

FOR LEASE



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# VILLAGE EXCHANGE

32 PALMETTO BAY RD, UNITS 32A & 32B HILTON HEAD ISLAND, SC 29928



## CONTACT

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# PROPERTY OVERVIEW

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## OFFERING SUMMARY

Available SF:	4,240 SF
Lease Rate:	\$26.00 SF/YR (NNN)
NNN	\$10/SF/YR
Market:	Hilton Head Island

## PROPERTY OVERVIEW

One of the island's most prominent retail spaces is now available for lease. This 4,240 SF retail building offers exceptional visibility to the high-traffic on Palmetto Bay Road. Recently reconstructed, the property features a spacious, open retail floor plan surrounded by expansive windows, with exposed ceilings, and polished concrete floors. Additional highlights include a glass roll-up door opening to a patio, multiple private offices, a breakroom, two restrooms, storage and janitorial closets, and substantial usable attic storage and dedicated monument signage.

## PROPERTY HIGHLIGHTS

- Extraordinarily Visible Retail Unit
- Fronting Major Artery
- Recently Reconstructed
- Great South End Location
- Dedicated Monument
- Office Space Included
- Ample Parking

## LOCATION OVERVIEW

Located on the vibrant south end of Hilton Head Island near the Sea Pines traffic circle, this property sits at the entrance to Village Exchange, a boutique shopping center adjacent to the popular Smokehouse Restaurant. Numerous shopping and dining options on site and within walking distance of the property.

2025 demographic data shows approx. 28,000 residents within a five-mile radius, with average household incomes exceeding \$157,000. This prime location is ideal for attracting local clientele while also benefiting from the steady flow of more than 3.1 million annual visitors who stay, play, and shop on the south end of the island. Convenient access to both William Hilton Parkway and the Cross Island Parkway ensures excellent connectivity throughout Hilton Head Island and to Bluffton.

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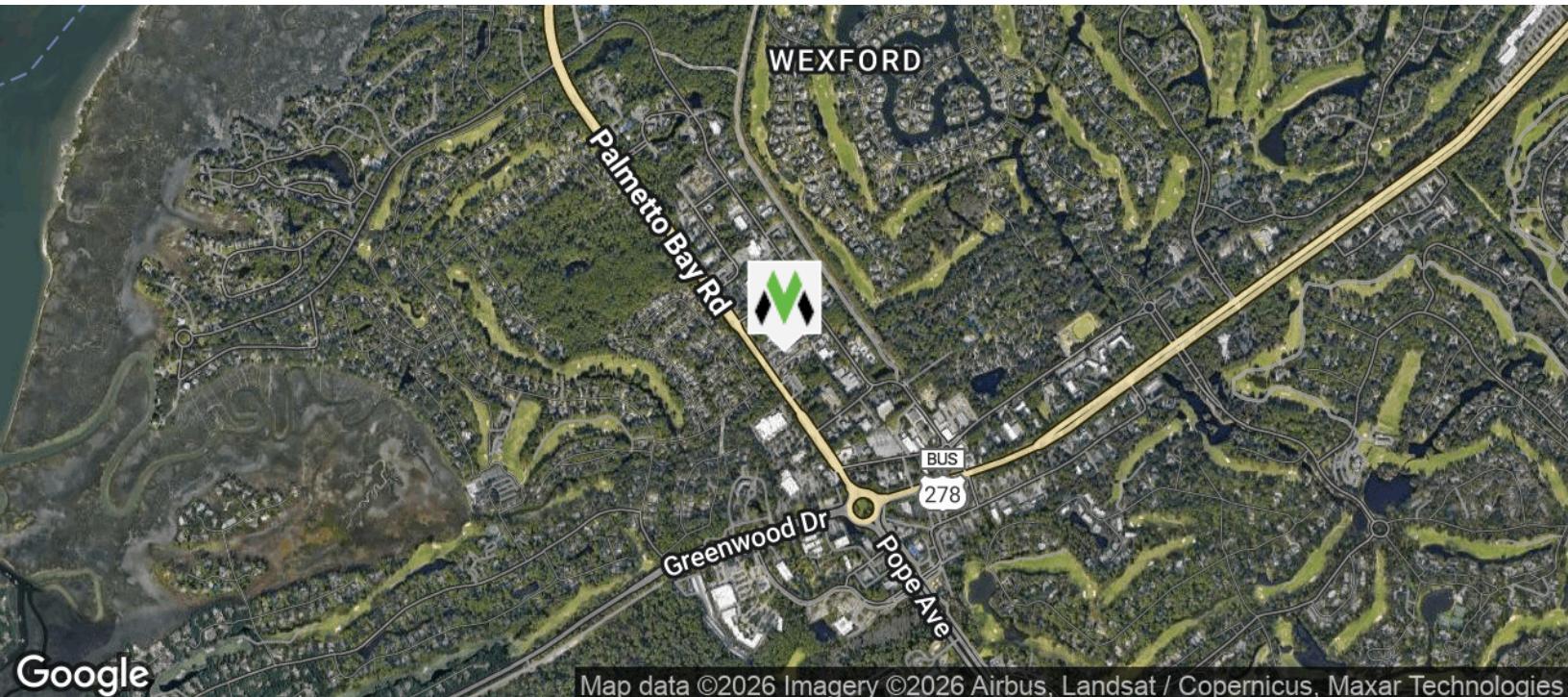
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

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# LOCATION MAPS

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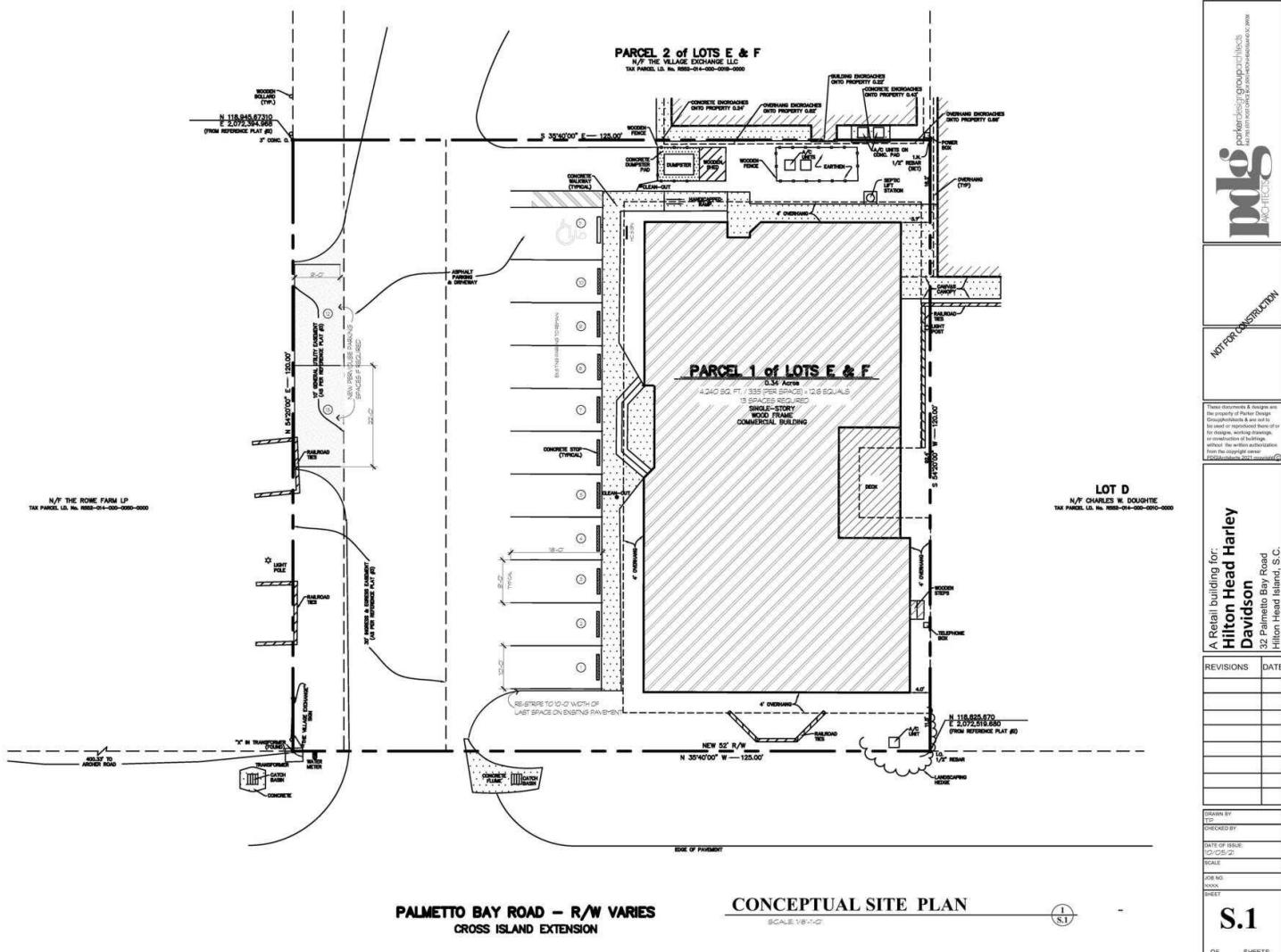


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# SITE PLAN

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# PICTURES

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