



LEASE

Former Bank Office Building

2 LAFAYETTE PLACE

Hilton Head Island, SC 29926

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$29.00 SF/yr (NNN)
BUILDING SIZE:	8,413 SF
AVAILABLE SF:	2,400 - 8,413 SF
LOT SIZE:	2.5 Acres
ZONING:	Community Commercial
MARKET:	Hilton Head Island
APN:	R510 008 000 0409 0000

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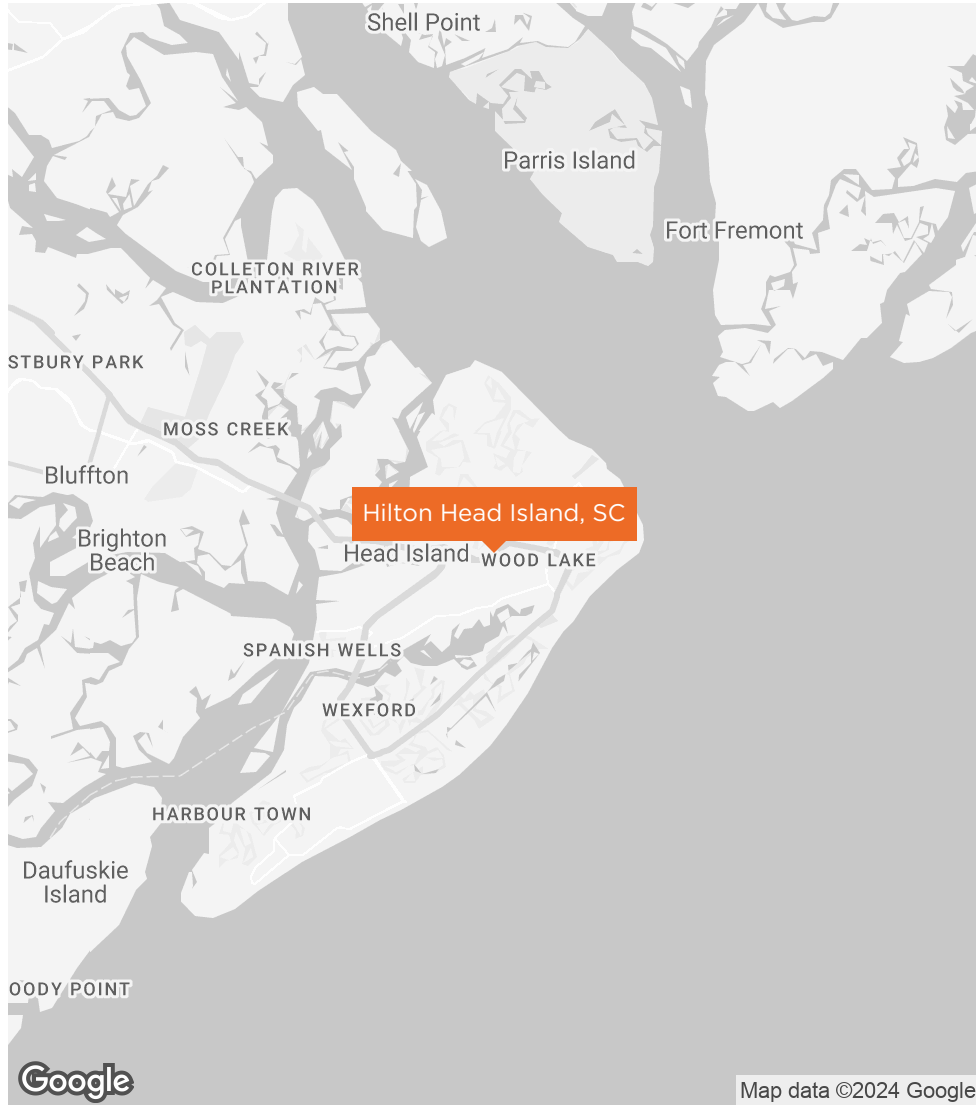
PROPERTY OVERVIEW

This 8,413 SF building was previously occupied by Regions Bank and is improved as a full service bank with four drive thrus, an ATM, and 51 parking spaces - The property is located at the high profile signalized intersection of William Hilton Pkwy and Indigo Run Drive. Traffic counts at this intersection exceed 35,000 VPD. The property could easily accommodate a bank or professional/medical office use. It is also a perfect location for many retail or restaurant uses. The owner would consider a subdivision of the space for an appropriate Tenant.

PROPERTY HIGHLIGHTS

- 8,413 SF Office Building At The Signalized Intersection of William Hilton Pkwy & Indigo Run Drive
- 51 parking spaces
- 4 Drive Thrus & ATM
- 2,400 SF office is separate and could be leased to a single tenant- 6,000 SF is Bank space and could also be leased separately.

HILTON HEAD ISLAND MARKET



LOCATION DESCRIPTION

Hilton Head Island is an international tourist destination and has a permanent population of 40,000 people with the addition of over 2,000,000 tourist that visit the Island each year. The property is in a prime location at the signalized intersection of William Hilton Pkwy and Indigo Run Drive on the north end of the island. Hilton Head Plantation, Indigo Run, Palmetto Hall, and Windmill Harbour are large upscale communities that surround the site. In addition, the Hilton Head Hospital is less than one mile from the property.

LOCATION DETAILS

MARKET	Hilton Head Island
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COUNTY	Beaufort
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ADDITIONAL PHOTOS



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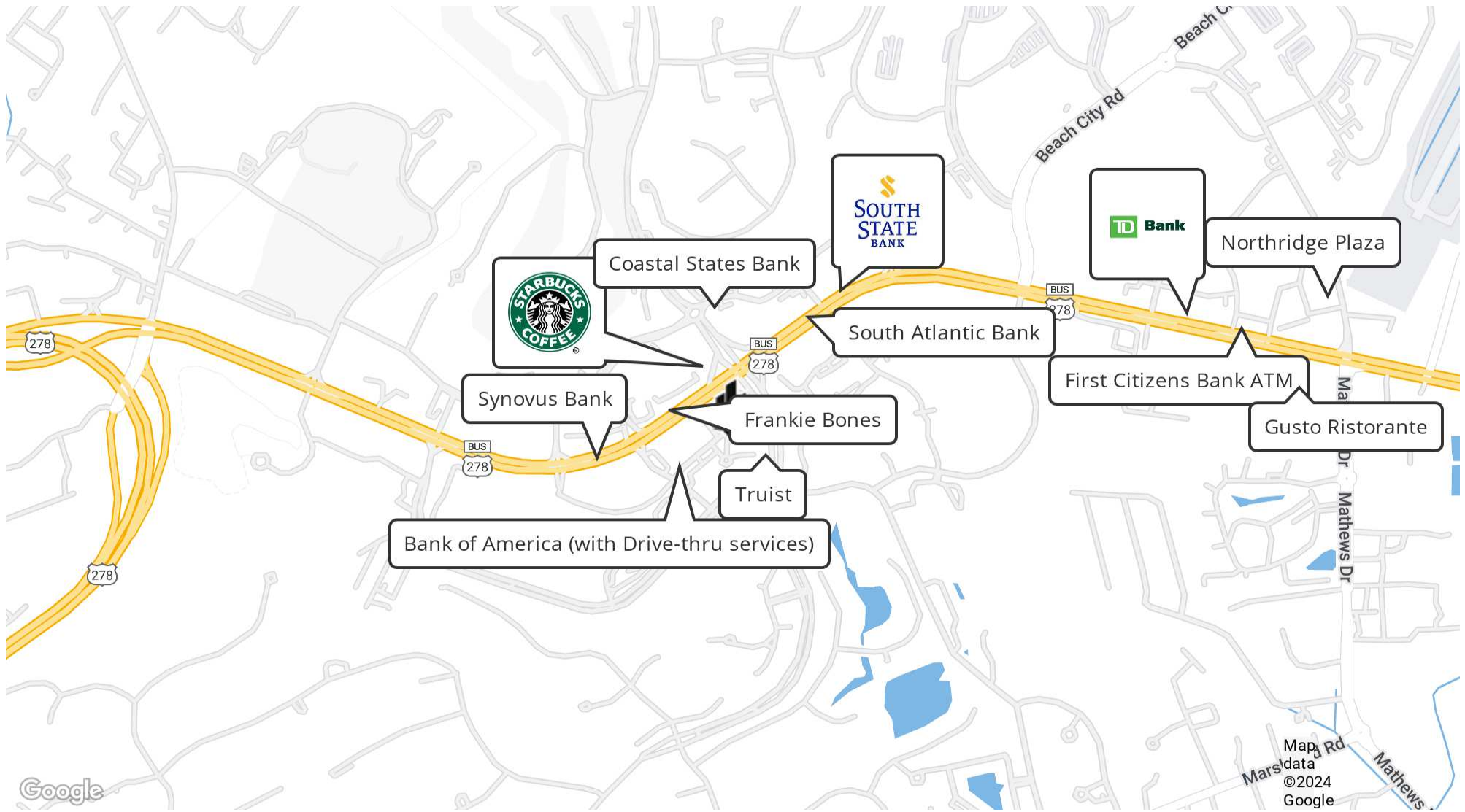
ADDITIONAL PHOTOS

2 Lafayette Place



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RETAILER MAP



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