



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 6.5% with yearly lease increase of 3%.

MLS # 453697

SQUARE FEET 4,264

SALE PRICE \$1,399,000

FOR MORE INFORMATION

Craig Cleveland

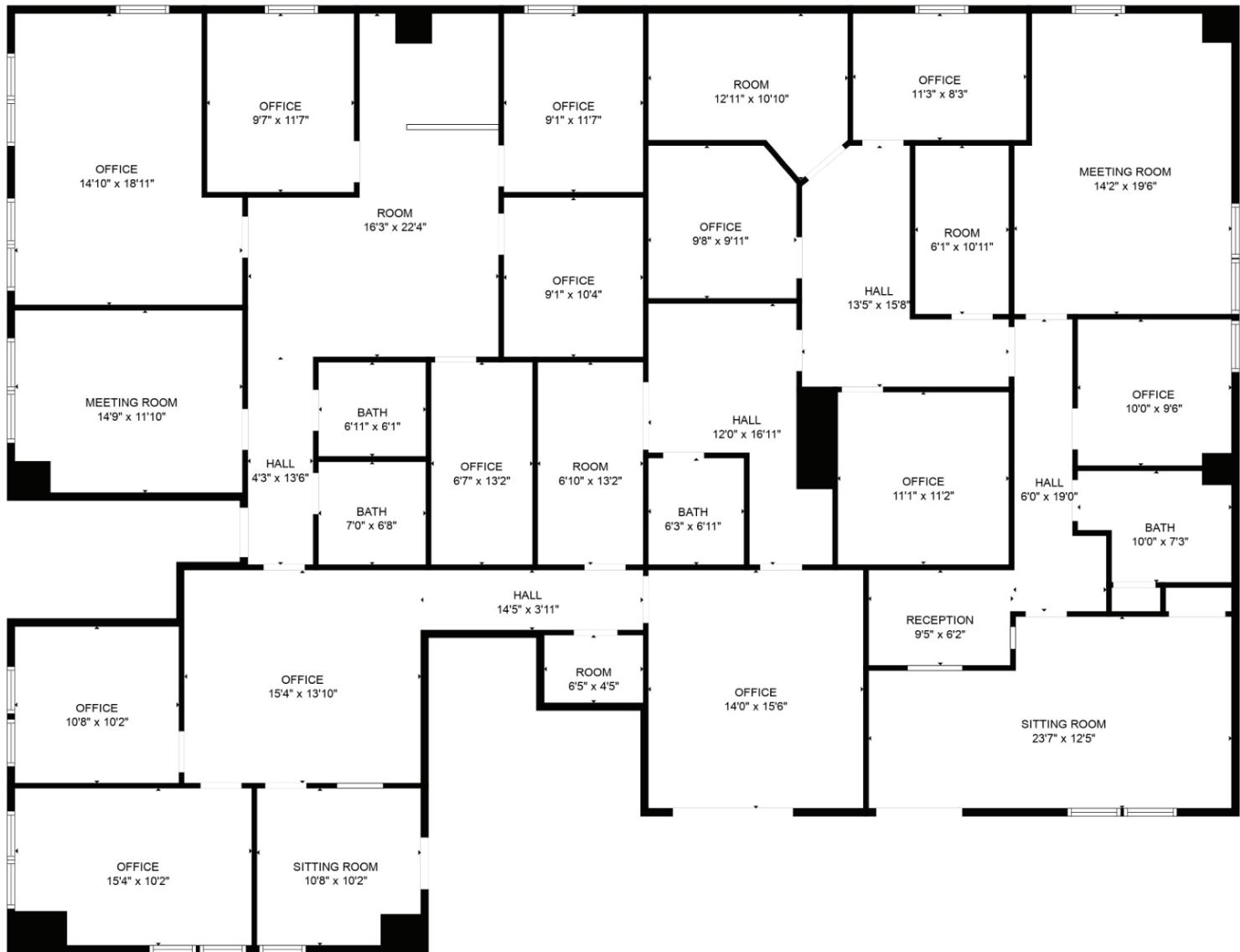
(843) 540-5240

craigcleveland@live.com



FLOORPLAN

1544 Fording Island Road

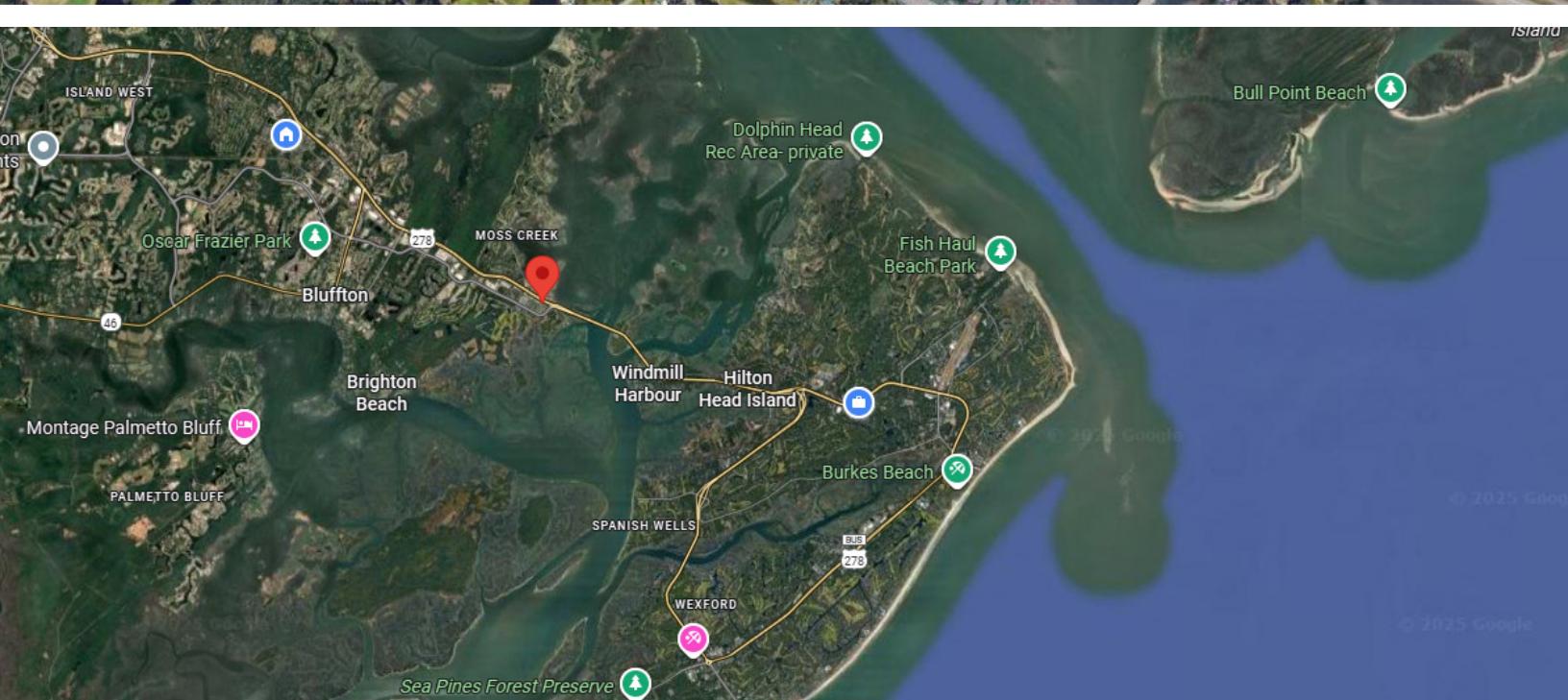
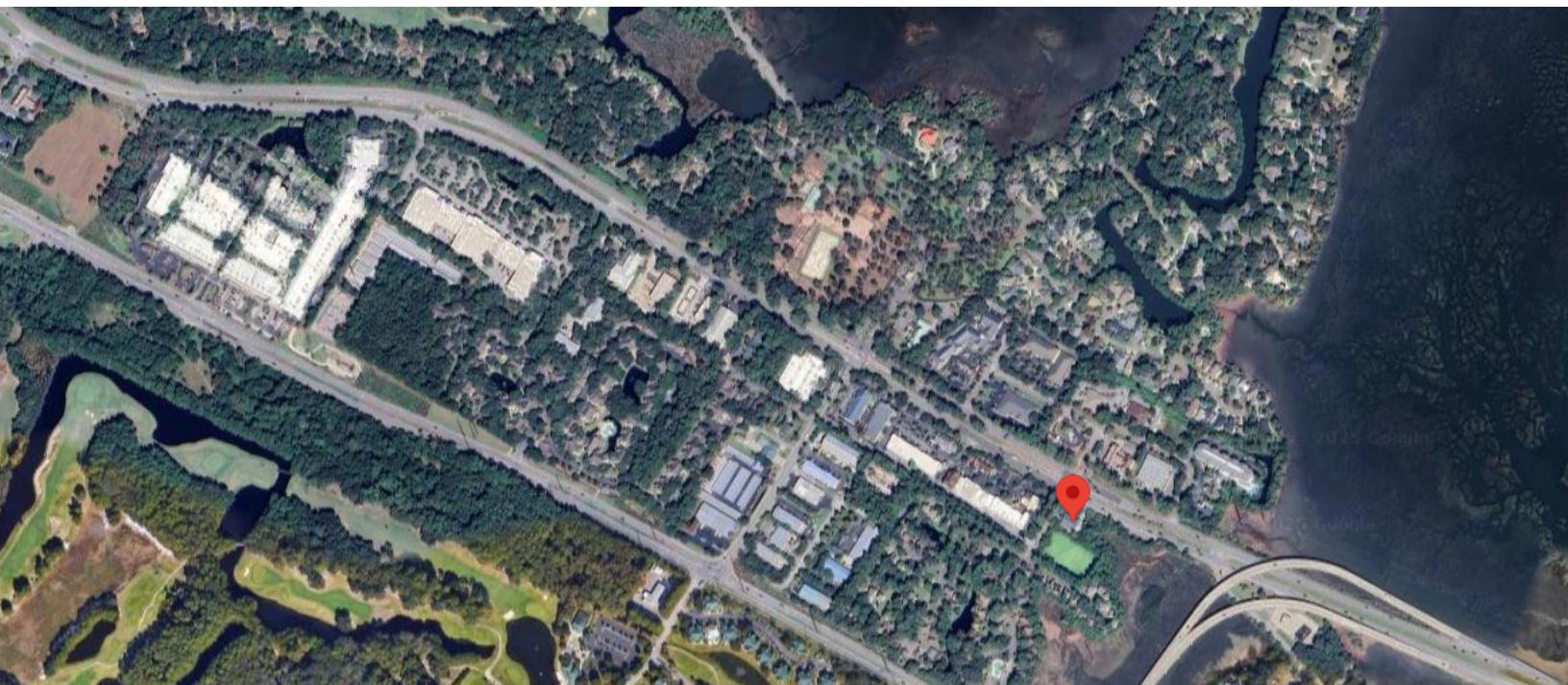


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



LOCATOR MAPS

1544 Fording Island Road





PHOTOS

1544 Fording Island Road

