



FOR SALE/LEASE

**±23,957-SF Retail Showroom with
Warehouse/Office Space Included**

10 Target Road, Hilton Head Island, SC 29928

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Property Summary

10 Target Road is a retail showroom 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.

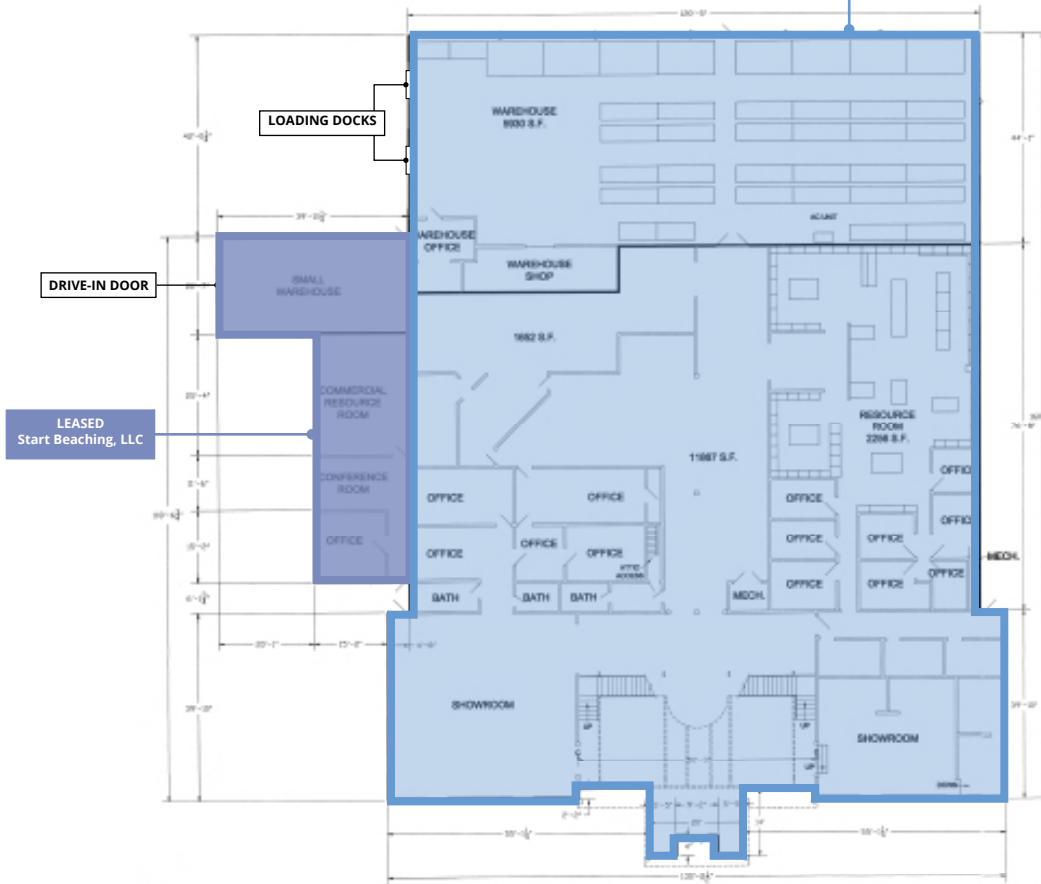
The building layout and features make it ideal for owner-users or investors looking for a well-located property with showroom exposure, office space and warehouse/loading access.



Total Building Size	±23,957 SF Retail, office and warehouse configuration
Space Available For Lease	Flexible Sizes from ±1,000-22,082 SF
Acreage	±1.5 acres
Sale Price	\$5,800,000
Lease Rate	Contact broker
Zoning	Sea Pines Commercial
Parking/Visibility	Ample on-site parking and rare grandfathered rights for two monument signs
TMS #	R552 015 000 0103 0000 R552 015 000 0104 0000

Property Floor Plan

FLEXIBLE CONFIGURATIONS AVAILABLE



Building highlights:

- ±23,957-SF freestanding retail showroom with warehouse/office space included
- ±1,000-22,082 SF configurations available for lease
- Two (2) loading dock doors (14'x12') and one (1) drive-in door (10' x 8')
- Clear height: 15'4" | Ceiling height: 15'9" | Eave height: 14'
- 3-phase power
- Major capital improvements: fire/sprinkler overhaul (2024), LED lighting retrofit (2024), restroom renovations (2022)



Location Overview

DEMOGRAPHICS 2025 EST | 5 MILES

27,620

Total population

13,117

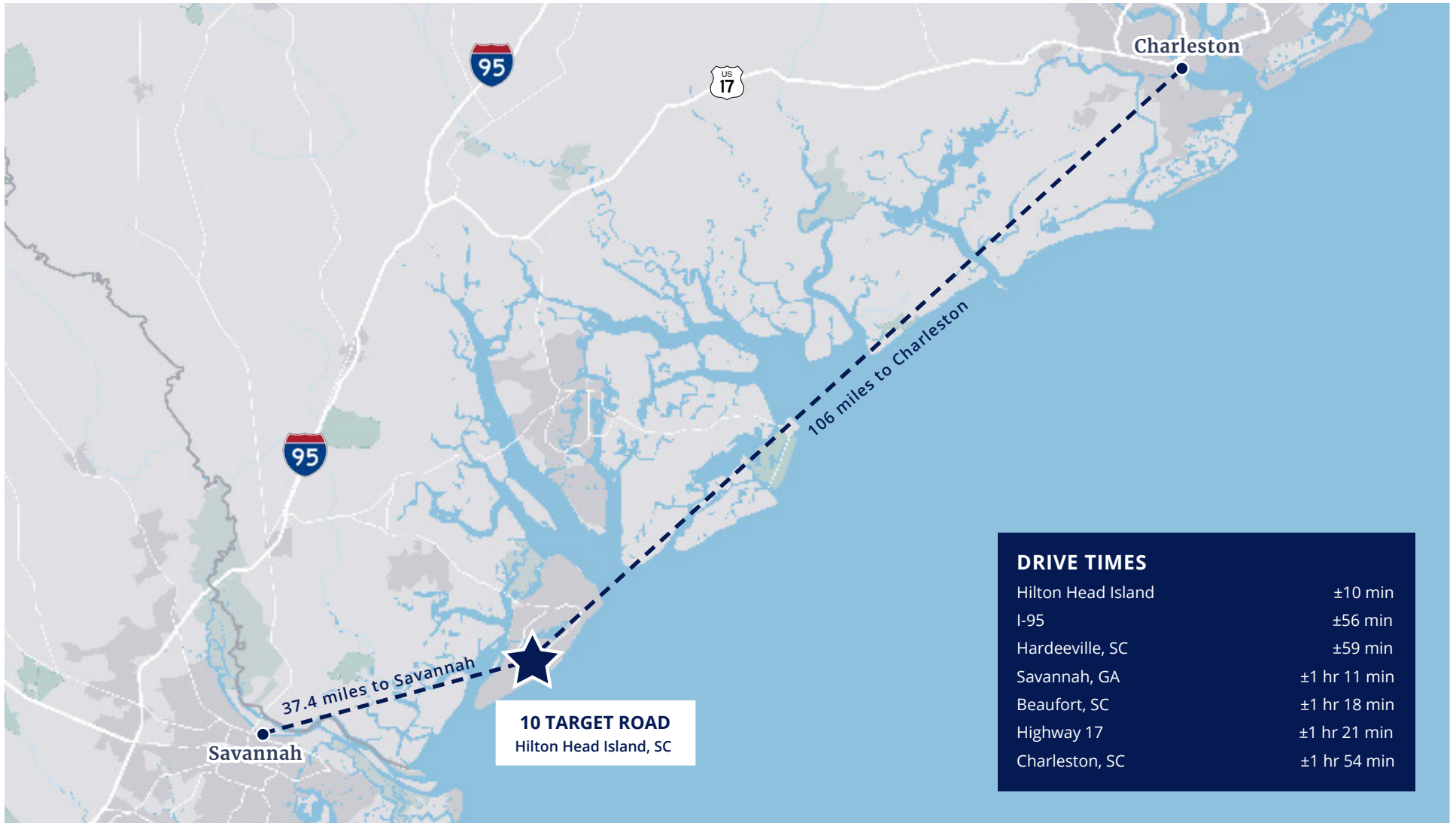
Total households

\$157,297

Avg household income

1,928

Total businesses



DRIVE TIMES

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



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