



1.95 ACRES • HILTON HEAD

MSK
Commercial Services

KUY SCOTT, CCIM
843.384.3915

kuyscott@mskcommercial.com
mskcommercial.com

BUILD TO SUIT
± 3,000 - 22,000 SF



840 William Hilton Parkway
Hilton Head Island, SC 29928

- Build to suit for retail, restaurant, or office complex.
- Unobstructed visibility on Highway 278 with high traffic counts exceeding 30,000 vpd.
- Centrally located nearby to residential neighborhoods, hotels, restaurants, shopping centers, and grocery stores.

Data believed to be accurate but not guaranteed as provided by third parties.
04/01/26

CALL FOR LEASE PRICING



CURRENT BUILDING ON PROPERTY



HWY. 278 BUSINESS FACING NORTHEAST



HWY. 278 BUSINESS FACING SOUTHWEST

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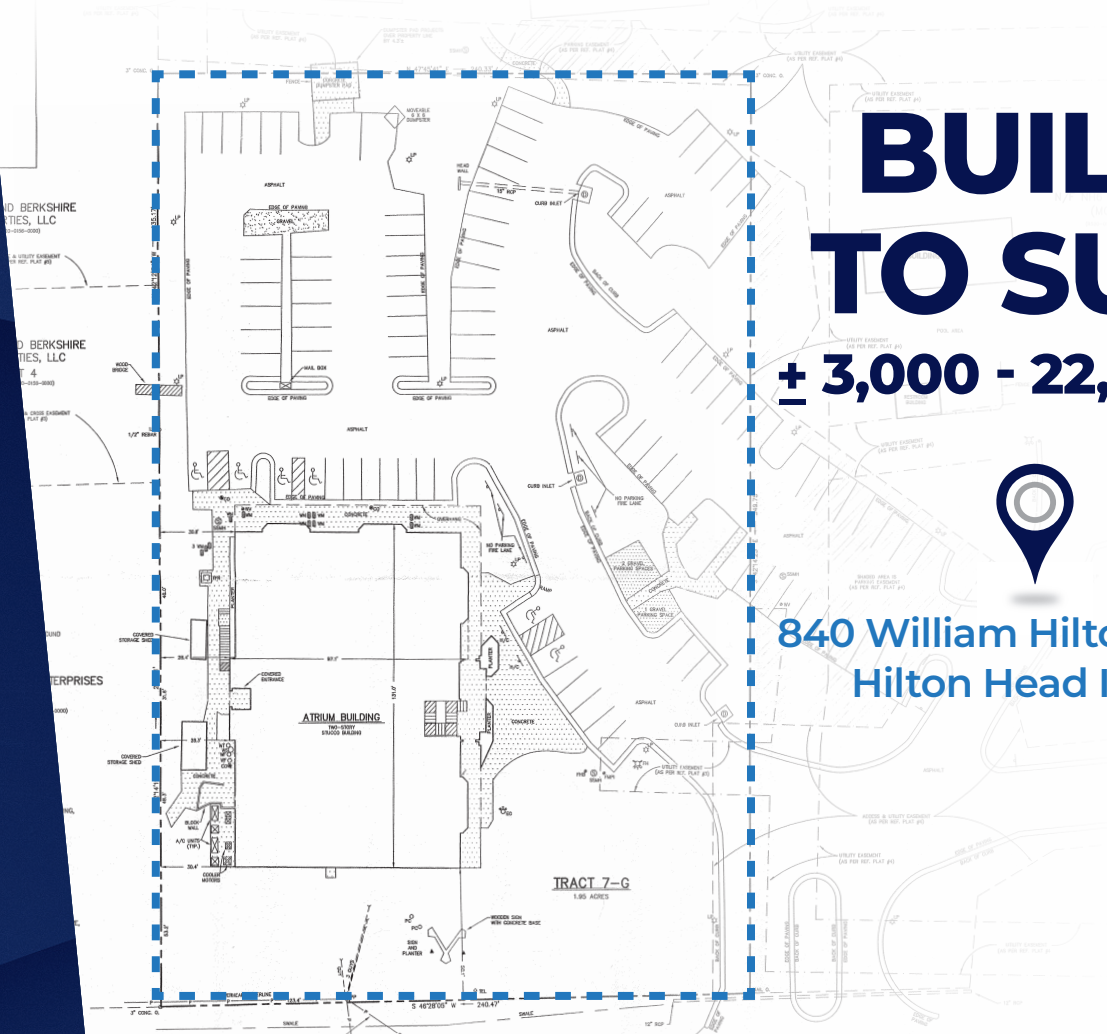
1.95 ACRES • HILTON HEAD

BUILD TO SUIT

± 3,000 - 22,000 SF



840 William Hilton Prkwy.
Hilton Head Island



LOT SIZE: 1.95 ACRES

LOT TRACT: 7-G

LEASE PRICE: TBD

BUILDING: 2 STORY STUCCO

OPTION: BUILD TO SUIT

AVAILABLE SF: 3,000-22,000 SF

ZONING: RESTAURANT/RETAIL

COUNTY: BEAUFORT

ROADS/FRONTAGE: Traffic counts exceed 30,000 vpd with 150' of frontage on Highway 278 Business located between Shelter Cove and Shipyard Plantation. Includes roadside signage.

BEST USES: Build to suit for retail, restaurant, or office.

PARKING: With parking easement, user may have approximately +/- 140 parking spaces.

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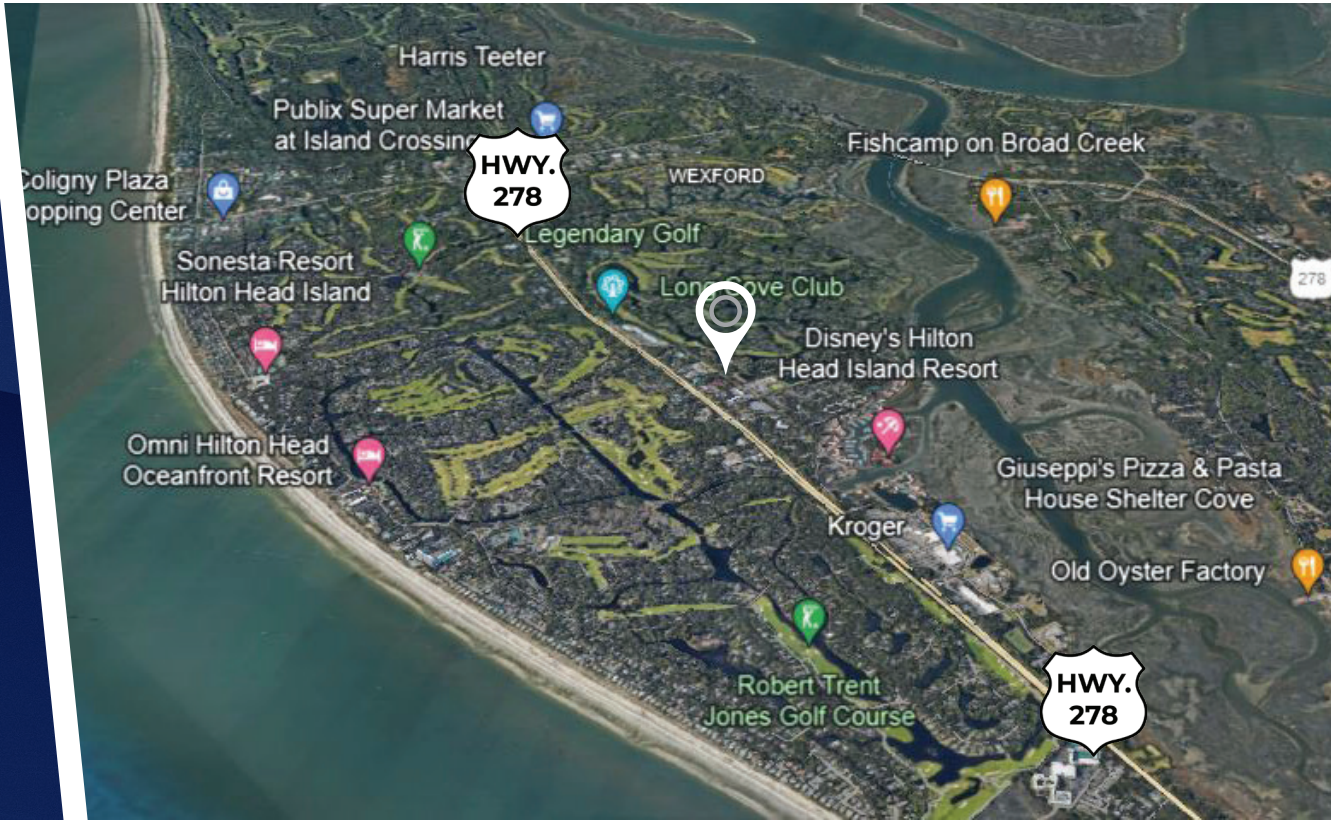
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NEIGHBORING BUSINESSES



HILTON HEAD ISLAND LOCATION



MSK

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CALL FOR LEASE PRICING

<p>LC Light Commercial District</p>				
<p>1. Purpose</p>				
<p>The purpose of the Light Commercial (LC) District is to provide <i>lands</i> for light commercial <i>uses</i> such as offices, banks, restaurants, and lower intensity retail sales and services <i>uses</i>. Permitted <i>uses</i> are generally auto-oriented and easily accessed.</p>				
<p>2. Allowable Principal Uses</p>				
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<p>Residential Uses</p>				
<i>Family Compound</i>	PC	Sec. 16-4-102.B.1.e	2 per du	
<i>Family Subdivision</i>	PC	Sec. 16-4-102.B.1.f	2 per du	
<i>Group Living</i>	P		1 per 3 rooms	
<i>Mixed-Use</i> ³	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA

LC				
Light Commercial District				
<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<i>Recreational Vehicle</i>	PC	16-4-102.B.1.c	1 per <i>Recreational Vehicle</i>	
<i>Recreational Vehicle (RV) Park</i>	P		1 per 300 GFA of office and clubhouse	
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
<i>Workforce Housing</i>	PC	Sec. 16-4-102.B.1.D	See Sec. 16-5-107.D.2	
Public, Civic, Institutional, and Educational Uses				
<i>Community Service Uses</i>	P		1 per 400 GFA	
<i>Education Uses</i>	P		Colleges and High Schools	10 per classroom
			Elementary and Junior High/Middle Schools	4 per classroom
			Other <i>Education Uses</i>	See Sec. 16-5-107.D.2

LC				
Light Commercial District				
<i>Government Uses</i>	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
<i>Major Utilities</i>	SE		1 per 1,500 GFA	
<i>Minor Utilities</i>	P		n/a	
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2	
<i>Religious Institutions</i>	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
<i>Telecommunication Towers, Monopole</i>	PC	Sec. 16-4-102.B.2.e	1	
Health Services				
<i>Other Health Services</i>	P		1 per 225 GFA	
Resort Accommodations				
<i>Hotels</i>	P		1 per guest room	
Commercial Recreation				

<p>LC Light Commercial District</p>				
<p><i>Indoor Commercial Recreation Uses</i></p>	<p>P</p>		<p>1 per 3 <i>persons</i> + 1 per 200 GFA of office or similarly used area</p>	
<p><i>Outdoor Commercial Recreation Uses</i> Other than <i>Water Parks</i></p>	<p>PC</p>	<p>Sec. 16-4-102.B.5.b</p>	<p>Golf Courses, Miniature Golf Courses, or Driving Ranges</p>	<p>1 per tee</p>
			<p>Stadiums</p>	<p>1 per 4 spectator seats</p>
			<p>Other</p>	<p>1 per 3 <i>persons</i> max. occupancy + 1 per 200 GFA of office or similarly used area</p>
<p>Office Uses</p>				
<p><i>Contractor's Office</i></p>	<p>PC</p>	<p>Sec. 16-4-102.B.6.a</p>	<p>1 per 350 GFA of office/administrative area</p>	
<p><i>Other Office Uses</i></p>	<p>P</p>		<p>1 per 350 GFA</p>	
<p>Commercial Services</p>				

LC			
Light Commercial District			
<i>Animal Services</i>	PC	Sec. 16-4-102.B.7.b	1 per 225 GFA
<i>Bicycle Shops</i>	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA
<i>Convenience Stores</i>	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA
<i>Eating Establishments</i>	P		1 per 100 sf of <i>gross floor area</i> and outdoor eating area
<i>Grocery Stores</i>	P		1 per 200 GFA
<i>Landscape Businesses</i>	PC	Sec. 16-4-102.B.7.f	1 per 200 GFA
<i>Liquor Stores</i>	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA
<i>Nightclubs or Bars</i>	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA
<i>Open Air Sales</i>	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area
<i>Shopping Centers</i>	PC	Sec. 16-4-102.B.7.j	1 per 335 GFA
<i>Tattoo Facilities</i>	PC	Sec. 16-4-102.B.7.k	1 per 200 GFA

LC			
Light Commercial District			
<i>Other Commercial Services</i>	P		See Sec. 16-5-107.D.2
Vehicle Sales and Services			
<i>Auto Rentals</i>	P		See Sec. 16-5-107.D.2
<i>Auto Repairs</i>	PC	Sec. 16-4-102.B.8.b	2 per service bay + 1 per 200 GFA of office and waiting area
<i>Auto Sales</i>	P		See Sec. 16-5-107.D.2
<i>Car Washes</i>	P		10 per wash unit for automatic wash + 5 per bay for manual wash
<i>Gas Sales</i>	PC	Sec. 16-4-102.B.8.d	
<i>Taxicab Services</i>	P		1 per 200 GFA of office or waiting area
<i>Watercraft Sales, Rentals, or Services</i>	PC	Sec. 16-4-102.B.8.e	1 per 200 GFA
Industrial Uses			
<i>Light Industrial, Manufacturing, and Warehouse Uses</i>	PC	Sec. 16-4-102.B.9.a	1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office and administrative area

LC				
Light Commercial District				
<i>Self-Service Storage</i>	PC	Sec. 16-4-102.B.9.c	1 per 15,000 GFA of storage and office area	
<i>Waste Treatment Plants</i>	SE		See Sec. 16-5-107.D.2	
<i>Wholesale Sales</i>	P		1 per 1,000 GFA	
Other Uses				
<i>Agriculture Uses</i>	P		Stables or Riding Academies	1 per 5 stalls
			Other	n/a
3. Development Form Standards				
MAX. DENSITY (PER NET ACRE)			LOT COVERAGE	
Residential ⁴	4 du		Max. <i>Impervious Cover</i>	60%
<i>Hotel</i>	35 rooms		Min. <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential ^{1,2}	10,000 GFA			
MAX. BUILDING HEIGHT				
All <i>Development</i>	45 ft			
USE AND OTHER DEVELOPMENT STANDARDS				

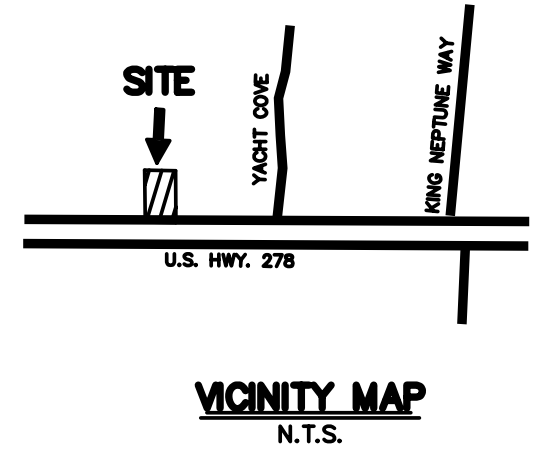
LC**Light Commercial District**

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = *dwelling units*; sf = square feet; GFA = *gross floor area* in square feet; ft = feet; n/a = not applicable

1. The *gross floor area* per *building* shall be 20,000 square feet for *buildings* devoted to *Commercial Services* or *Industrial Uses*.
2. Each *building* shall be separated by a minimum of 15 feet.
3. The minimum number of off-street parking spaces for *mixed-use development* that contains *workforce housing* shall be calculated based on Section 16-5-107.D.2.
4. For *development* that converts nonresidential square footage to residential *use* refer to Sec. 16-10-102.B.1.



N/F SECOND BERKSHIRE PROPERTIES, LLC
(R520-011-000-0156-0000)

N/F SECOND BERKSHIRE PROPERTIES, LLC LOT 4
(R520-011-000-0156-0000)

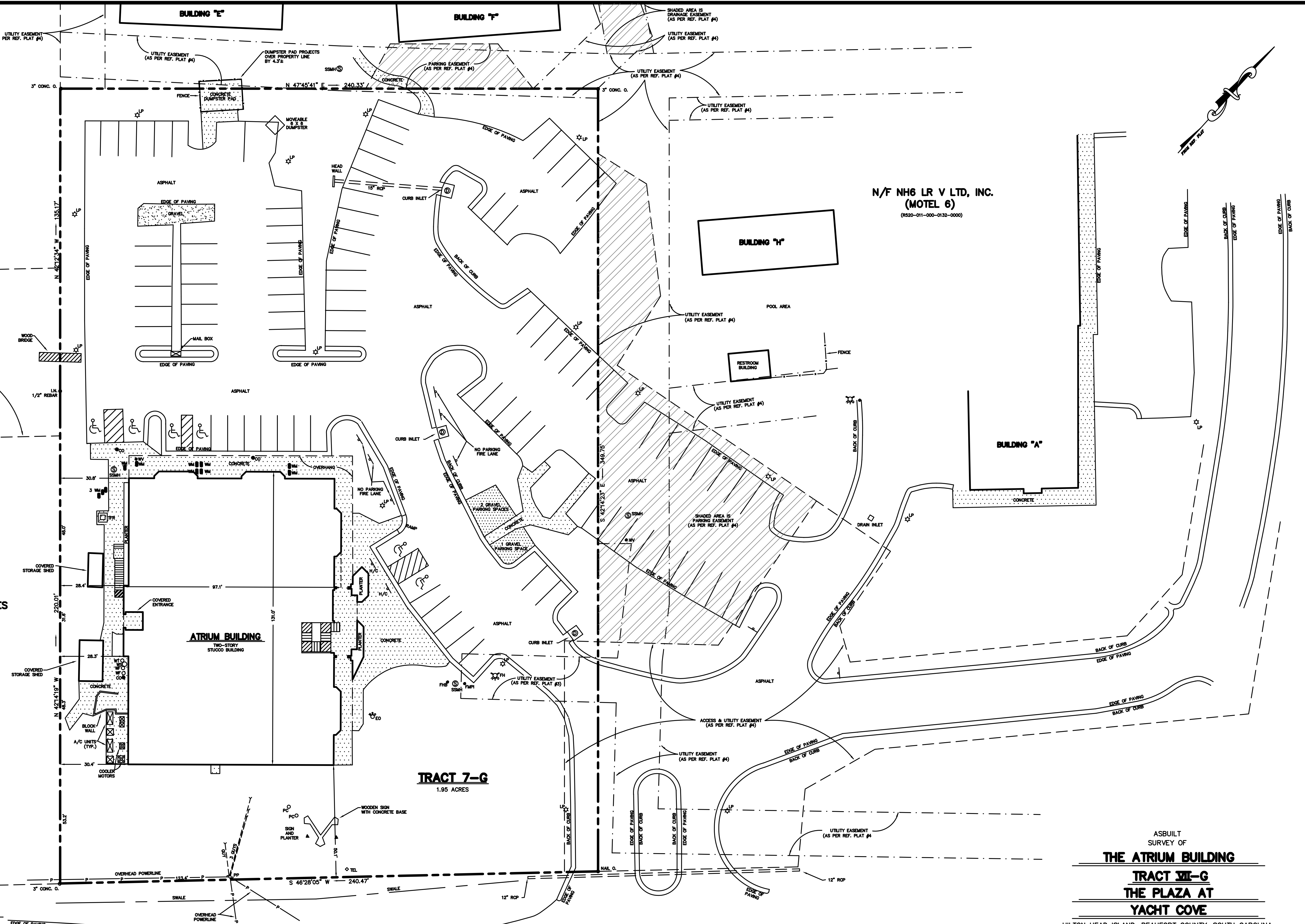
N/F W B ENTERPRISES LOT 2
(R520-011-000-0154-0000)

N/F NH6 LR V LTD, INC. (MOTEL 6)
(R520-011-000-0132-0000)

- LEGEND**
- TEL TELEPHONE BOX
 - TV CABLE TELEVISION BOX
 - TFR TRANSFORMER
 - CO CLEAN-OUT
 - EO ELECTRIC OUTLET
 - WV WATER VALVE
 - WM WATER METER
 - GL GROUND LIGHT
 - LP LAMP POST
 - FH FIRE HYDRANT
 - SSMH SANITARY SEWER MANHOLE
 - WT WATER TANK
 - WS WATER SOFTNER
 - WF WATER FILTER
 - RCP REINFORCED CONCRETE PIPE
 - FMP1 FIRE MAIN POST INDICATOR
 - FHB FIREHOSE BIB
 - 3" CONC. O. 3" SQUARE CONCRETE MONUMENT, OLD, FOUND
 - NAIL O. NAIL OLD, FOUND

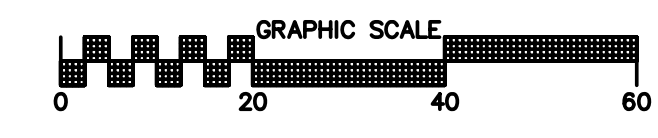
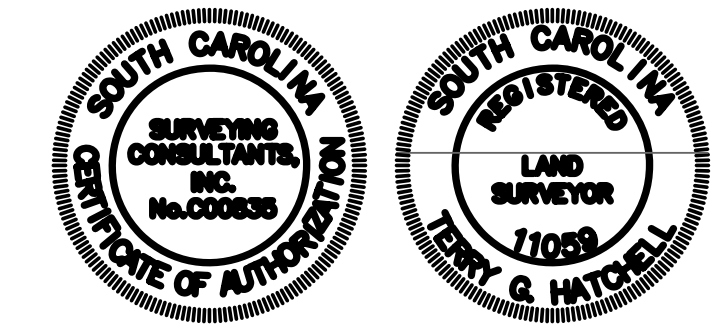
- REFERENCE PLAT:**
- BOUNDARY TREE & TOPO SURVEY OF THE ATRIUM BUILDING, A SECTION OF YACHT COVE VILLAGE, DATED: 10/25/93, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059,
 - A SECTION OF THE PLAZA AT YACHT COVE, ASBUILT SURVEY OF WATER AND SEWER, DATED: 4/3/86, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 34, PG. 116.
 - ALTA/ACSM LAND TITLE SURVEY, MOTEL 6 PROJECT, DATED: 4/8/1988, LAST REVISED: 5/7/1998, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059,
 - 5.64 ACRES, KNIGHTS INN TRACT FOR GREENBROOKE HOMES COMPANY, A SECTION OF YACHT COVE, DATED: 1/26/87, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 34, PG. 156, 5/1/87.
 - A RECOMBINATION OF LOTS, REGENCY PARK PLUD, A SECTION OF LONF COVE COMMERCIAL SUBDIVISION, DATED: 6/2/86, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 34, PG. 58, 10/28/86.

- NOTES**
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 2-D, COMMUNITY NO. 350250, MAP DATED 9/22/88, BASE ELEVATION 11.0. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.



WILLIAM HILTON PARKWAY
(U.S. HIGHWAY 278 - 150' R/W)

PREPARED FOR: **EVERGREEN BUILDING, LLC.**
ADDRESS: #840 WILLIAM HILTON PARKWAY
TAX PARCEL I.D. NO. R520-011-000-132A-0000

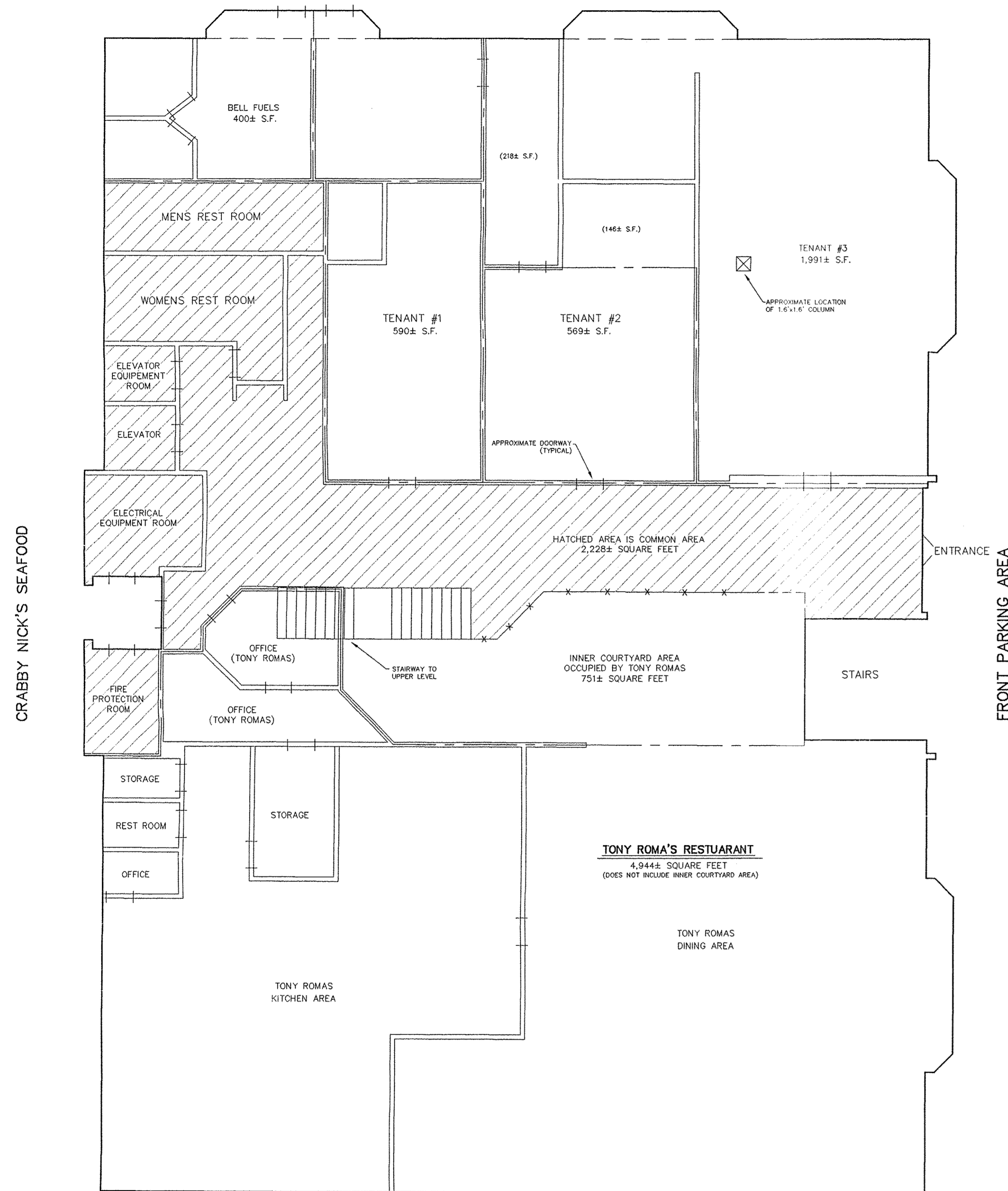


ASBUILT SURVEY OF
THE ATRIUM BUILDING
TRACT VII-G
THE PLAZA AT
YACHT COVE
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 20' DATE: 4/08/2005 JOB NO: 93287D

SC SURVEYING CONSULTANTS
17 Sheraton Drive, Suite C, Bluffton, SC 29910
Telephone: (843) 816-3304 FAX: (843) 816-3306
Date: 3/5/08/05
Copyright © by Surveying Consultants Date: 11/11/05

SIDE PARKING AREA

SIDE PARKING AREA



LOWER LEVEL
(11,800± S.F., INCLUDING HATCHED AREA)

UPPER LEVEL
(10,785± SQUARE FEET
(EXCLUDING ATRIUM AREA))

HIGHWAY 278 \ WILLIAM HILTON PARKWAY

HIGHWAY 278 \ WILLIAM HILTON PARKWAY

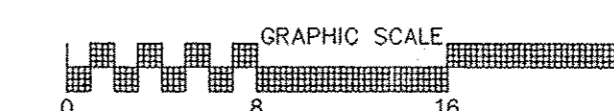
ATRIUM BUILDING
TWO-STORY
STUCCO BUILDING

LEASING AREAS
OF
THE ATRIUM BUILDING
A SECTION OF
**YACHT COVE
VILLAGE**

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1/8" = 1'-0" DATE: 6/17/2002 JOB NO: 93287C(0)
REVISED: 7/1/2002; REVISED SQUARE FOOTAGES OF COMMON AREA
AND INNER COURTYARD AREA OF LOWER LEVEL
REVISED: 1/8/2003; REVISED TENANTS #2 & #3, ADDED COLUMN IN TENANT #3

PREPARED FOR: BELL FUELS, INC. c/o TONY ROMA'S
ADDRESS: #40 WILLIAM HILTON PARKWAY
TAX PARCEL I.D. NO. R520-011-000-132A-0000



SG SURVEYING CONSULTANTS
39 Sheridan Park Circle, Suite 6, Bluffton, SC 29910
Telephone: (843) 815-3304 FAX: (843) 815-3305
DATE: 2/10/2004

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