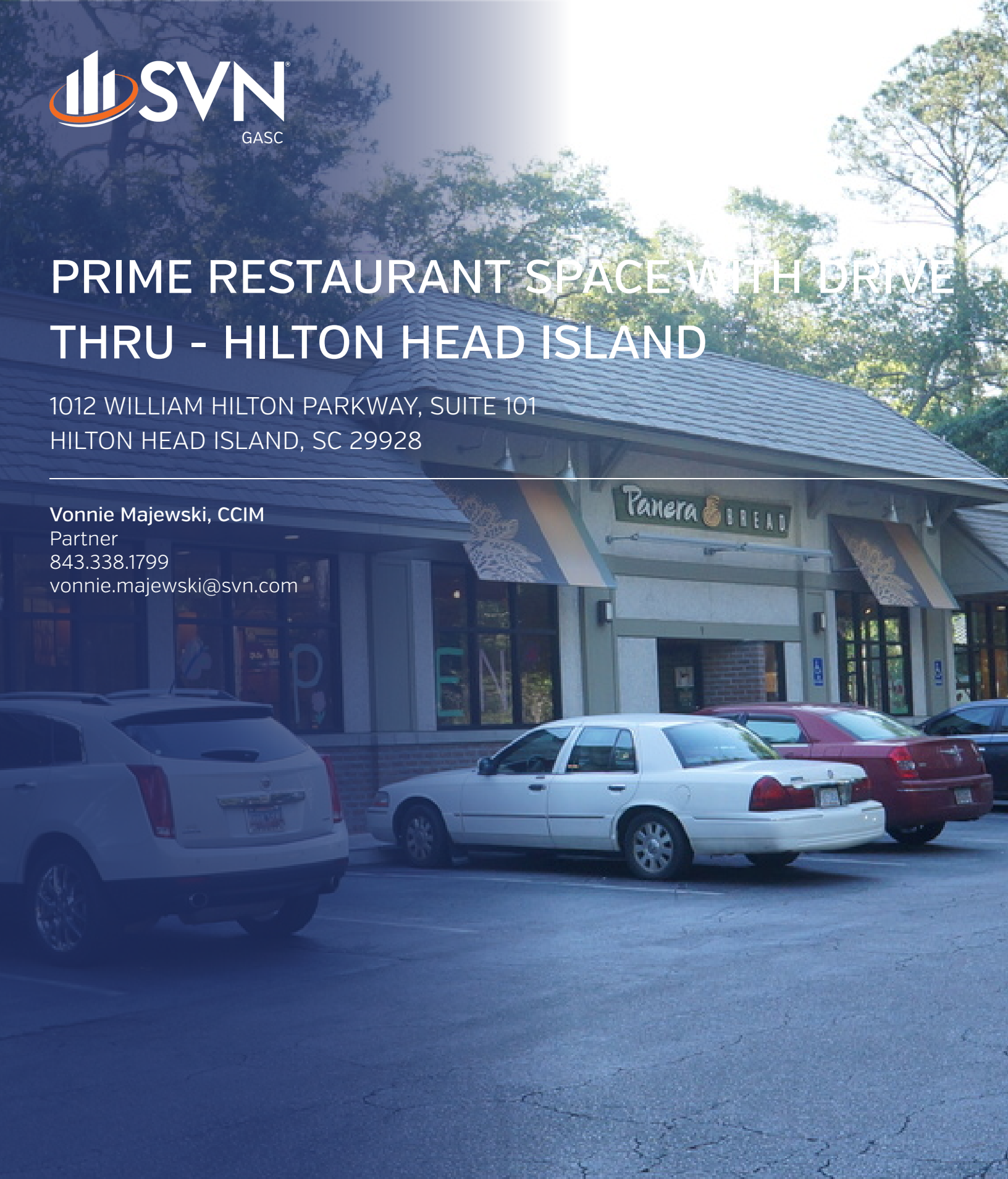




PRIME RESTAURANT SPACE WITH DRIVE THRU - HILTON HEAD ISLAND

1012 WILLIAM HILTON PARKWAY, SUITE 101
HILTON HEAD ISLAND, SC 29928

Vonnie Majewski, CCIM
Partner
843.338.1799
vonnie.majewski@svn.com



Property Summary



OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Available SF:	4,500 SF
Market:	Hilton Head

PROPERTY OVERVIEW

Rare opportunity to lease second generation restaurant space with drive thru on Hilton Head Island. Currently operating as Panera Bread, this well maintained building is located at the entrance to a small shopping center, adjacent to the Village of Wexford and consists of 4,500 square feet with a dedicated drive thru. The space is configured with a kitchen, large counter service area and a very large dining area. Abundant parking, great visibility and monument signage on Highway 278.

LOCATION OVERVIEW

Situated on William Hilton Parkway [Highway 278] on the South end of Hilton Head Island between The Village at Wexford and Arrow Road just west of the busy Sea Pines Circle. Arrow Road intersects with the Parkway and Palmetto Bay Road which links to the Cross Island Connector. The property is adjacent to a high-end shopping center and surrounded by several commercial and residential developments, including Sea Pines, Wexford, Shipyard Plantation and Long Cove. 2019 demographics confirm a population of over 30,450 residents, with average household incomes of \$113,000 in a five mile radius. Great exposure to high traffic counts [approximately 35,000 vpd]. This is an ideal location to capture business from local customers, while being perfectly situated to benefit from the 2.5 million visitors playing and staying on the south end of the island each year.

Location Maps

