

SALE

1.25 Acre Commercial Parcel On Hilton Head Island

7 DUNMORE COURT

Hilton Head Island, SC 29926

PRESENTED BY:

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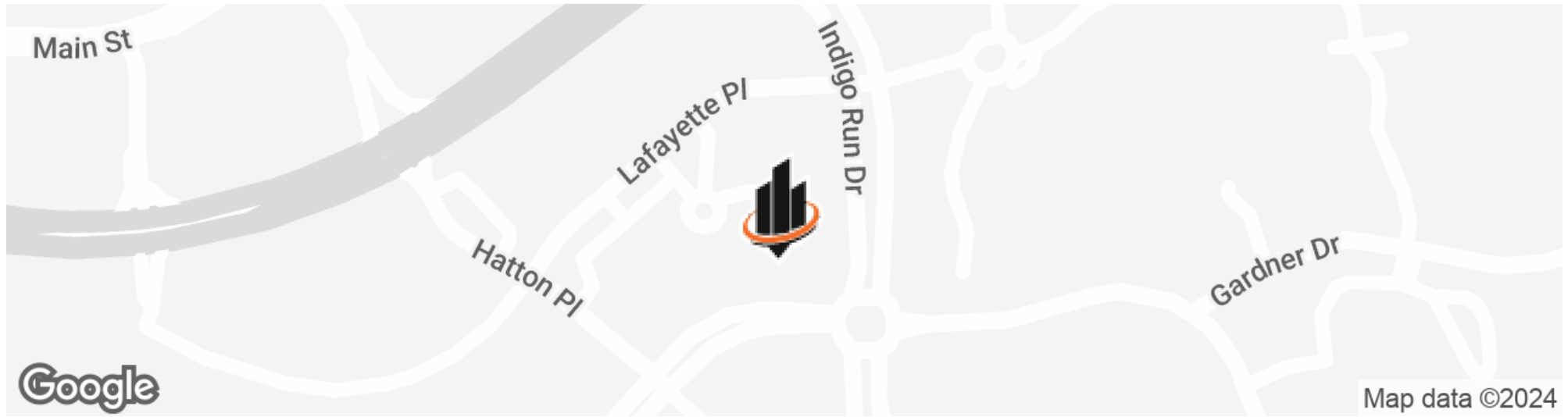
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Hwy 278

1.25 Acres

Indigo Run Drive

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$520,000
AVAILABLE SF:	
LOT SIZE:	1.25 Acres
PRICE / ACRE:	\$416,000
MARKET:	Hilton Head Island
APN:	R510-008-000-0402-0000

PROPERTY OVERVIEW

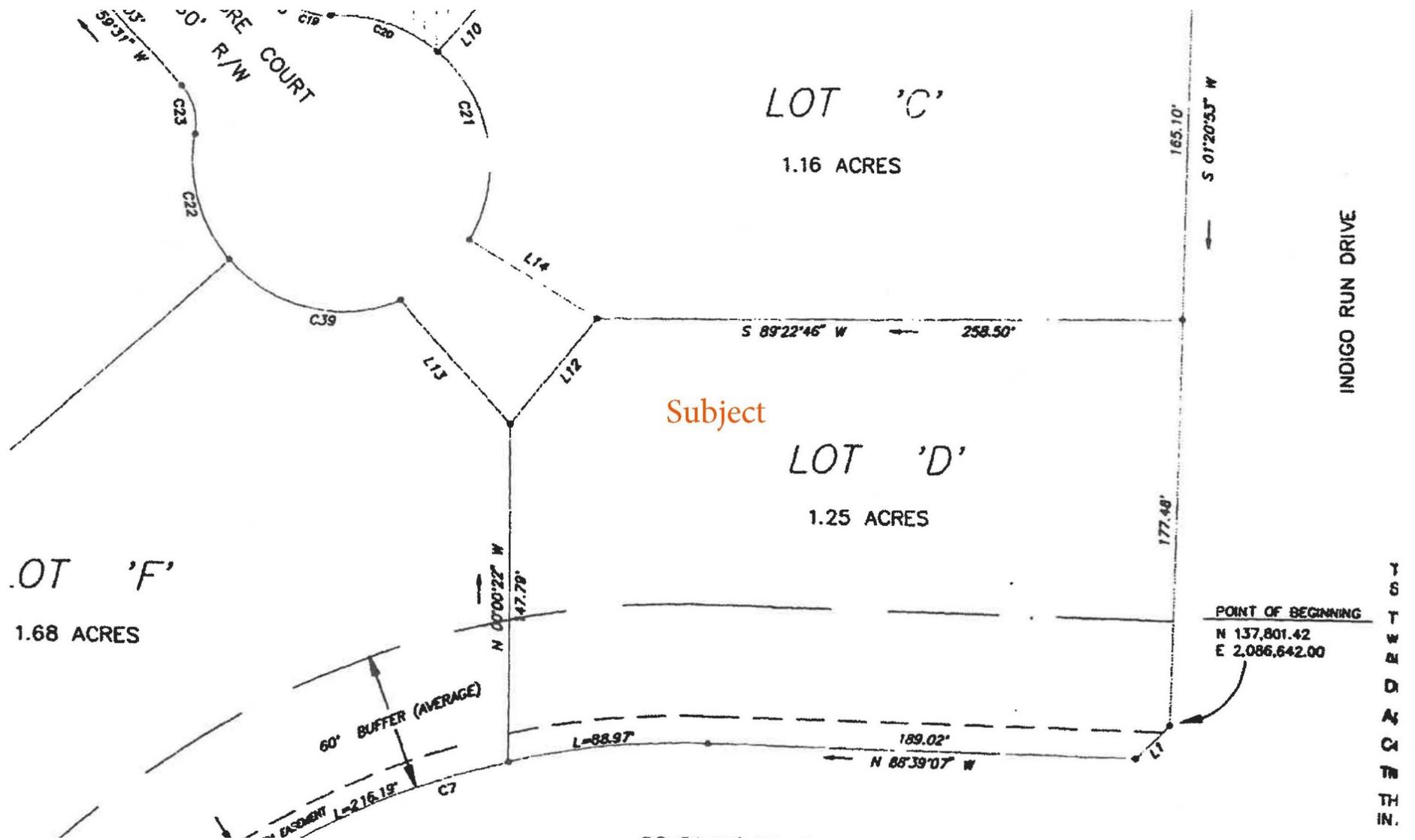
Parcel "D" containing 1.25 acres offers the buyer of the land, a rare "build to suit" opportunity for a general office or medical office user. Parcel "D", located on 7 Dunmore Court, just off Hwy. 278 in the Indigo Run Plantation, across the street from the Hilton Head Plantation Retail Main Street, will provide any business convenient access to both the Hilton Head and Bluffton Markets.

PROPERTY HIGHLIGHTS

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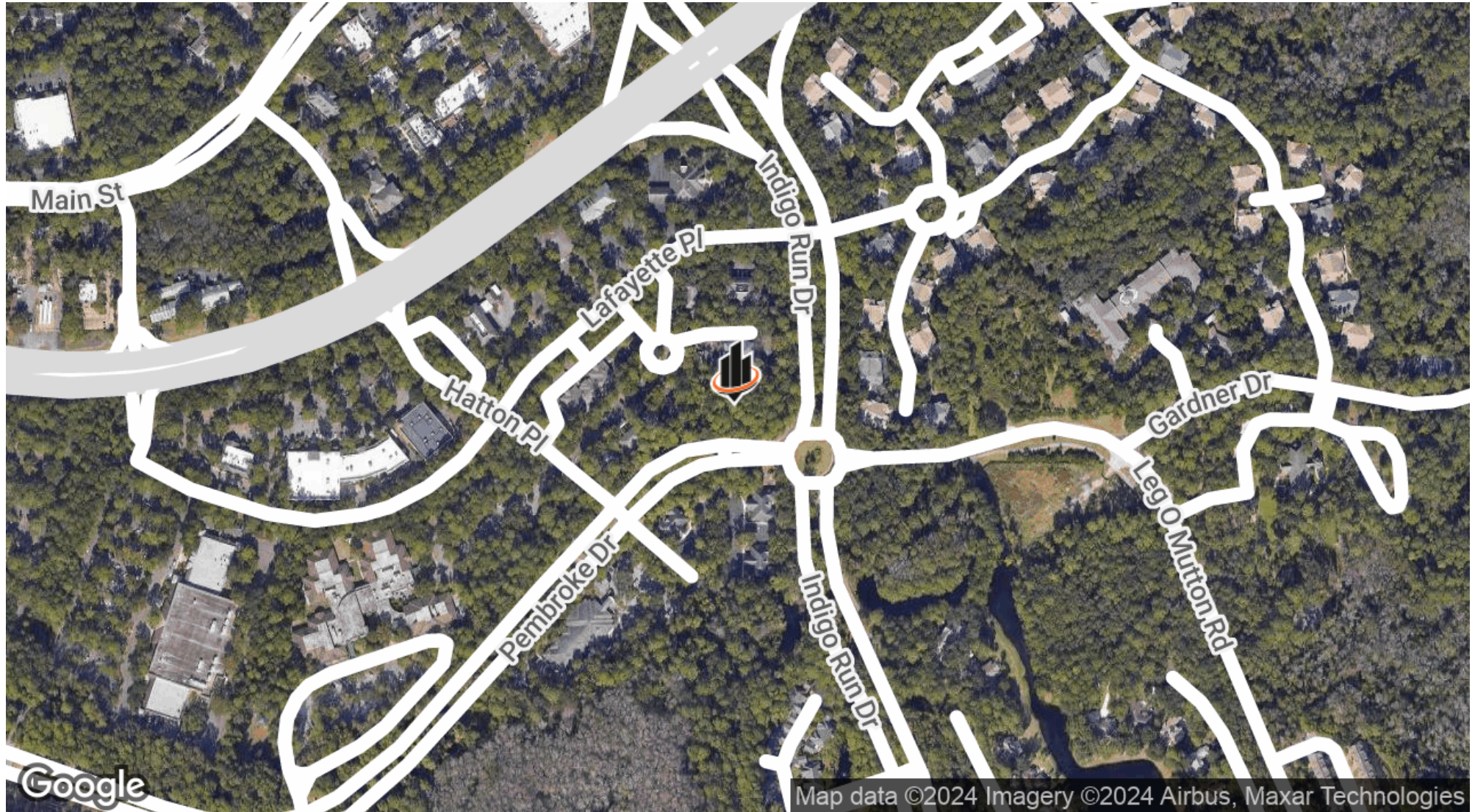
ADDITIONAL PHOTOS



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AERIAL MAP



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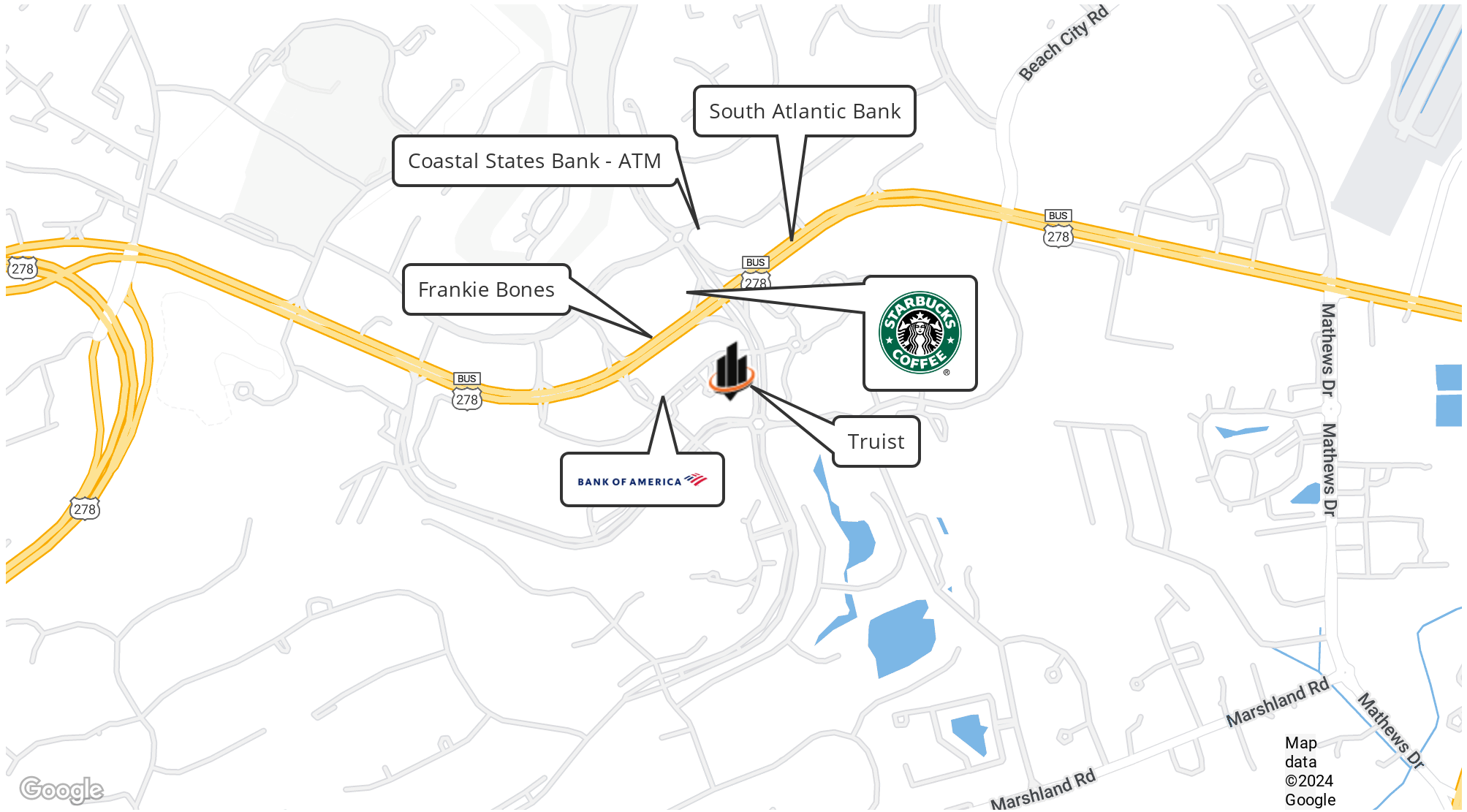
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RETAILER MAP



TOM DEMINT, CCIM

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DEMOGRAPHICS MAP & REPORT

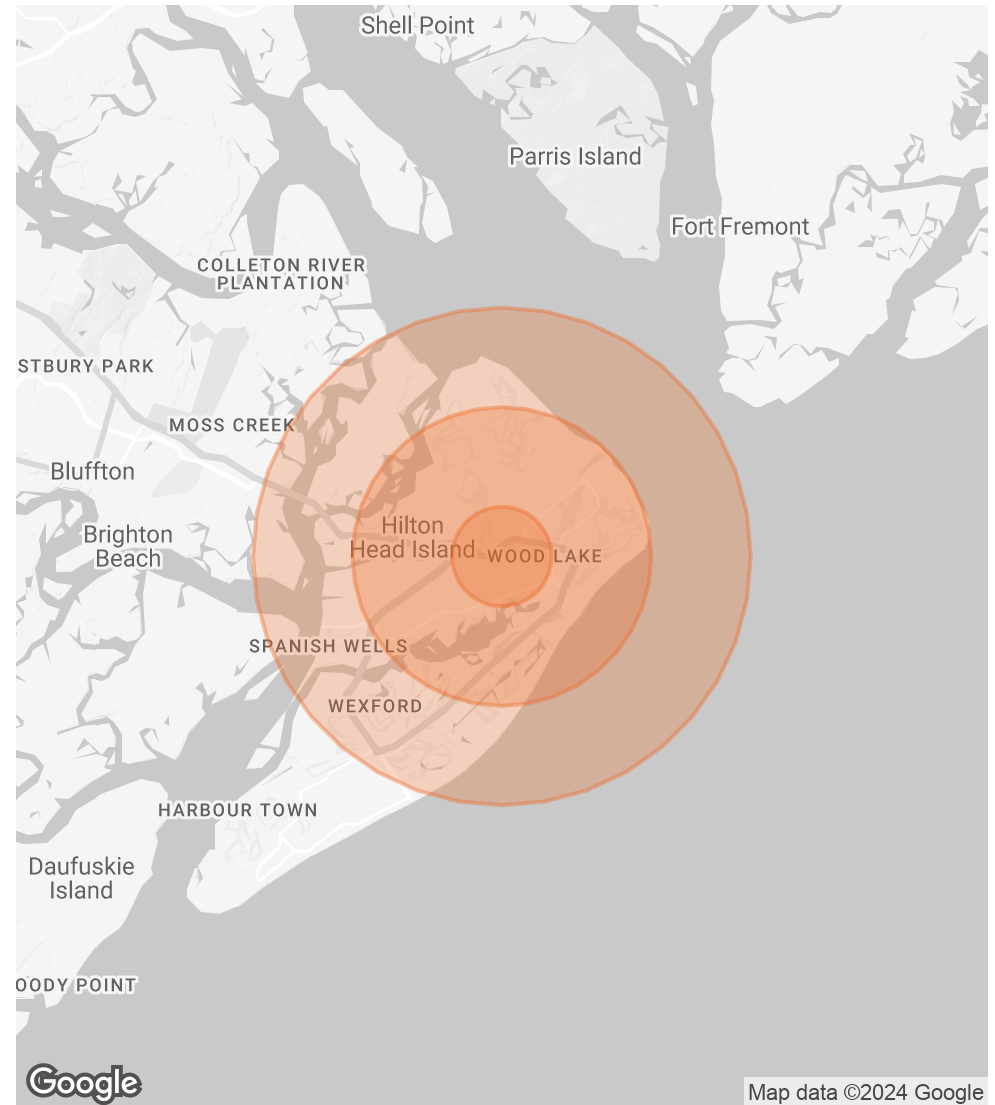
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,796	21,701	34,538
AVERAGE AGE	50	53	54
AVERAGE AGE (MALE)	50	52	54
AVERAGE AGE (FEMALE)	51	53	54

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,702	9,737	15,753
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$126,776	\$136,204	\$138,178
AVERAGE HOUSE VALUE	\$573,066	\$681,187	\$727,755

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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