



# PRIME INVESTMENT OPPORTUNITY

## Leased Commercial Property at the Gateway to Hilton Head Island



*For Sale* OFFICE/MEDICAL SPACE

**1544 Fording Island Road  
Hilton Head Island, SC**

This premier commercial property offers unbeatable exposure in one of the most strategic and high-traffic locations in the Lowcountry. **Currently leased to a nationally recognized law firm**, this is a rare turnkey investment opportunity with immediate income and long-term potential. Secure lease in place with a National Law Firm—4 years remaining. High visibility and traffic counts from daily commuters and island visitors. Well-maintained structure with professional office buildout. Current Cap Rate 7.54% with yearly lease increase of 3%.

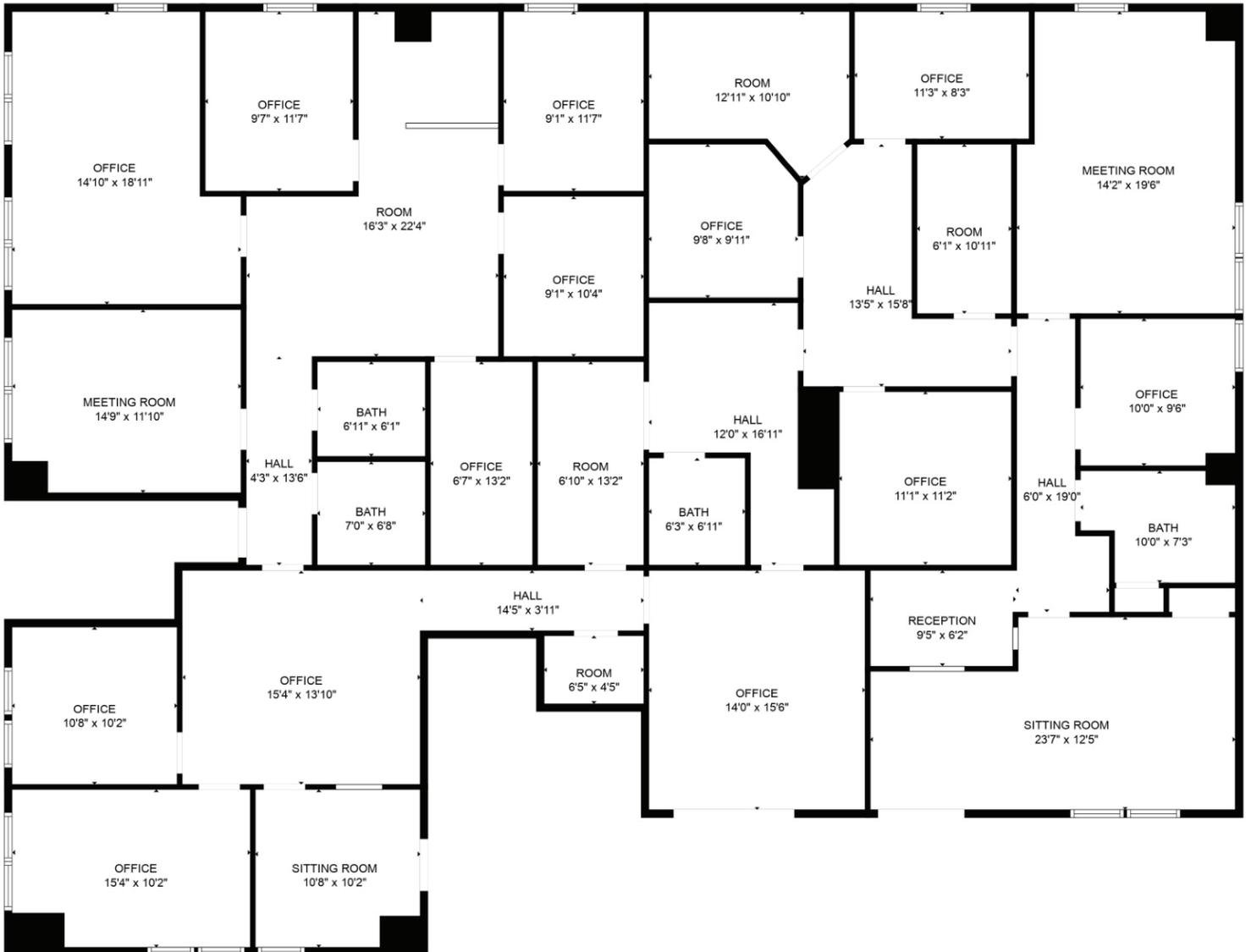
MLS # ..... 453697  
SQUARE FEET ..... 4,264  
SALE PRICE ..... \$1,399,000

**FOR MORE INFORMATION**  
Craig Cleveland  
(843) 540-5240  
craigcleveland@live.com



# FLOORPLAN

1544 Fording Island Road



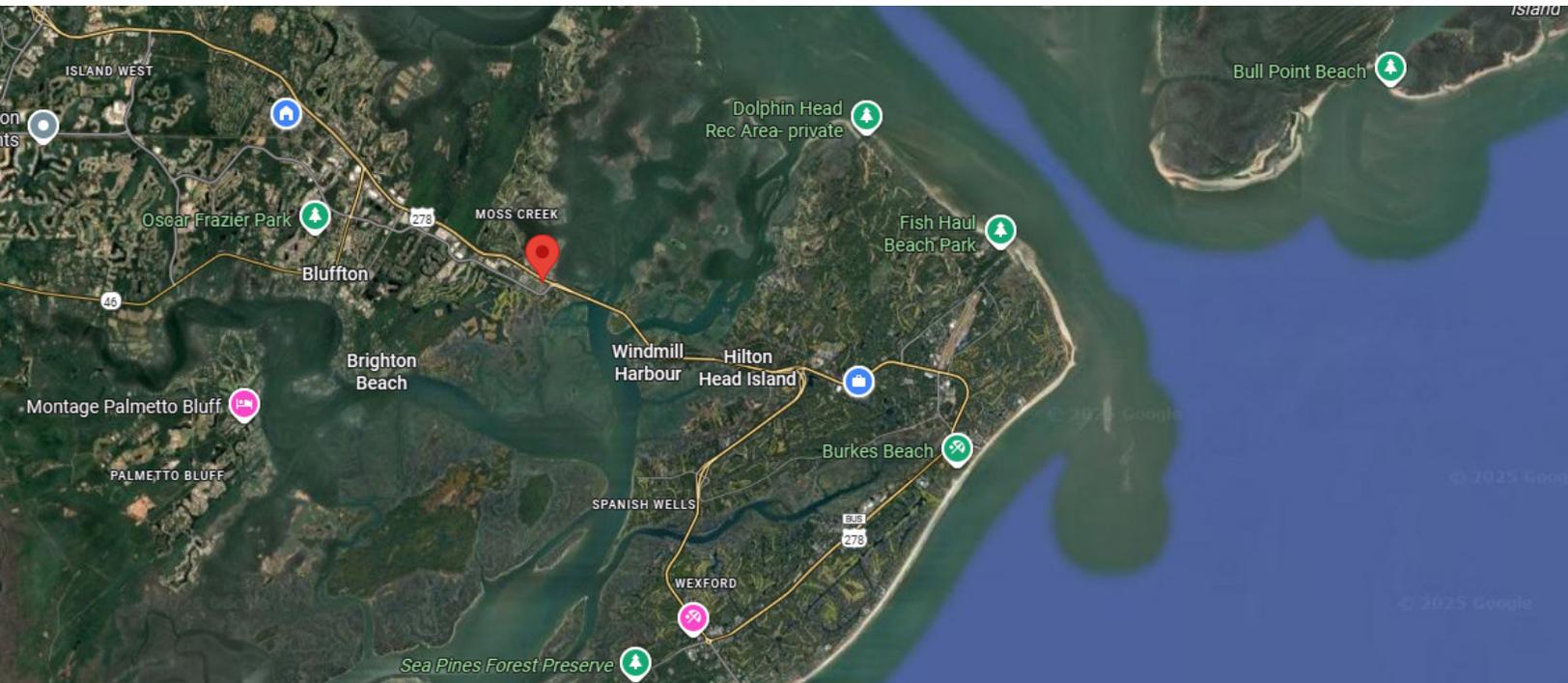
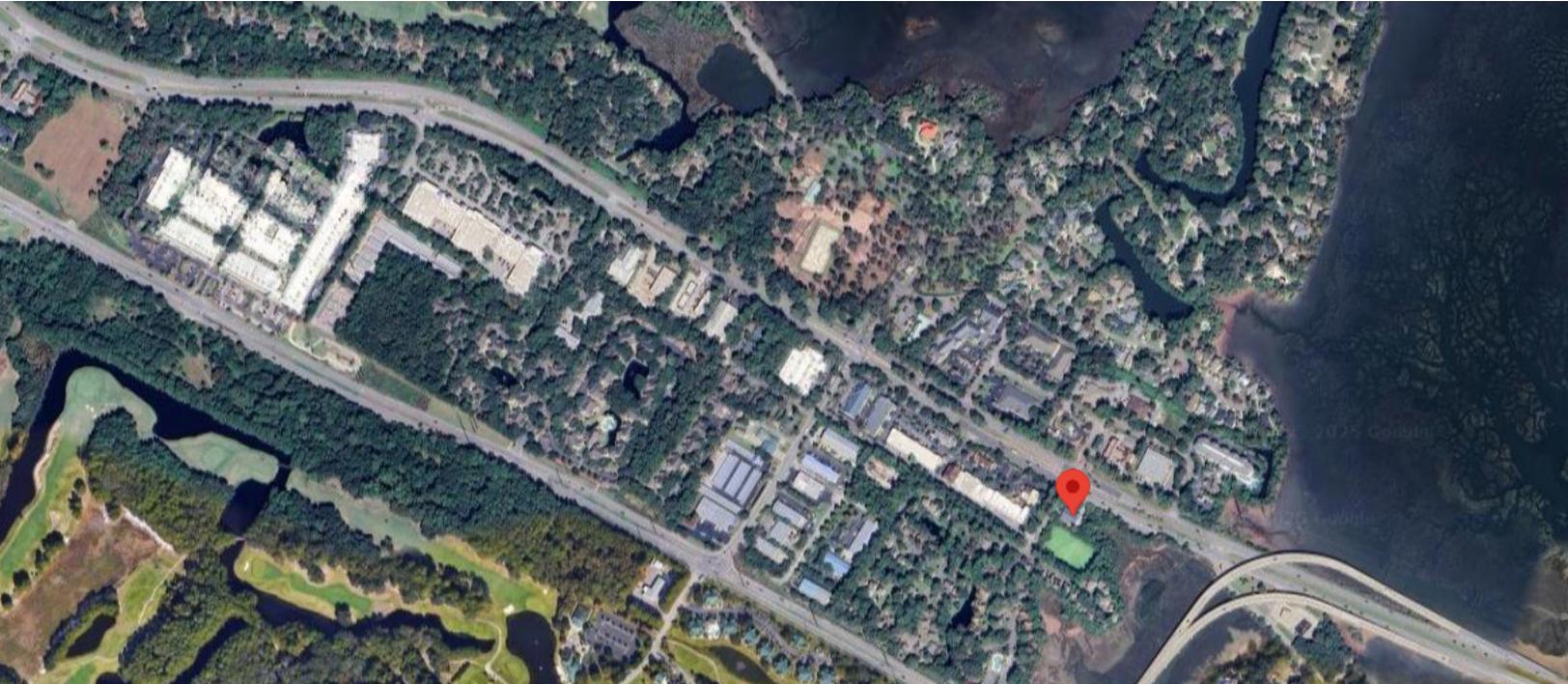
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# LOCATOR MAPS

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# PHOTOS

1544 Fording Island Road

