



For Sale

Professional Office

1,500 SF | \$450,000

101 Palmetto Office Suites

23 Main Street, Suite 101
Hilton Head Island, South Carolina
29926

Property Highlights

- Ground Floor Class A Professional Offices
- Potential for Owner/User for 101-A
- Close to Hospital
- Ample Parking

Property Description

101 Palmetto Office Suites total 1,500sf, split into two units of 750sf each. Unit 101A has Tenant paying through February of 2024, which is a great opportunity to use one office or get another tenant. The Palmetto Office Suites are primarily medical offices.

Located on the north-end of Hilton Head Island, less than .5 mile to Hilton Head Hospital. Both suites are on the ground floor of the three story medical office building, known as Palmetto Office Suites at 23 Main Street, Hilton Head Island, South Carolina. The property is located on Main Street one lot from Hospital Center Boulevard and has access to / from Highway 278 (William Hilton Parkway) via Automobile Place. .

For more information

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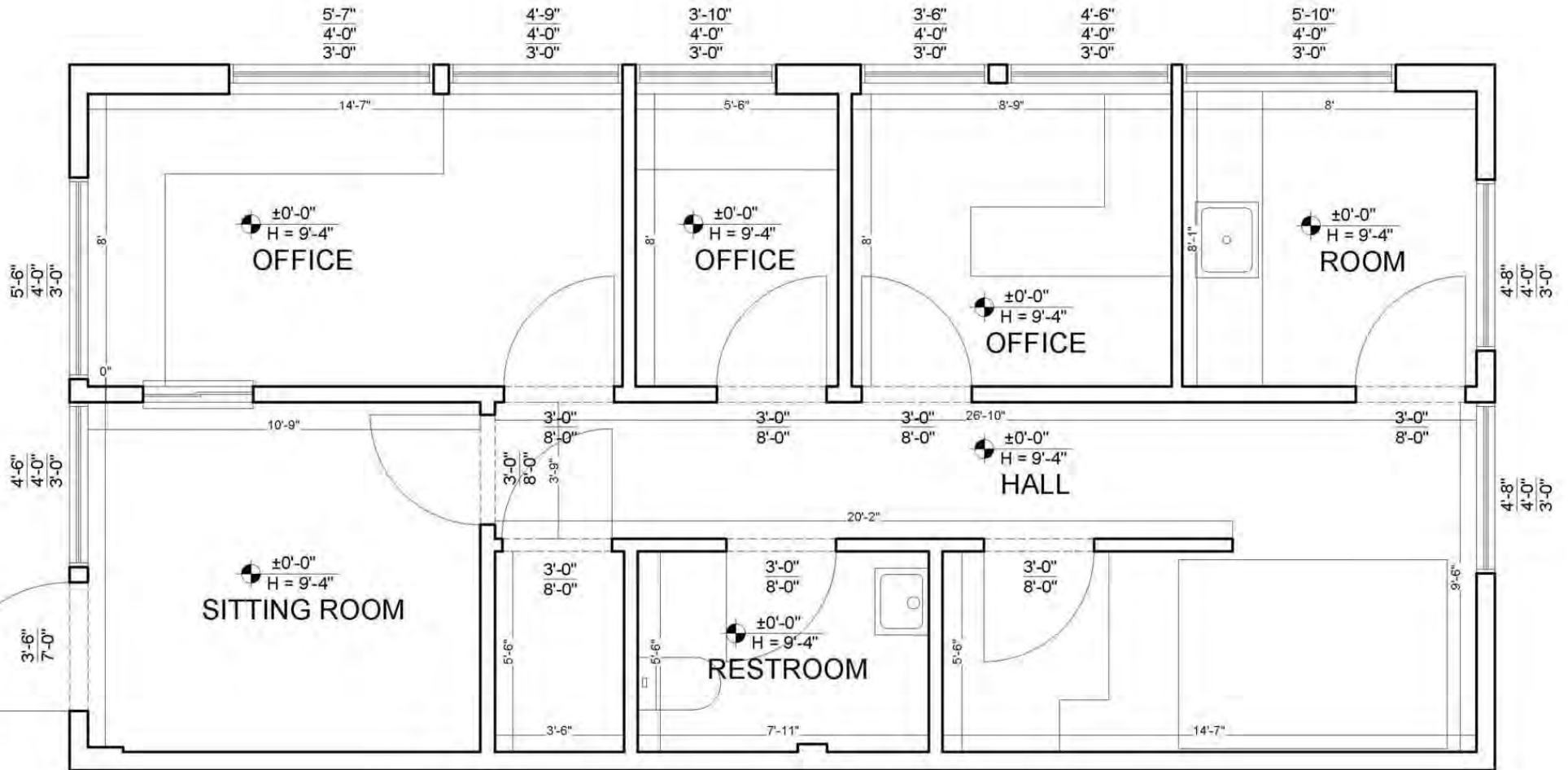
OFFERING SUMMARY

Sale Price	\$450,000
Location	Main Street & Hospital Center Blvd
Year Built	2004
2023 Taxes	\$4,431.80
Regime	\$6,749.11

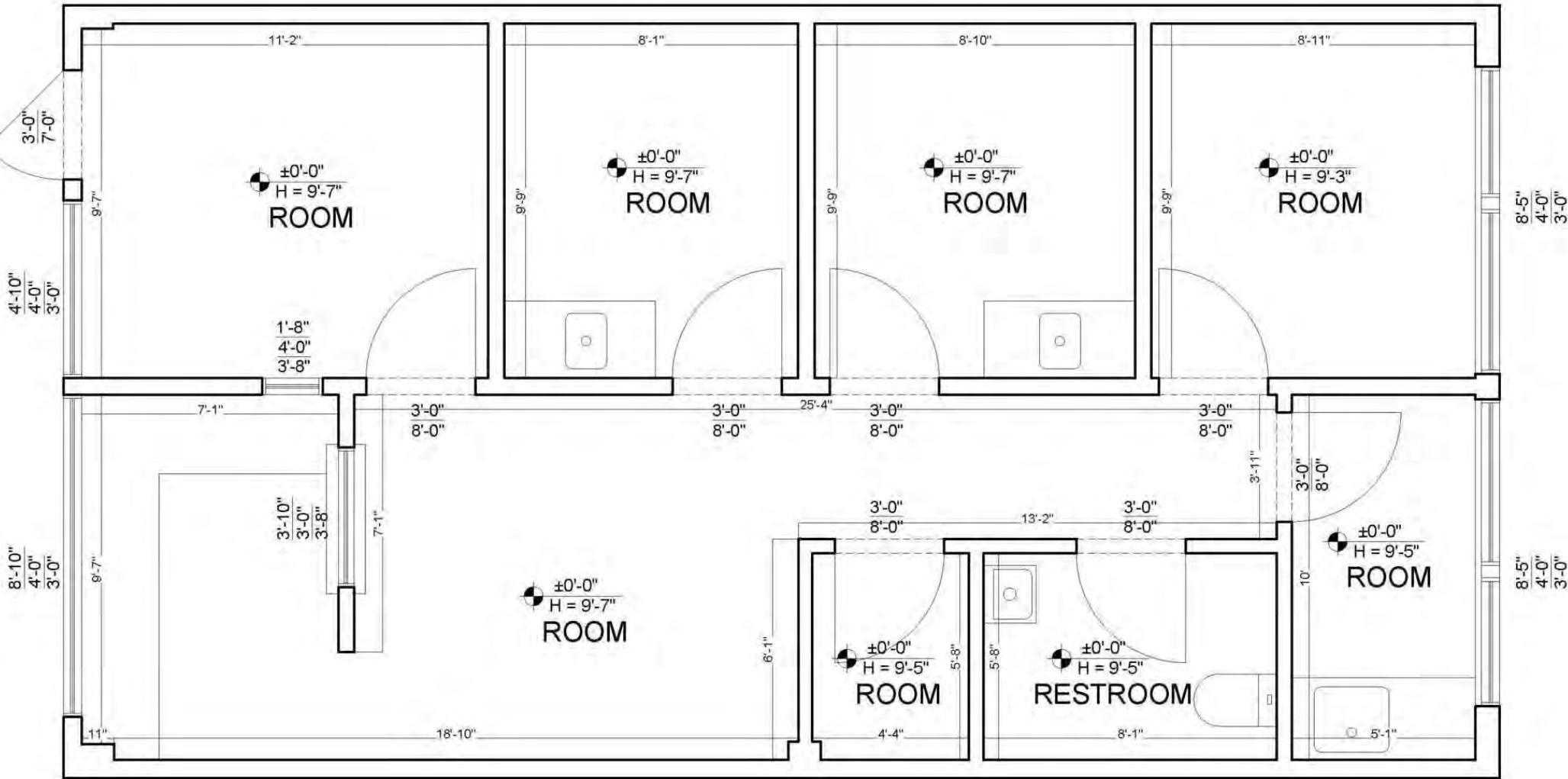
DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	17,092	\$94,864
5 Miles	29,185	\$100,714
15 Miles	112,631	\$84,557

101-A Floor Plan



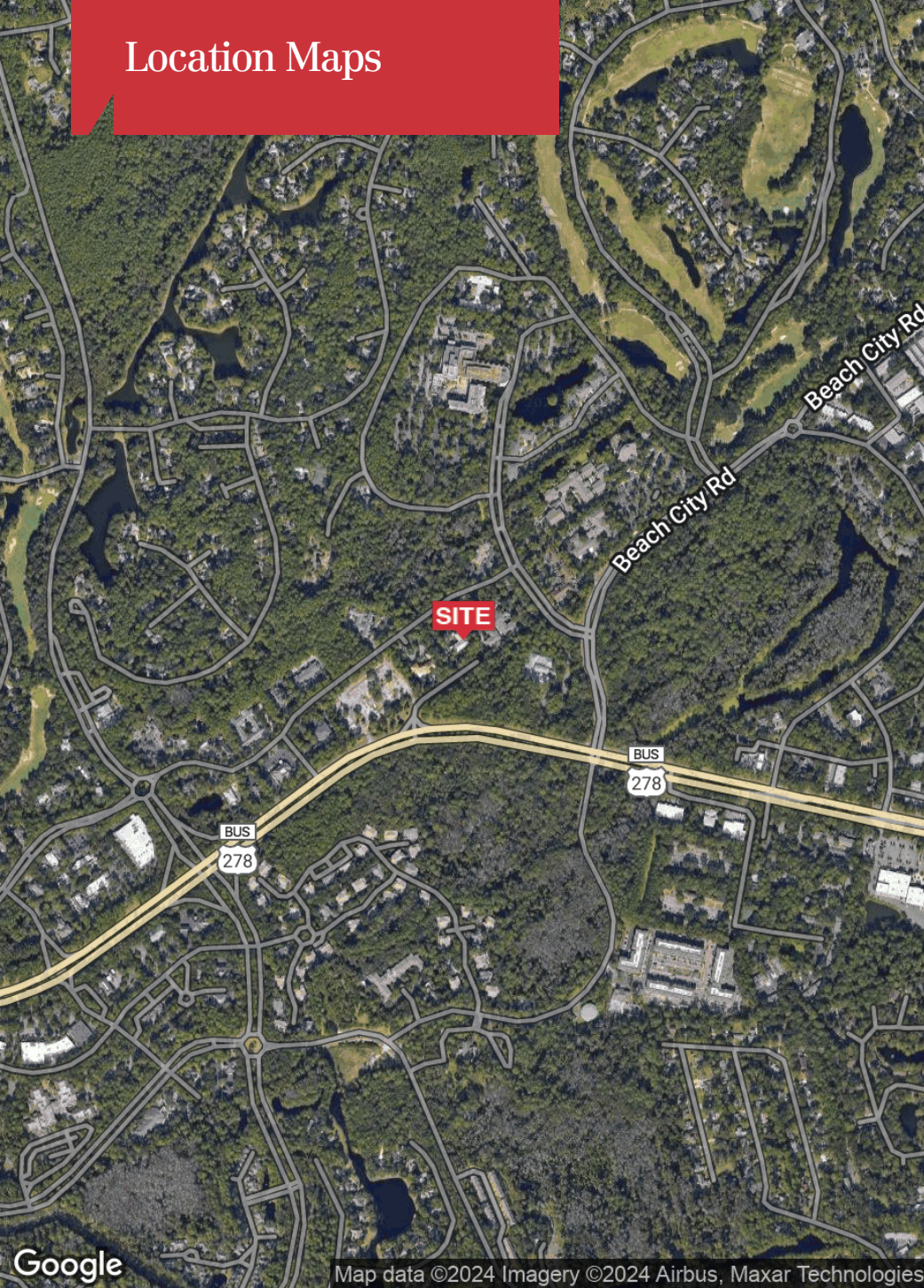
101-B Floor Plan







Location Maps



For Sale

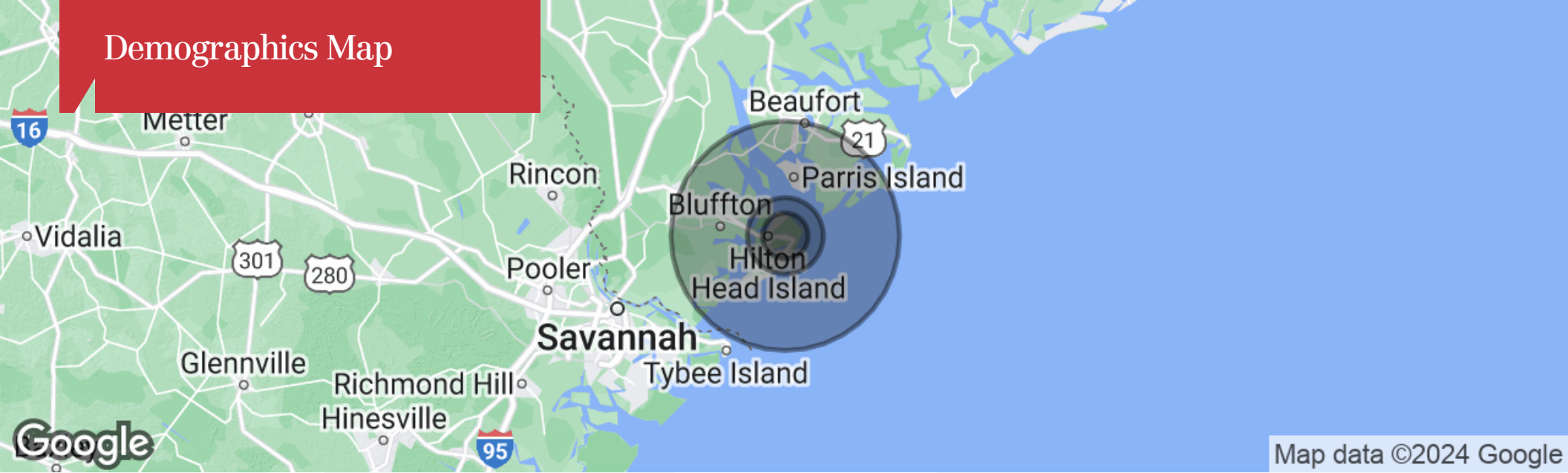
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Demographics Map



Map data ©2024 Google

Population	3 Miles	5 Miles	15 Miles
Total Population	17,092	29,185	112,631
Median Age	48.5	49.2	41.2
Median Age (Male)	48.2	48.8	40.4
Median Age (Female)	48.7	49.5	41.7
Households & Income	3 Miles	5 Miles	15 Miles
Total Households	7,303	12,823	45,720
# of Persons Per HH	2.3	2.3	2.5
Average HH Income	\$94,864	\$100,714	\$84,557
Average House Value	\$542,986	\$554,234	\$429,444

* Demographic data derived from 2020 ACS - US Census