



Okatie Village Dr

278

Fording Island Rd (38,800 VPD)



FOR SALE

## Prime Commercial Opportunity: ±1.28 Acre Food Lion Outparcel

223 Okatie Village Drive, Okatie, SC 29909

- Situated in the thriving area of Okatie, South Carolina, with high visibility and accessibility off Ford Island Road, which sees over 38,000 vehicles per day
- Ideal for various commercial ventures such as retail, office space, or medical
- Zoned PUD, Planned Unit Development
- Strategically located in a dense retail area only 20 minutes from Hilton Head Island and 30 minutes from Savannah
- Surrounded businesses include: Food Lion, Fleet Feet, Omelette Cafe, Parlor Doughnuts, UPS, Walgreens, Wells Fargo and many more
- Located in close proximity to Del Webb's Sun City Hilton Head which includes 10,000+ homes and three 18-hole golf courses

Sale Price:

**\$785,000**

CONTACT US

**Tyler Mouchet, ccim**

Associate Vice President

+1 912 662 8017

[tyler.mouchet@colliers.com](mailto:tyler.mouchet@colliers.com)

Colliers

**Colliers | Savannah**

545 E York Street

Savannah, GA 31401

P: +1 912 233 7111

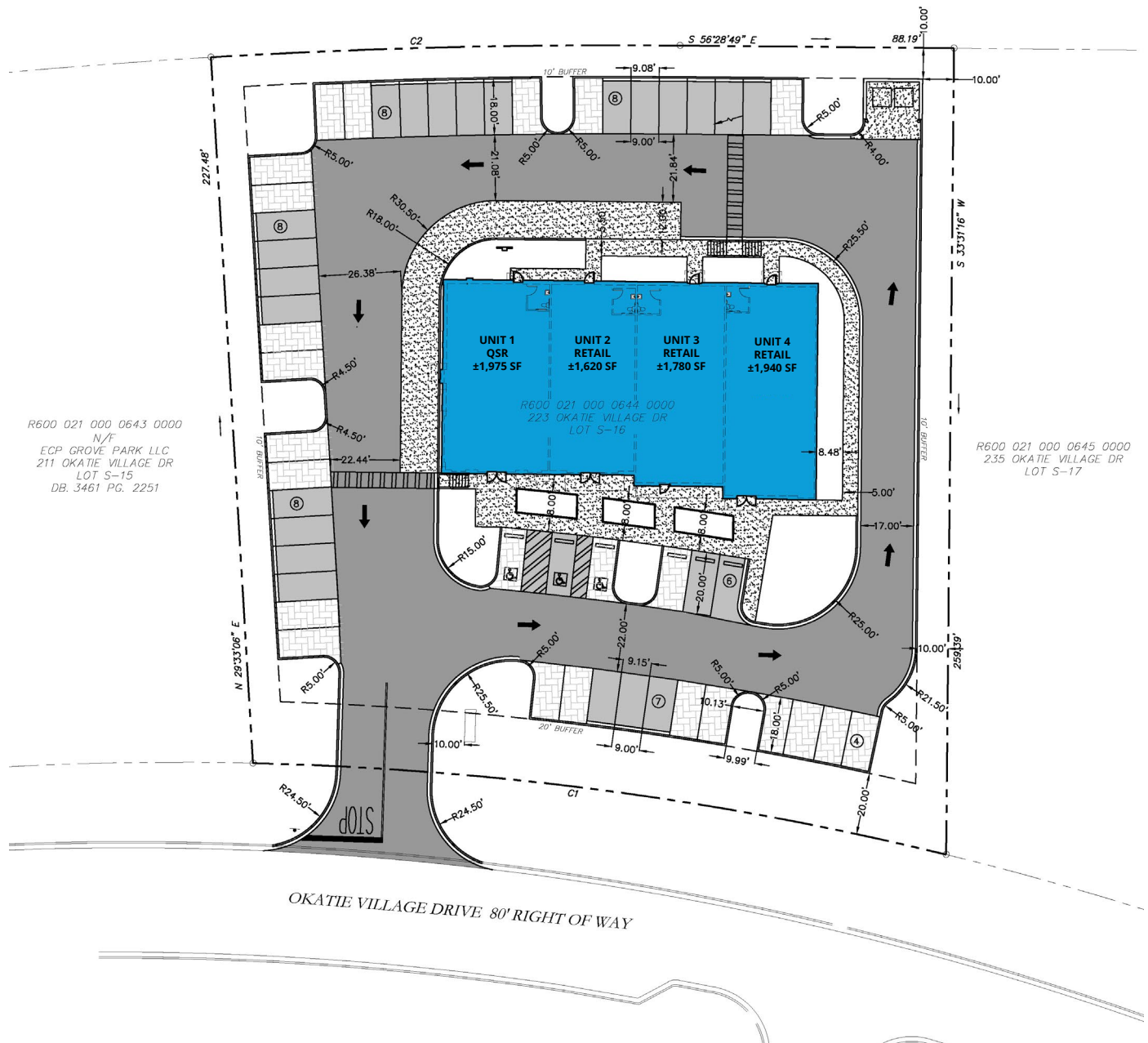
[colliers.com/savannah](http://colliers.com/savannah)

Accelerating success.



# Conceptual Site Plan

N/F  
OKATIE CENTER COMMERCIAL ASSOCIATION INC  
R600 021 000 0069 0000  
DB. 1913 PG. 2381 LAGOON











Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.