

**SALE**

For Sale - Former Bank Branch on  
2.5 Acres At Signalized Intersection

**2 LAFAYETTE PLACE**

Hilton Head Island, SC 29926

**PRESENTED BY:**

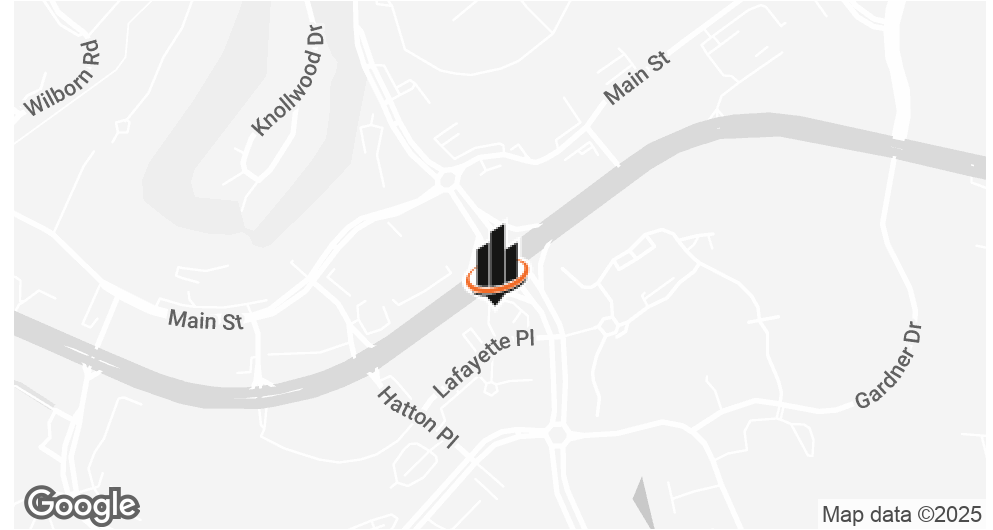
**TOM DEMINT, CCIM**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,600,000
<b>BUILDING SIZE:</b>	8,413 SF
<b>LOT SIZE:</b>	2.5 Acres
<b>ZONING:</b>	Main Street Zoning District
<b>MARKET:</b>	Hilton Head Island
<b>APN:</b>	R510 008 000 0409 0000

### PROPERTY OVERVIEW

This 8,413 SF building on 2.5 acres was previously occupied by Regions Bank and is improved as a full service bank with four drive thrus, an ATM, and 51 parking spaces - The property is located at the high profile signalized intersection of William Hilton Pkwy and Indigo Run Drive. Traffic counts at this intersection exceed 35,000 VPD. The property could easily accommodate a bank or professional/medical office use. It is also a perfect location for redevelopment as a retail, hotel, or assisted living use.

### PROPERTY HIGHLIGHTS

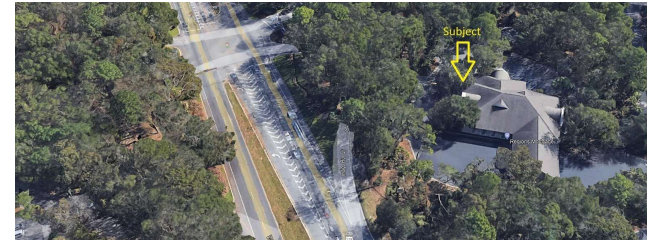
- 8,413 SF Bank Office Building On 2.5 Acres at Signalized Intersection
- 51 parking spaces
- 4 Drive Thrus & ATM
- Zoning will allow hotel/assisted living, office, & retail uses.

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## ADDITIONAL PHOTOS



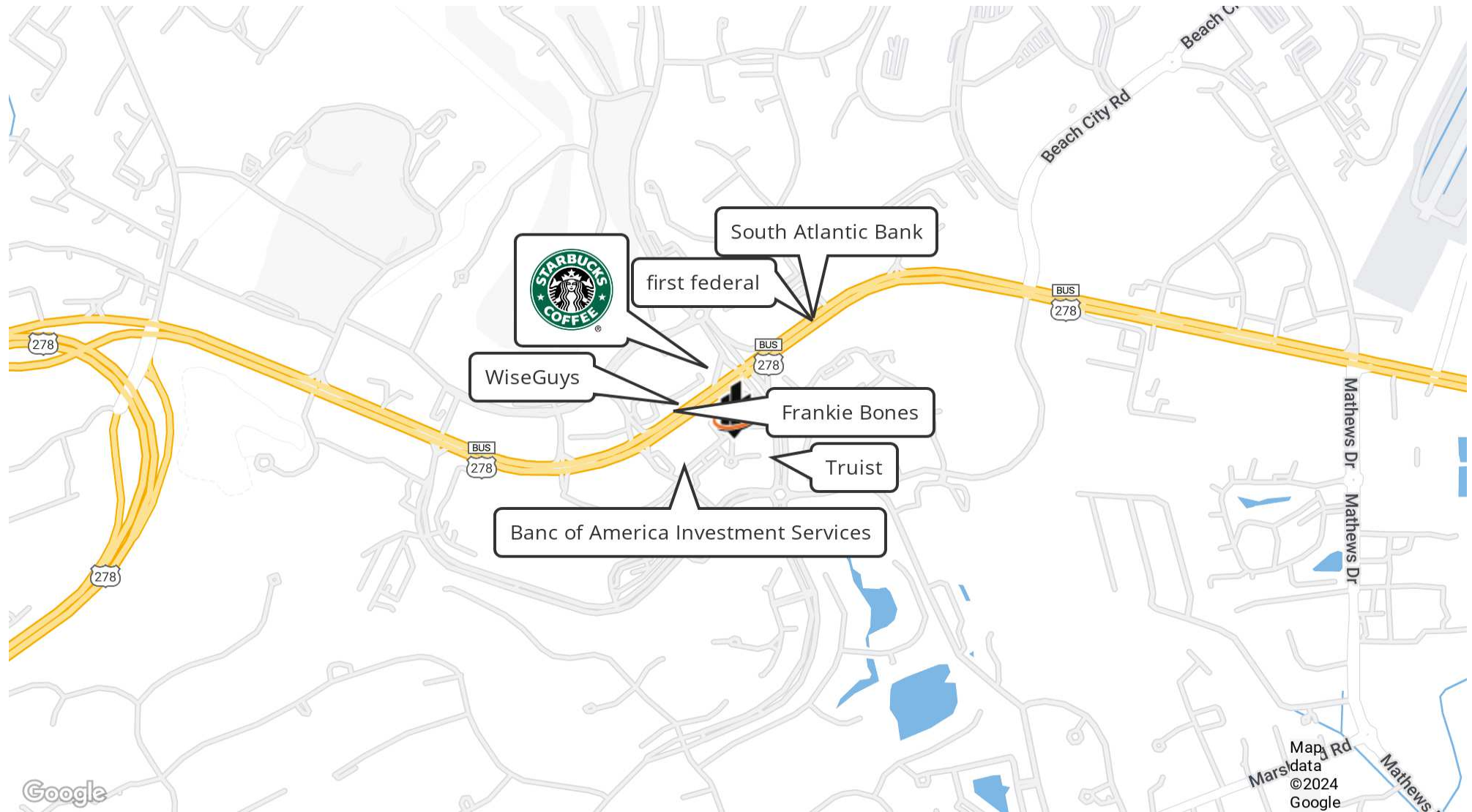
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## RETAILER MAP



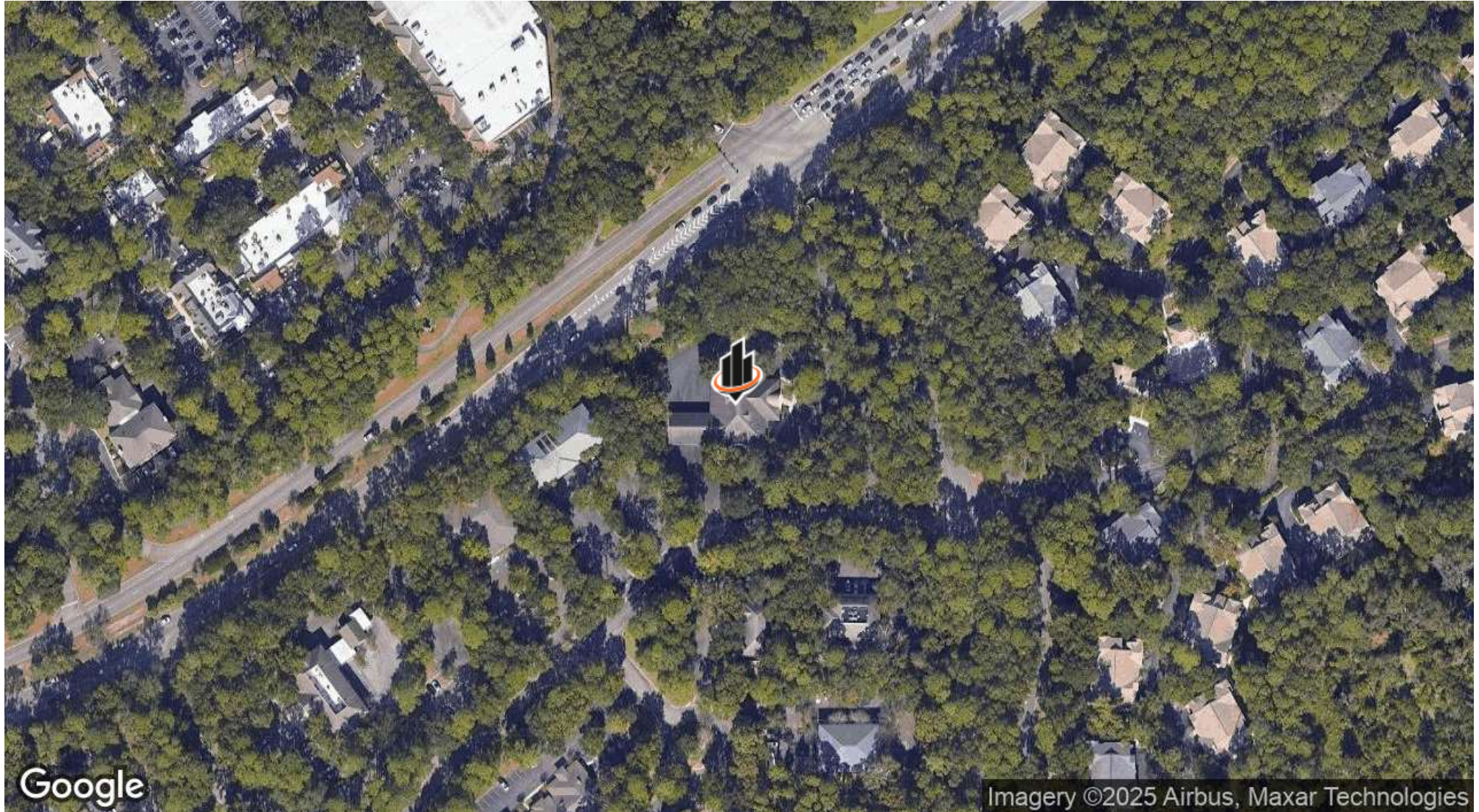
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## AERIAL MAP



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**FOR SALE - FORMER BANK BRANCH ON 2.5 ACRES AT SIGNALIZED INTERSECTION** | 2 Lafayette Place Hilton Head Island, SC 29926

**SVN | GASC**

5

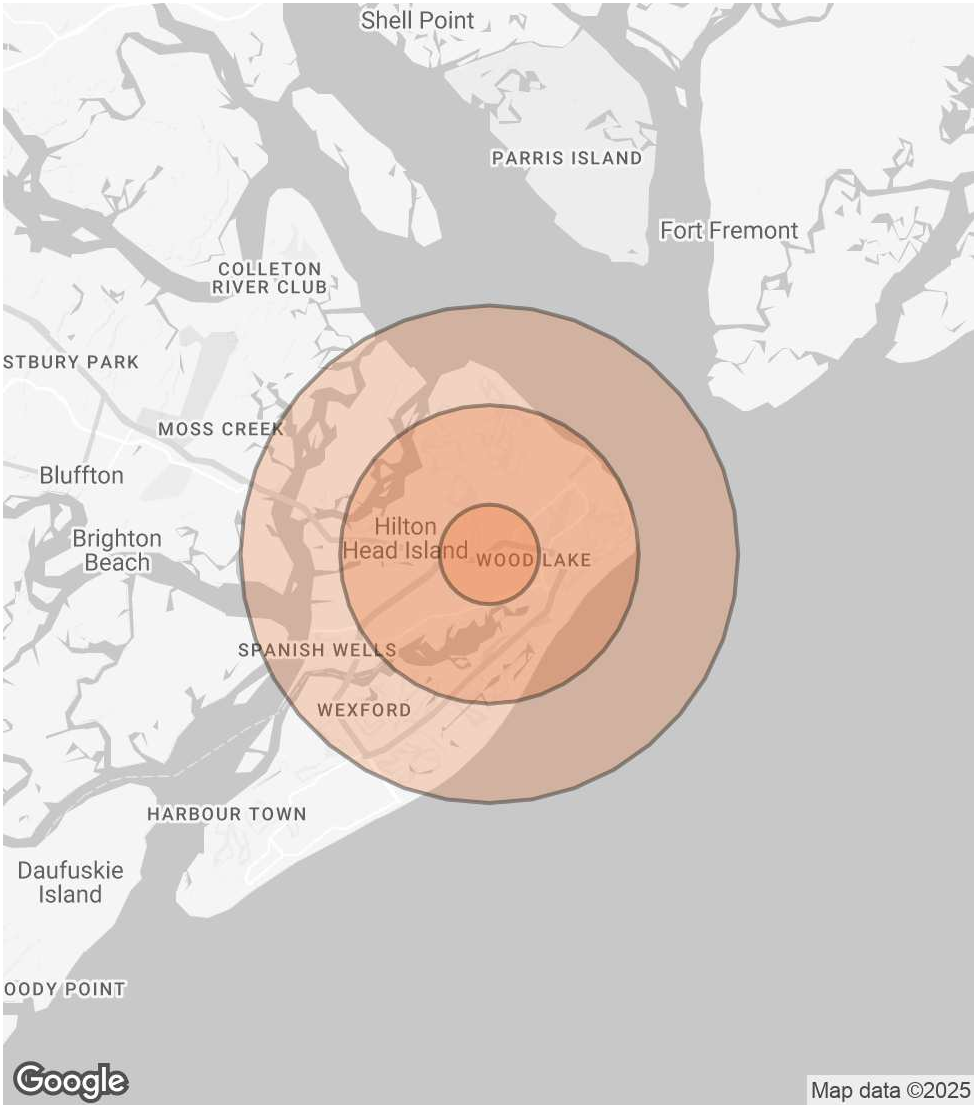


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,215	24,666	35,027
AVERAGE AGE	51.1	54.1	55.2
AVERAGE AGE (MALE)	48.7	52.3	53.5
AVERAGE AGE (FEMALE)	54.4	56.0	57.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,064	16,852	25,714
# OF PERSONS PER HH	2.0	1.5	1.4
AVERAGE HH INCOME	\$86,612	\$73,252	\$77,149
AVERAGE HOUSE VALUE	\$375,675	\$466,728	\$515,842

2020 American Community Survey (ACS)



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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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