

## Stand Alone Retail Building

3 Regency Pkwy  
Hilton Head Island, South Carolina 29928

### Property Highlights

- Stand Alone Building Fronting Highway 278
- Great Mid Island Location across from Palmetto Dunes
- Zoning allows for multiple commercial uses

### Property Overview

Stand alone building fronting Highway 278 on Hilton Head Island. Great mid island location across from Palmetto Dunes South Island Square and near Shelter Cove with easy access to all of Hilton Head Island. The property was once a convenience store/gas station. The underground pumps have since been removed. The property is zoned Light Commercial and would allow for multiple commercial uses.

### Offering Summary

Sale Price:	\$849,000
Building Size:	2,250 SF
Property Type:	Retail
Zoning:	Light Commercial

### For More Information

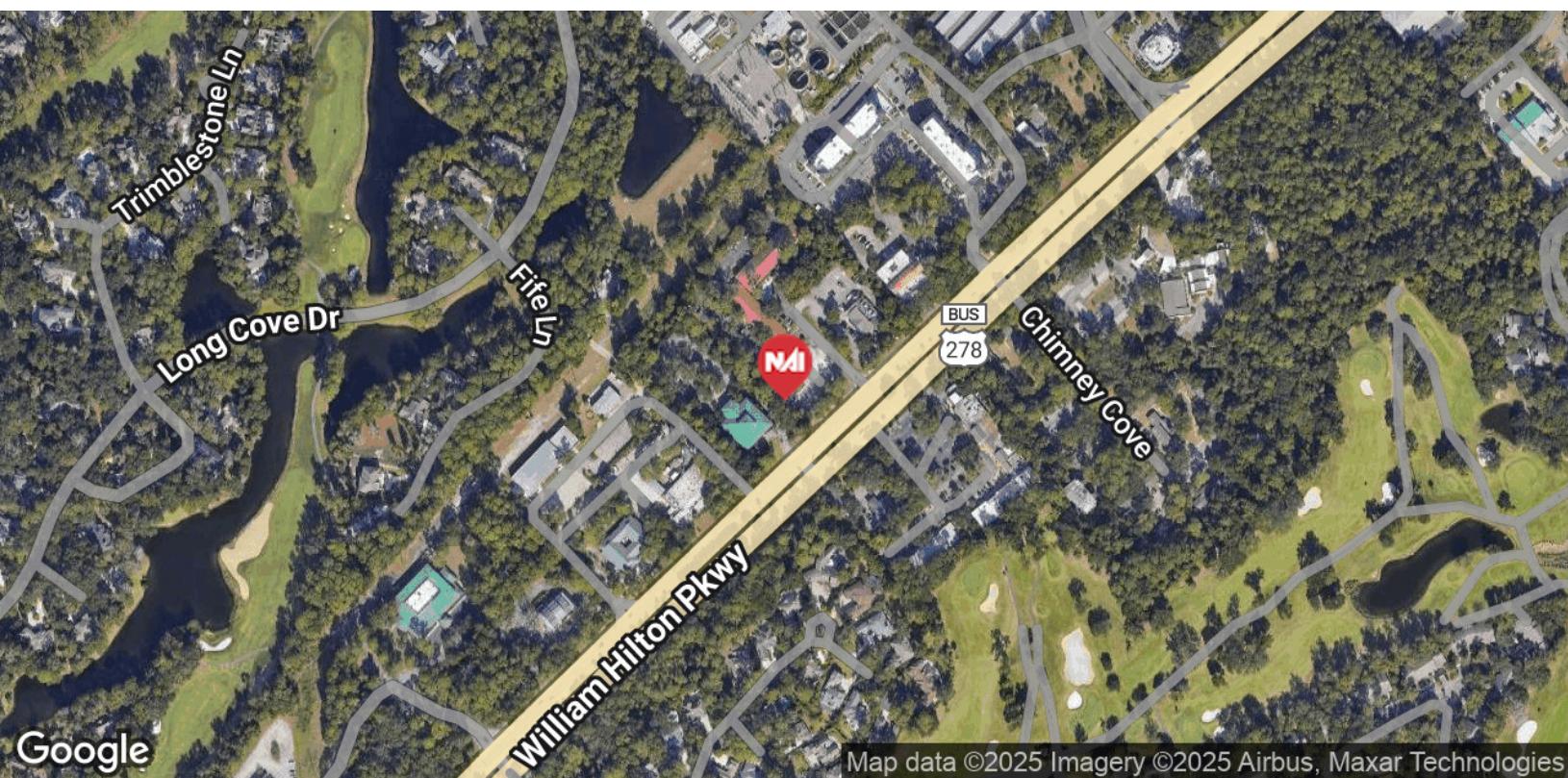
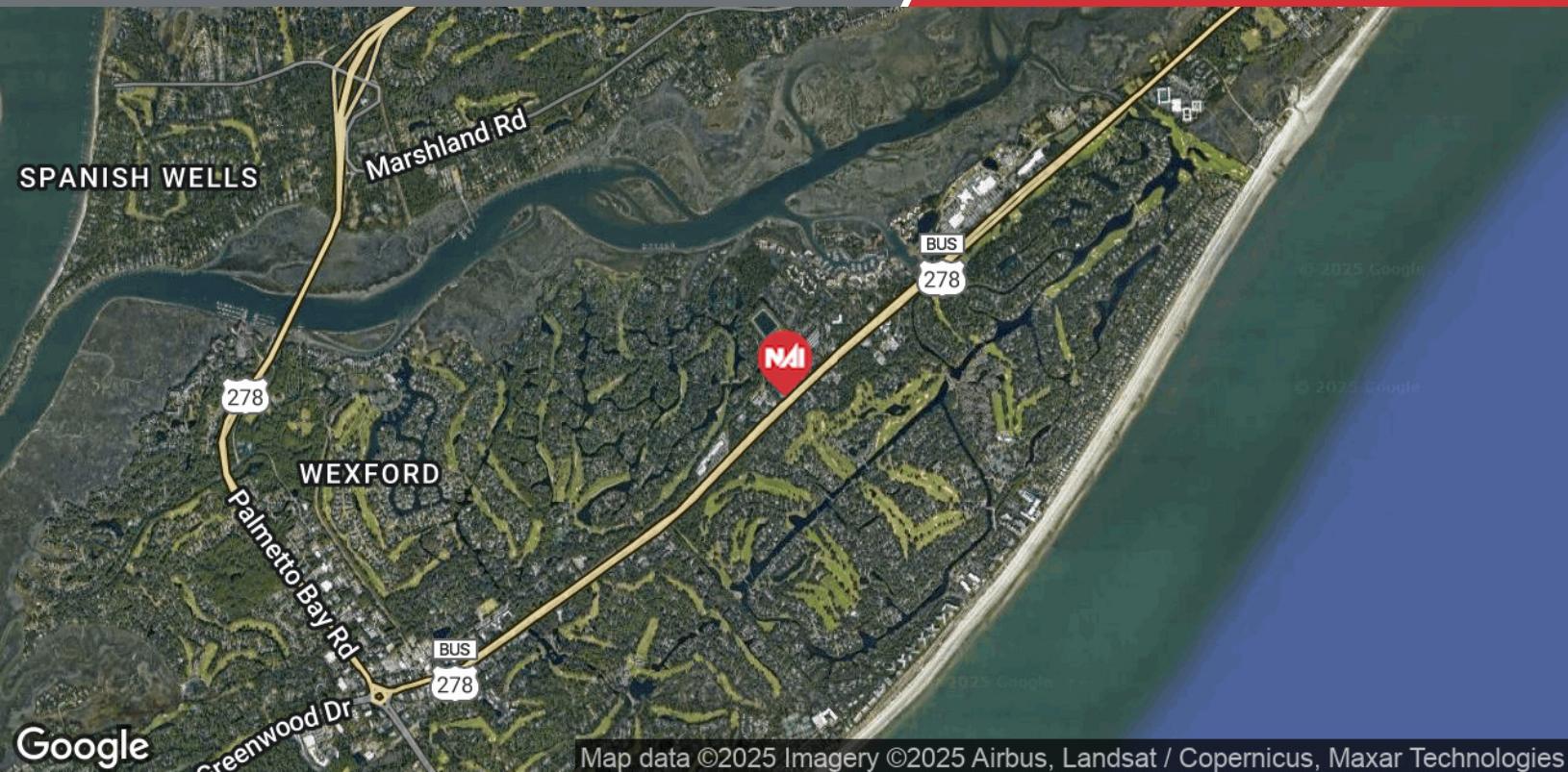
#### **Walter Wilkins**

O: 843 837 4460 x3  
walter@naicarolinacharter.com

For Sale

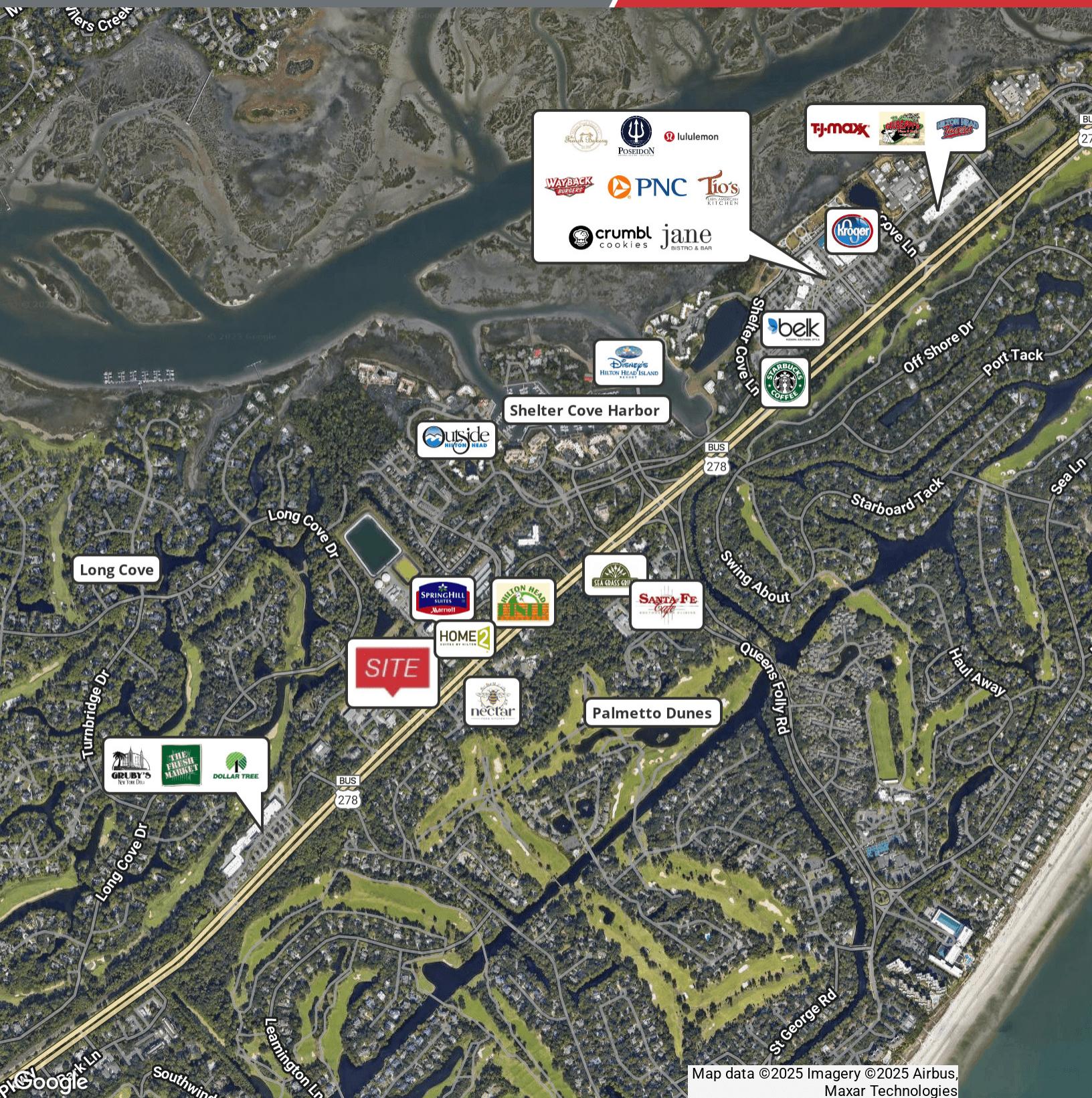
2,250 SF | \$849,000

Stand Alone Building



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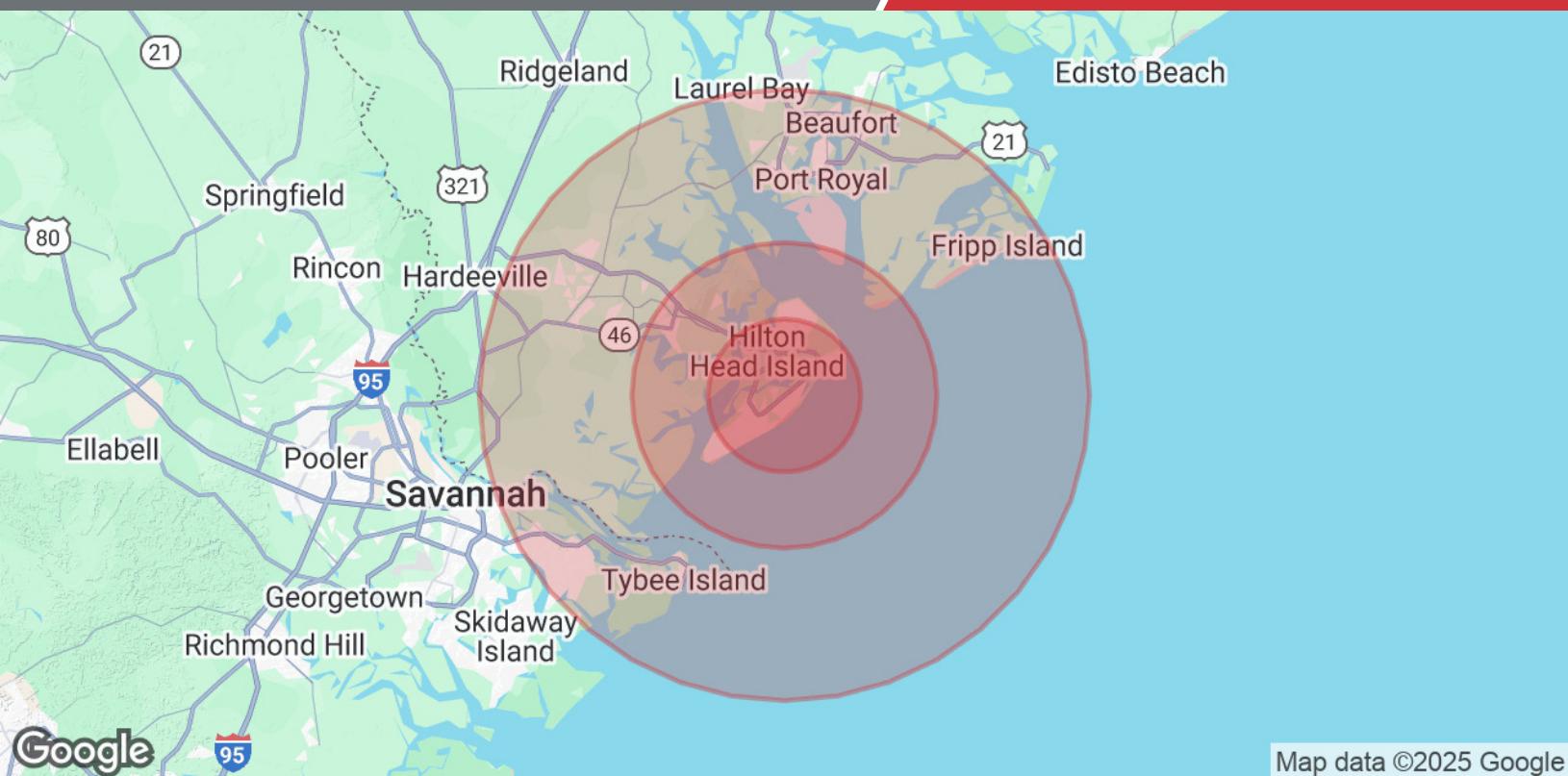
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Fronting Highway 278



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**Population**

	5 Miles	10 Miles	20 Miles
Total Population	34,021	57,772	206,014
Average Age	54	51	47
Average Age (Male)	54	51	46
Average Age (Female)	55	52	48

**Households & Income**

	5 Miles	10 Miles	20 Miles
Total Households	15,865	25,784	87,072
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$141,170	\$130,523	\$113,931
Average House Value	\$744,170	\$700,194	\$563,173

*Demographics data derived from AlphaMap*

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