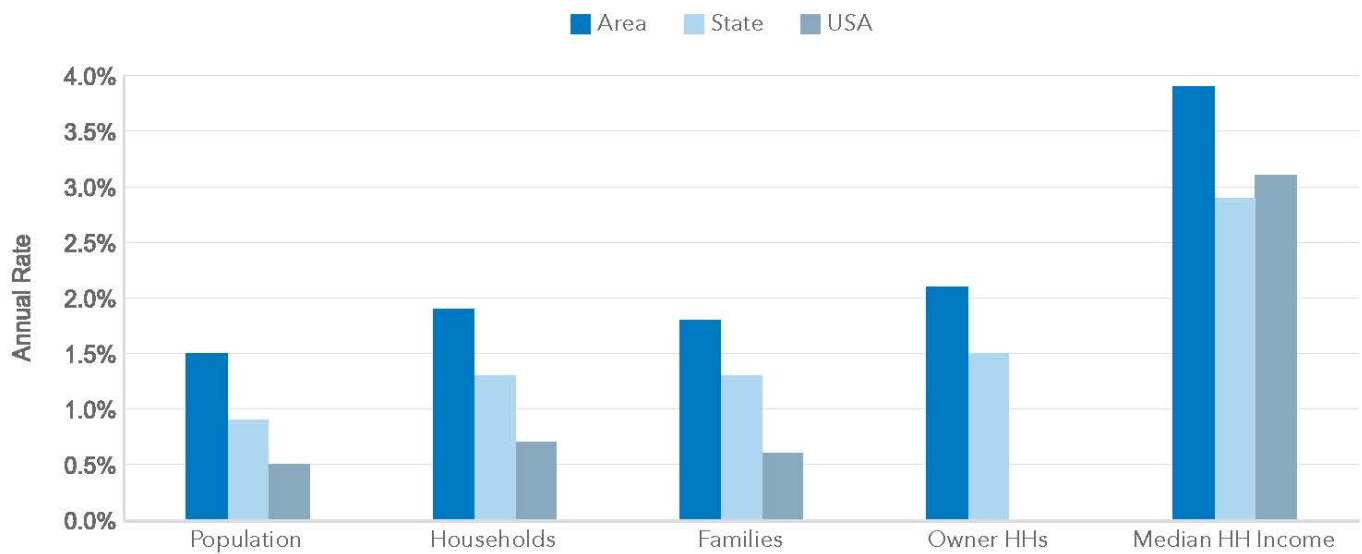
1 MILE

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	63	3.0%	54	2.4%
\$10,000-14,999	80	3.9%	77	3.4%
\$15,000-19,999	59	2.8%	44	1.9%
\$20,000-24,999	79	3.8%	66	2.9%
\$25,000-29,999	20	1.0%	18	0.8%
\$30,000-34,999	107	5.2%	100	4.4%
\$35,000-39,999	87	4.2%	80	3.5%
\$40,000-44,999	103	5.0%	94	4.1%
\$45,000-49,999	122	5.9%	122	5.4%
\$50,000-59,999	138	6.7%	138	6.1%
\$60,000-74,999	149	7.2%	154	6.8%
\$75,000-99,999	206	9.9%	236	10.4%
\$100,000-124,999	165	8.0%	197	8.7%
\$125,000-149,999	108	5.2%	138	6.1%
\$150,000-199,999	257	12.4%	331	14.5%
\$200,000-249,999	113	5.5%	165	7.2%
\$250,000-299,999	43	2.1%	70	3.1%
\$300,000-399,999	48	2.3%	47	2.1%
\$400,000-499,999	40	1.9%	34	1.5%
\$500,000+	87	4.2%	113	5.0%
Median Household Income	\$77,924	-	\$94,359	-
Average Household Income	\$134,009	-	\$150,387	-
Per Capita Income	\$56,638	-	\$64,810	-

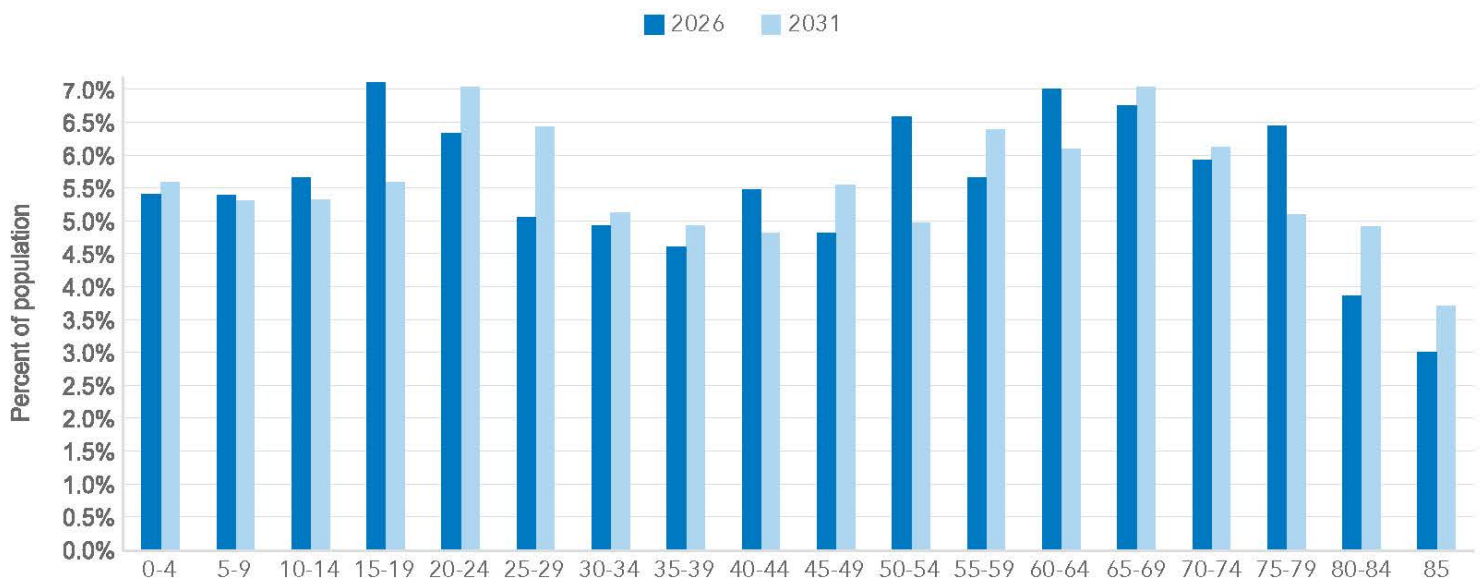
Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,294	57.5%	2,615	54.8%	2,656	51.7%
Black Alone	563	14.1%	688	14.4%	793	15.4%
American Indian	36	0.9%	37	0.8%	42	0.8%
Asian Alone	32	0.8%	43	0.9%	50	1.0%
Pacific Islander	2	0.1%	3	0.1%	3	0.1%
Some Other Race	636	15.9%	835	17.5%	962	18.7%
Two or More Races	427	10.7%	550	11.5%	628	12.2%
Hispanic (Any Race)	1,119	28.1%	1,455	30.5%	1,675	32.6%



Trends: 2026 - 2031 Annual Rate



Population by Age



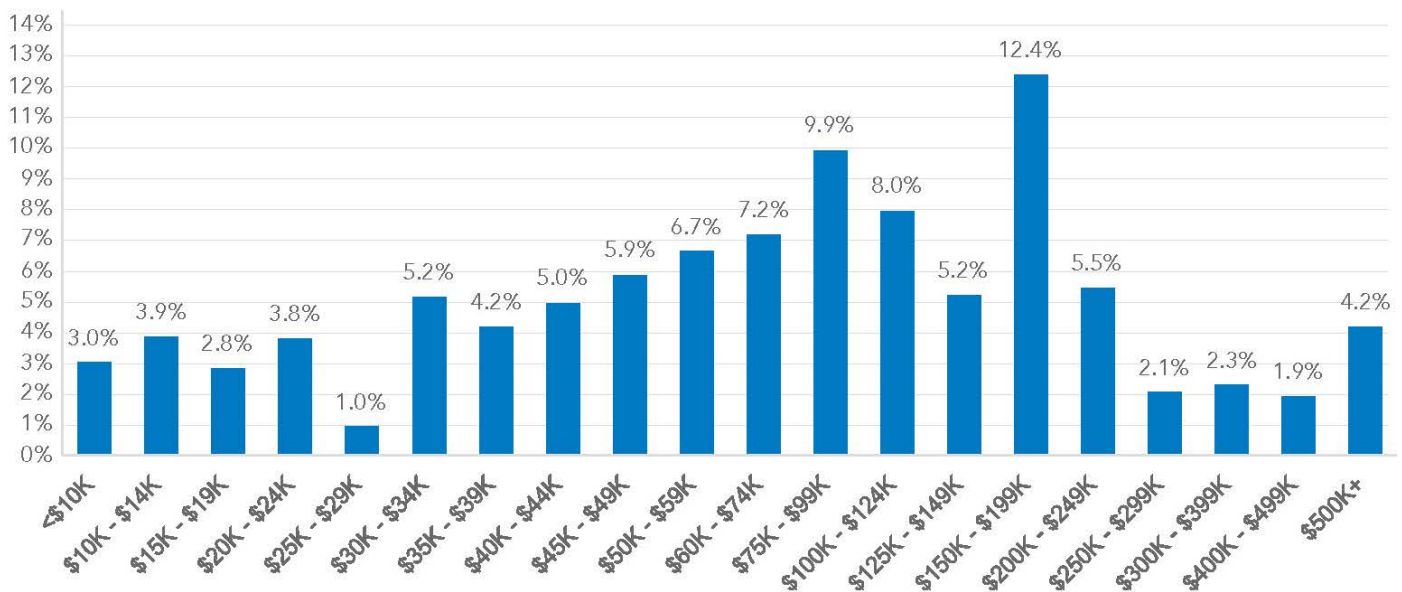
Demographic & Income

1 MILE

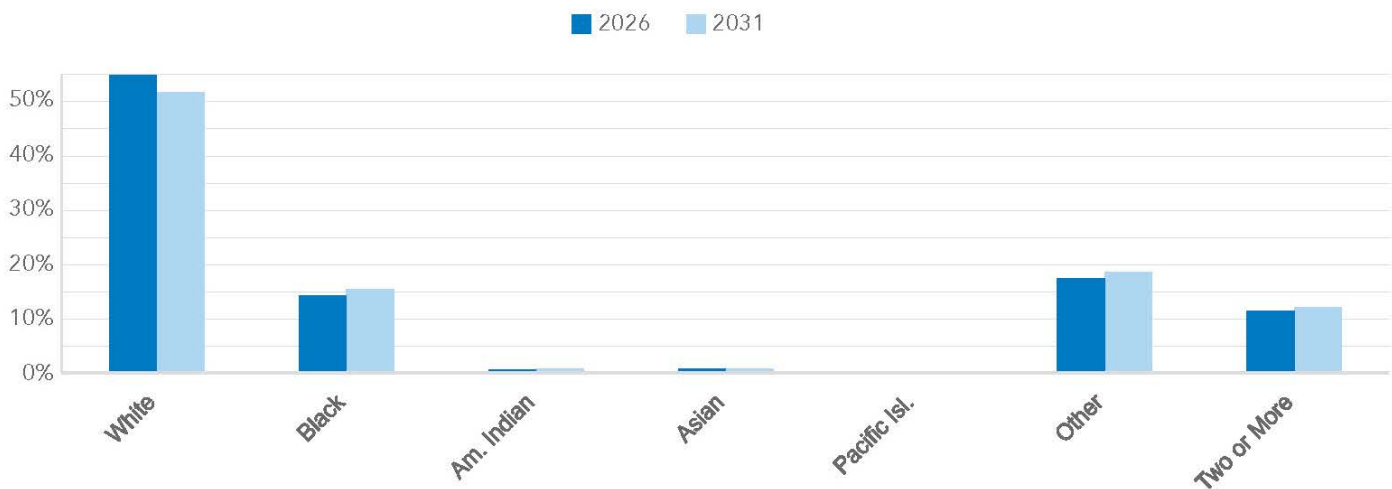
Key Indicators for 2026



Households by Income for 2026



Population by Race



Summary	Census 2020	2026	2031
Total Population	20,524	22,149	23,045
Total Households	8,934	10,051	10,669
Family Households	6,098	6,740	7,130
Average Household Size	2.27	2.18	2.14
Owner Occupied Housing Units	6,826	7,777	8,327
Renter Occupied Housing Units	2,108	2,274	2,342
Median Age	57.0	57.2	57.8

Trends 2026 - 2031	Area	State	National
Population	0.80%	0.90%	0.50%
Households	1.20%	1.30%	0.70%
Family Population	1.10%	1.30%	0.60%
Owner Occupied Housing Units	1.40%	1.50%	0.00%
Median Household Income	3.40%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	633	3.1%	733	3.3%	783	3.4%
5-9	825	4.0%	757	3.4%	801	3.5%
10-14	1,082	5.3%	909	4.1%	827	3.6%
15-19	992	4.8%	1,138	5.1%	916	4.0%
20-24	802	3.9%	1,010	4.6%	1,099	4.8%
25-29	668	3.3%	988	4.5%	1,084	4.7%
30-34	731	3.6%	825	3.7%	1,089	4.7%
35-39	808	3.9%	833	3.8%	886	3.8%
40-44	843	4.1%	989	4.5%	964	4.2%
45-49	1,021	5.0%	992	4.5%	1,117	4.8%
50-54	1,217	5.9%	1,232	5.6%	1,151	5.0%
55-59	1,618	7.9%	1,487	6.7%	1,417	6.2%
60-64	1,713	8.3%	1,863	8.4%	1,705	7.4%
65-69	1,982	9.7%	1,943	8.8%	2,112	9.2%
70-74	2,143	10.4%	1,991	9.0%	2,027	8.8%
75-79	1,521	7.4%	2,008	9.1%	1,882	8.2%
80-84	940	4.6%	1,323	6.0%	1,713	7.4%
Age 85+	983	4.8%	1,128	5.1%	1,473	6.4%

Demographic & Income

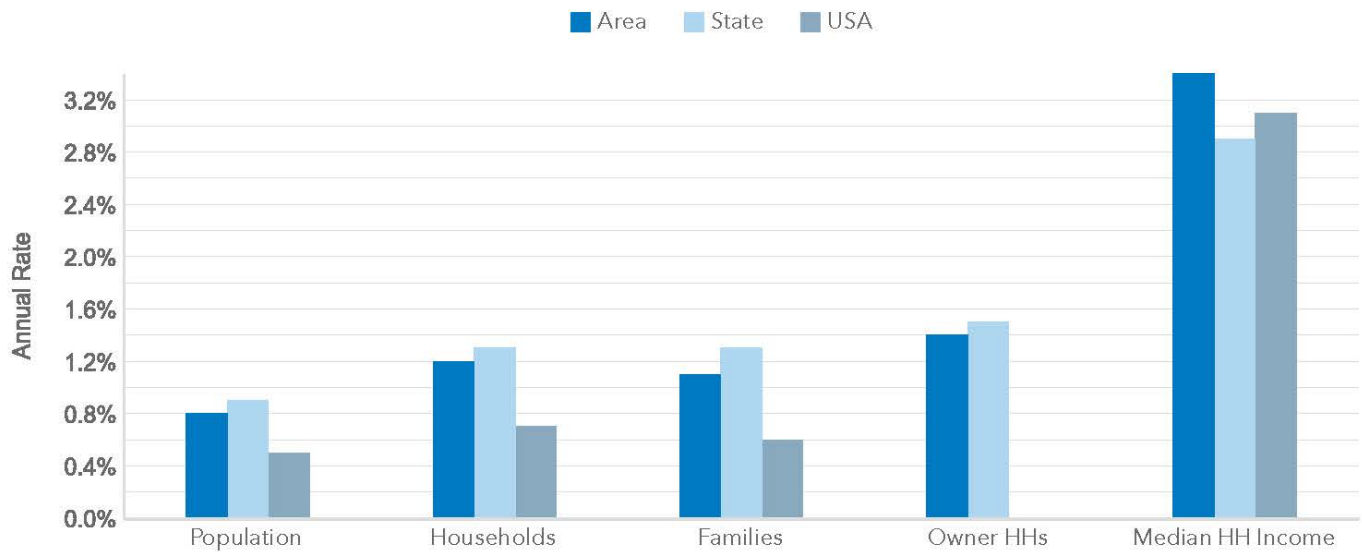
3 MILES

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	156	1.6%	139	1.3%
\$10,000-14,999	162	1.6%	142	1.3%
\$15,000-19,999	160	1.6%	110	1.0%
\$20,000-24,999	408	4.1%	324	3.0%
\$25,000-29,999	103	1.0%	84	0.8%
\$30,000-34,999	277	2.8%	236	2.2%
\$35,000-39,999	252	2.5%	212	2.0%
\$40,000-44,999	274	2.7%	228	2.1%
\$45,000-49,999	319	3.2%	292	2.7%
\$50,000-59,999	515	5.1%	464	4.3%
\$60,000-74,999	843	8.4%	797	7.5%
\$75,000-99,999	1,093	10.9%	1,088	10.2%
\$100,000-124,999	891	8.9%	934	8.8%
\$125,000-149,999	786	7.8%	869	8.2%
\$150,000-199,999	1,638	16.3%	1,994	18.7%
\$200,000-249,999	692	6.9%	962	9.0%
\$250,000-299,999	281	2.8%	437	4.1%
\$300,000-399,999	317	3.1%	312	2.9%
\$400,000-499,999	273	2.7%	235	2.2%
\$500,000+	611	6.1%	810	7.6%
Median Household Income	\$111,755	-	\$132,251	-
Average Household Income	\$169,028	-	\$191,037	-
Per Capita Income	\$78,033	-	\$90,013	-

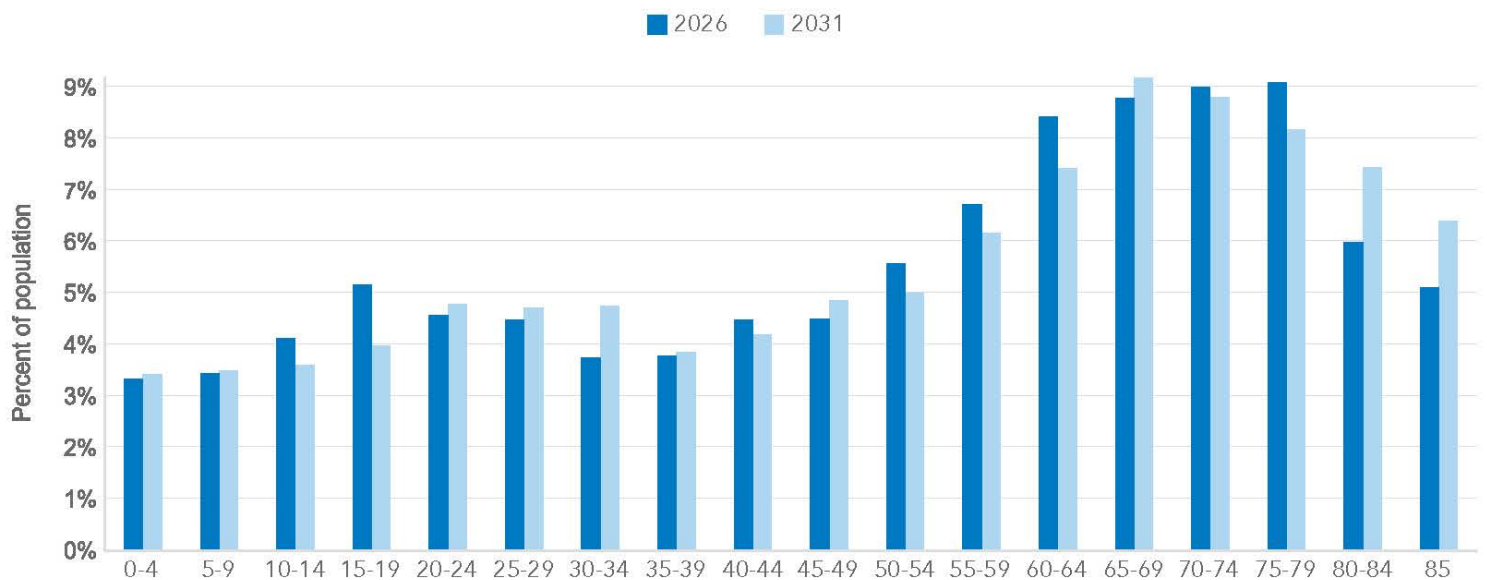
Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	15,243	74.3%	16,202	73.2%	16,335	70.9%
Black Alone	1,461	7.1%	1,566	7.1%	1,769	7.7%
American Indian	107	0.5%	101	0.5%	111	0.5%
Asian Alone	150	0.7%	183	0.8%	208	0.9%
Pacific Islander	5	0.0%	6	0.0%	6	0.0%
Some Other Race	1,900	9.3%	2,194	9.9%	2,480	10.8%
Two or More Races	1,658	8.1%	1,895	8.6%	2,135	9.3%
Hispanic (Any Race)	3,552	17.3%	4,083	18.4%	4,610	20.0%



Trends: 2026 - 2031 Annual Rate



Population by Age



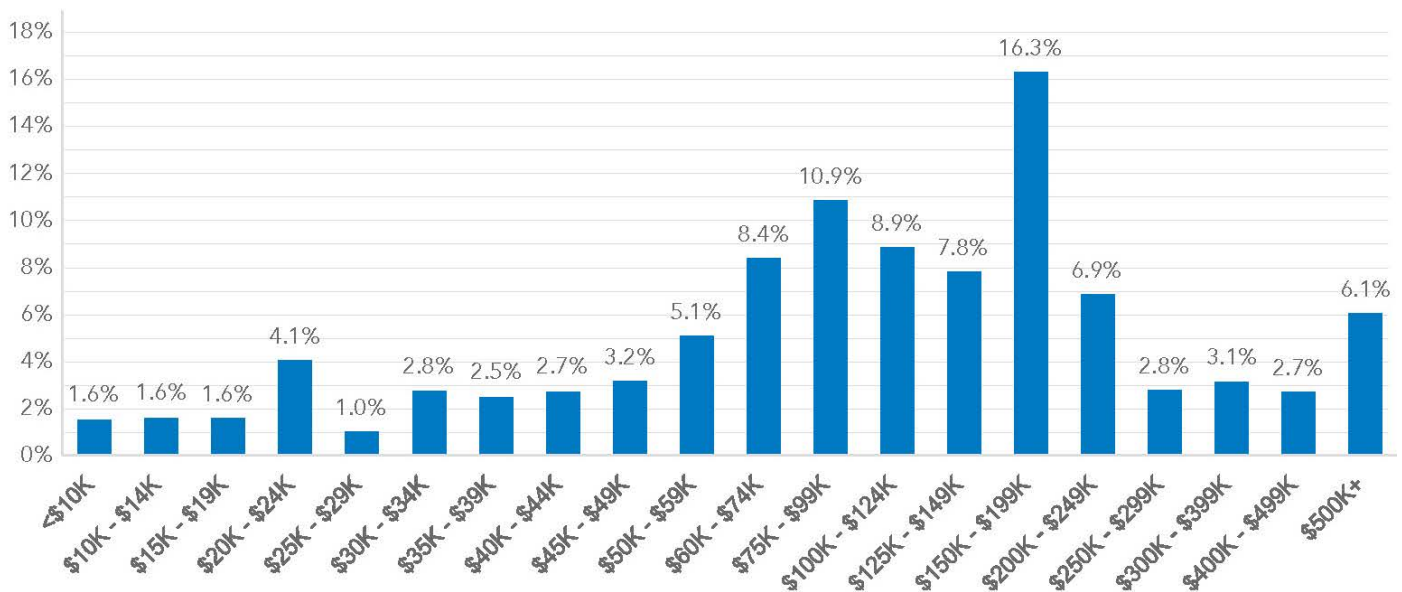
Demographic & Income

3 MILES

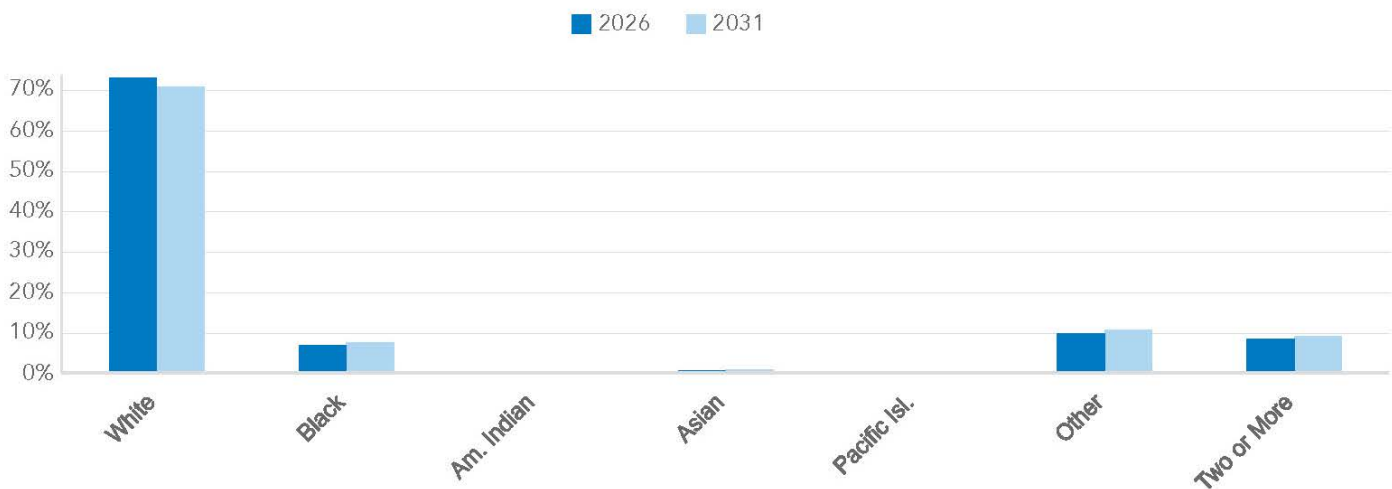
Key Indicators for 2026



Households by Income for 2026



Population by Race



Summary	Census 2020	2026	2031
Total Population	29,611	31,797	33,036
Total Households	13,146	14,765	15,669
Family Households	9,158	10,085	10,647
Average Household Size	2.23	2.13	2.09
Owner Occupied Housing Units	10,369	11,888	12,735
Renter Occupied Housing Units	2,777	2,877	2,935
Median Age	58.2	58.9	59.7

Trends 2026 - 2031	Area	State	National
Population	0.80%	0.90%	0.50%
Households	1.20%	1.30%	0.70%
Family Population	1.10%	1.30%	0.60%
Owner Occupied Housing Units	1.40%	1.50%	0.00%
Median Household Income	3.60%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	845	2.9%	965	3.0%	1,044	3.2%
5-9	1,135	3.8%	1,026	3.2%	1,085	3.3%
10-14	1,440	4.9%	1,270	4.0%	1,137	3.4%
15-19	1,376	4.7%	1,483	4.7%	1,262	3.8%
20-24	1,115	3.8%	1,317	4.1%	1,374	4.2%
25-29	906	3.1%	1,370	4.3%	1,418	4.3%
30-34	985	3.3%	1,143	3.6%	1,539	4.7%
35-39	1,077	3.6%	1,173	3.7%	1,281	3.9%
40-44	1,180	4.0%	1,318	4.2%	1,372	4.2%
45-49	1,444	4.9%	1,399	4.4%	1,508	4.6%
50-54	1,783	6.0%	1,708	5.4%	1,617	4.9%
55-59	2,358	8.0%	2,195	6.9%	1,991	6.0%
60-64	2,616	8.8%	2,777	8.7%	2,577	7.8%
65-69	2,999	10.1%	2,978	9.4%	3,177	9.6%
70-74	3,283	11.1%	3,002	9.4%	3,101	9.4%
75-79	2,367	8.0%	3,074	9.7%	2,852	8.6%
80-84	1,417	4.8%	2,046	6.4%	2,597	7.9%
Age 85+	1,285	4.3%	1,553	4.9%	2,102	6.4%

Demographic & Income

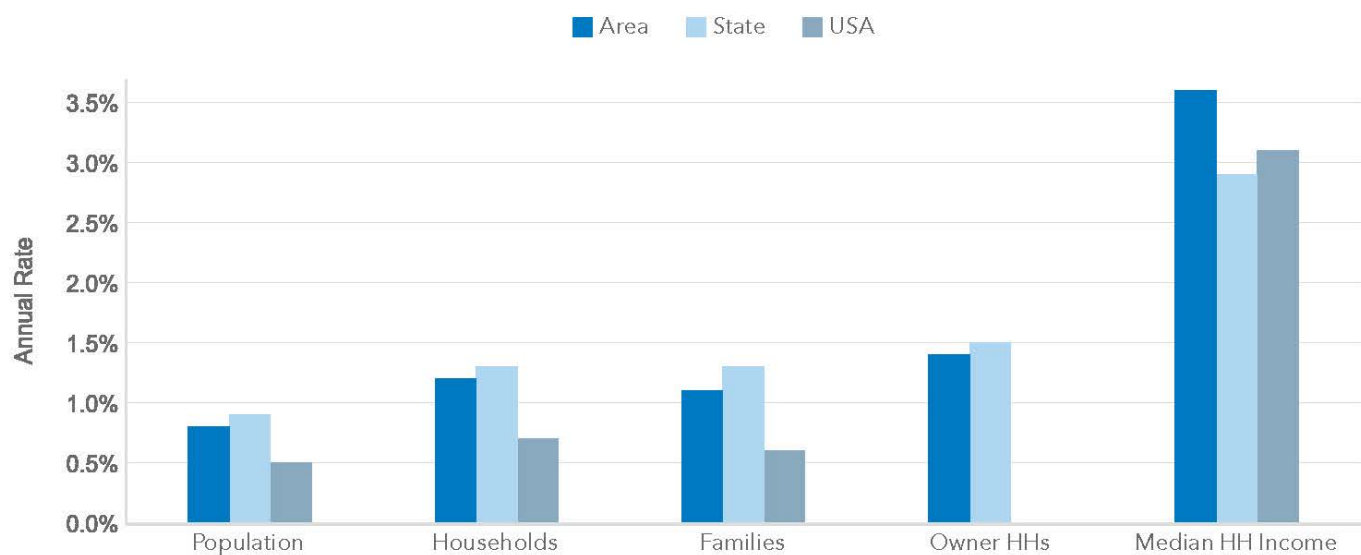
5 MILES

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	278	1.9%	255	1.6%
\$10,000-14,999	210	1.4%	181	1.2%
\$15,000-19,999	223	1.5%	156	1.0%
\$20,000-24,999	479	3.2%	380	2.4%
\$25,000-29,999	162	1.1%	134	0.9%
\$30,000-34,999	396	2.7%	333	2.1%
\$35,000-39,999	329	2.2%	274	1.8%
\$40,000-44,999	373	2.5%	308	2.0%
\$45,000-49,999	399	2.7%	358	2.3%
\$50,000-59,999	778	5.3%	690	4.4%
\$60,000-74,999	1,114	7.5%	1,042	6.7%
\$75,000-99,999	1,562	10.6%	1,531	9.8%
\$100,000-124,999	1,266	8.6%	1,309	8.3%
\$125,000-149,999	1,019	6.9%	1,114	7.1%
\$150,000-199,999	2,520	17.1%	3,014	19.2%
\$200,000-249,999	1,157	7.8%	1,575	10.1%
\$250,000-299,999	480	3.3%	731	4.7%
\$300,000-399,999	537	3.6%	532	3.4%
\$400,000-499,999	466	3.2%	404	2.6%
\$500,000+	1,017	6.9%	1,347	8.6%
Median Household Income	\$120,673	-	\$144,131	-
Average Household Income	\$182,298	-	\$206,009	-
Per Capita Income	\$85,011	-	\$98,109	-

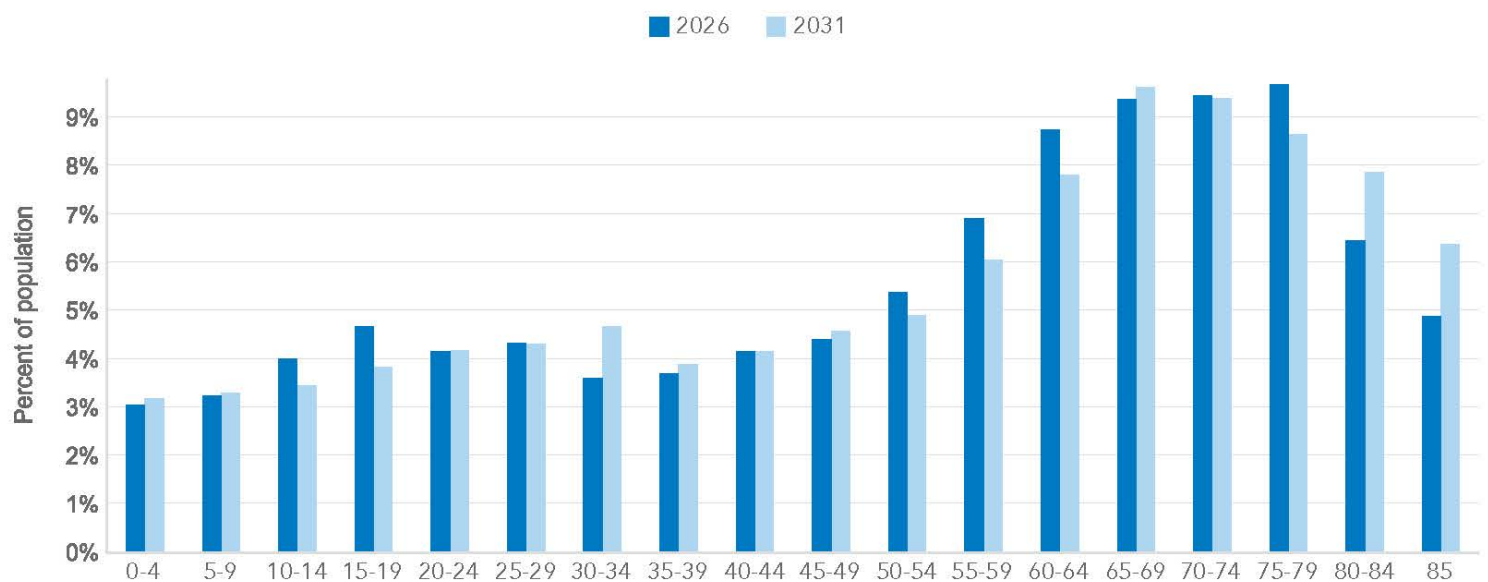
Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,683	76.6%	24,185	76.1%	24,466	74.1%
Black Alone	2,063	7.0%	2,123	6.7%	2,381	7.2%
American Indian	126	0.4%	118	0.4%	130	0.4%
Asian Alone	216	0.7%	261	0.8%	297	0.9%
Pacific Islander	7	0.0%	8	0.0%	8	0.0%
Some Other Race	2,389	8.1%	2,701	8.5%	3,047	9.2%
Two or More Races	2,127	7.2%	2,401	7.5%	2,706	8.2%
Hispanic (Any Race)	4,462	15.1%	5,031	15.8%	5,674	17.2%



Trends: 2026 - 2031 Annual Rate



Population by Age



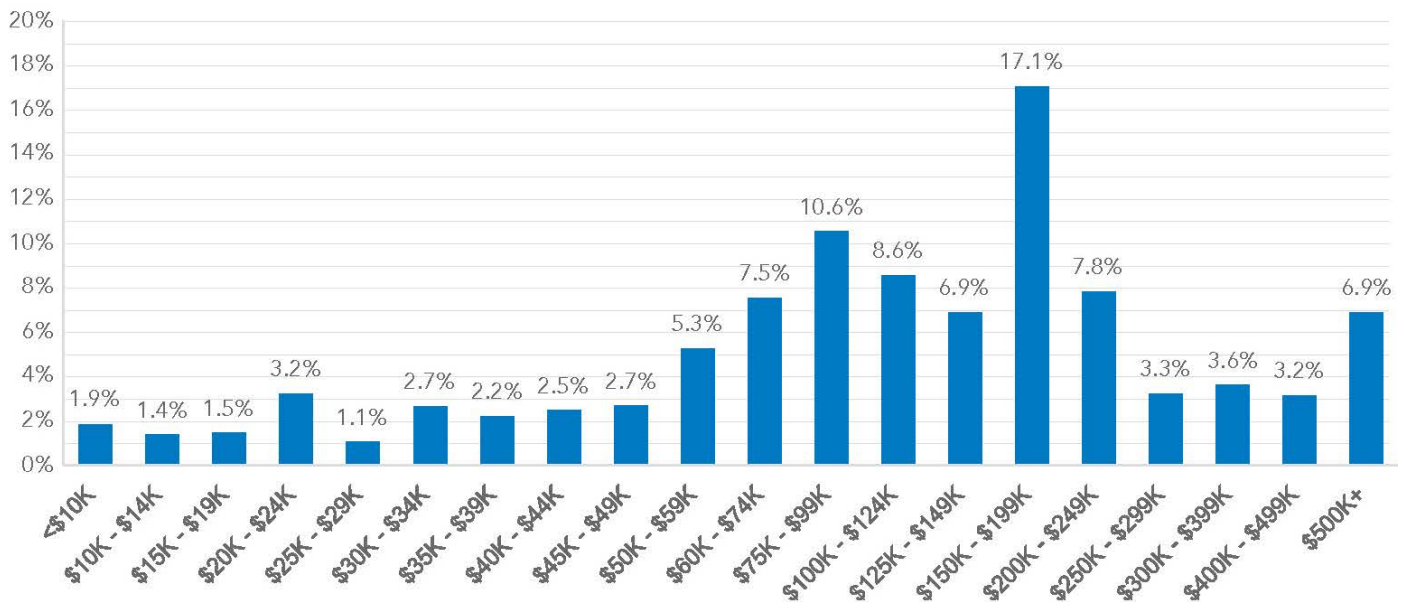
Demographic & Income

5 MILES

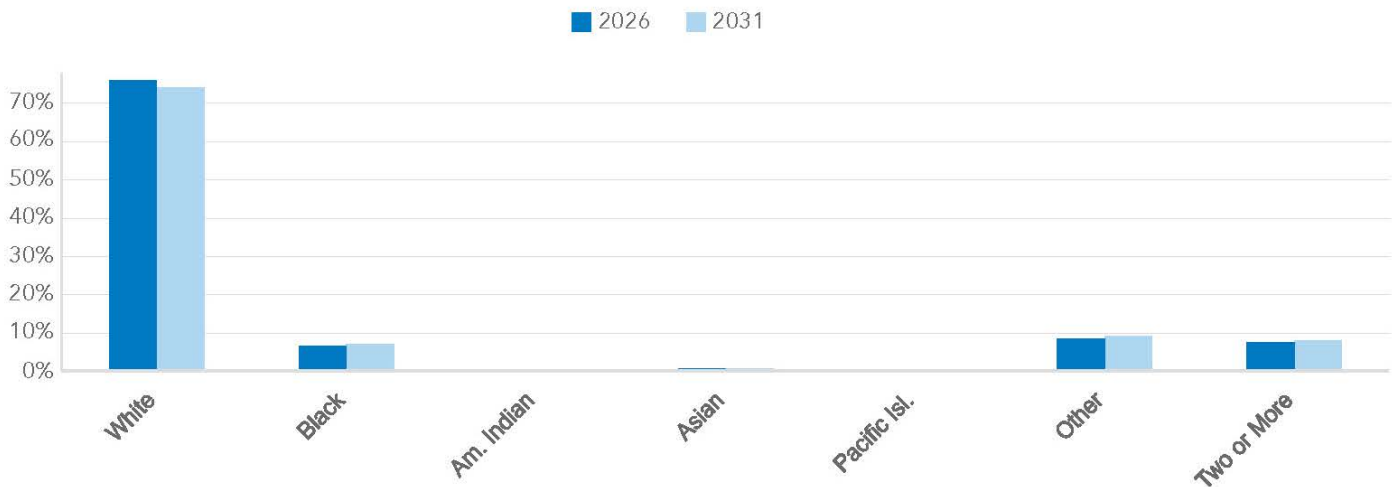
Key Indicators for 2026



Households by Income for 2026



Population by Race



The Trusted Name in Commercial Real Estate



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The Lowcountry's Leading Luxury Brand.



This is not a solicitation of properties already listed with a Realtor. Information deemed accurate. Buyer must verify.