

For Lease

Retail Property

4,400 SF | Negotiable



Restaurant with Drive Thru

1012 William Hilton Parkway
Hilton Head Island, South Carolina
29928

Property Description

4,400 SF restaurant building with drive thru, currently a Panera Bread, is available for sub lease. Great visibility for Hilton Head Island, ample parking.

Property Highlights

- 4,400 SF restaurant building with drive thru, currently a Panera Bread, available for sub lease
- Located on South End of Hilton Head Island, half mile from Sea Pines Circle
- Common entry with a Small Shopping Center with Tenants such as Island Yoga, Casa Blanca Mediterranean Grill, Savannah Blue Print, and others
- Close Proximity to Sea Pines, Wexford, Long Cove, Shipyard, Leamington and Palmetto Dunes
- Great Visibility: Monument Sign on Highway 278
- Strong Local Demographics + 2.5 Million Tourists Annually

OFFERING SUMMARY

Available SF	4,400 SF
Lease Rate	Negotiable
Current Tenant	Operating

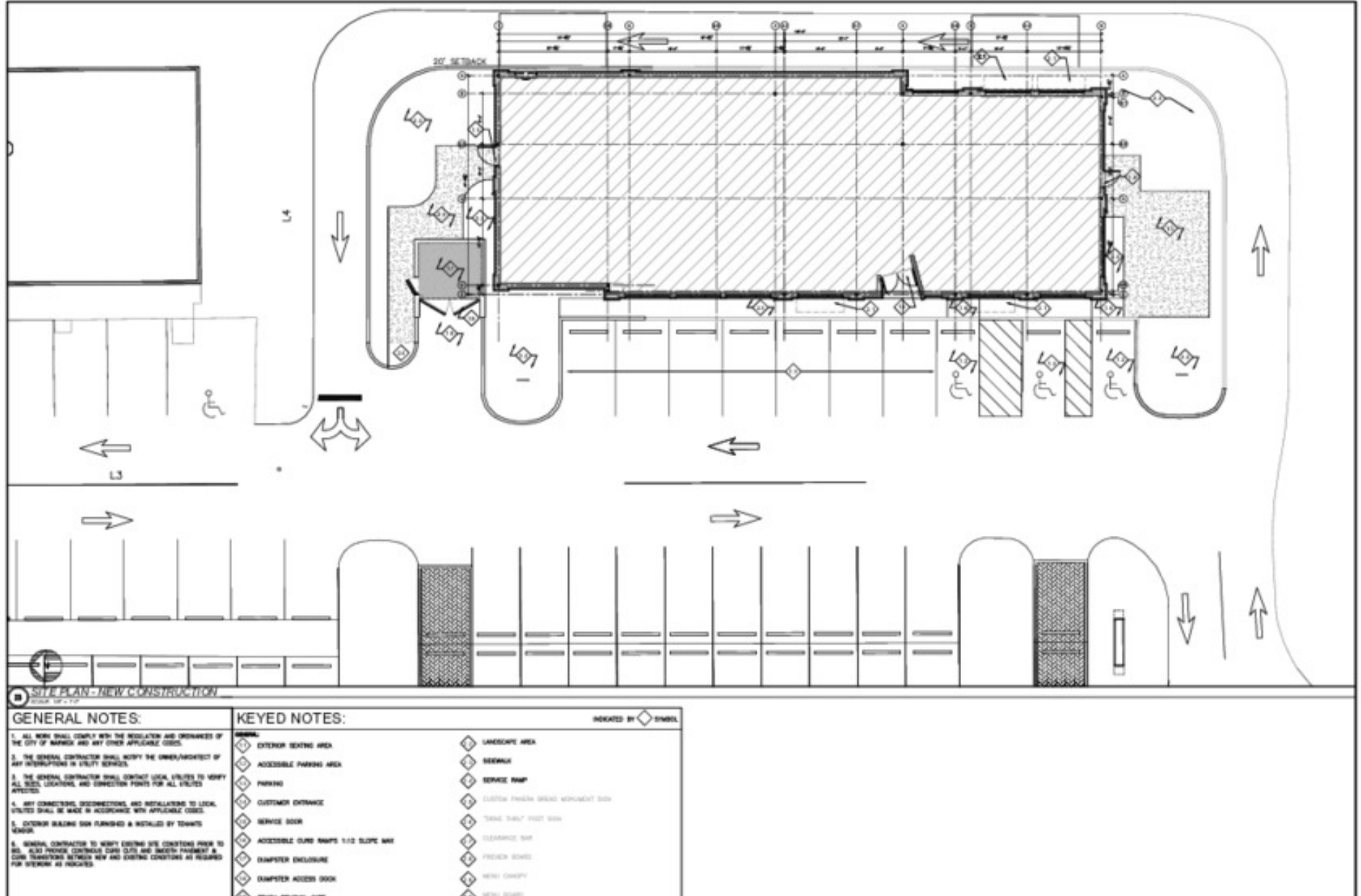
DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	14,343	\$100,832
5 Miles	28,213	\$102,435
10 Miles	52,479	\$98,720

Additional Photos



Site Plan



BAKERY CA #4390

cubellis

HILTON HEAD ISLAND # 4390

REVISION

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BY

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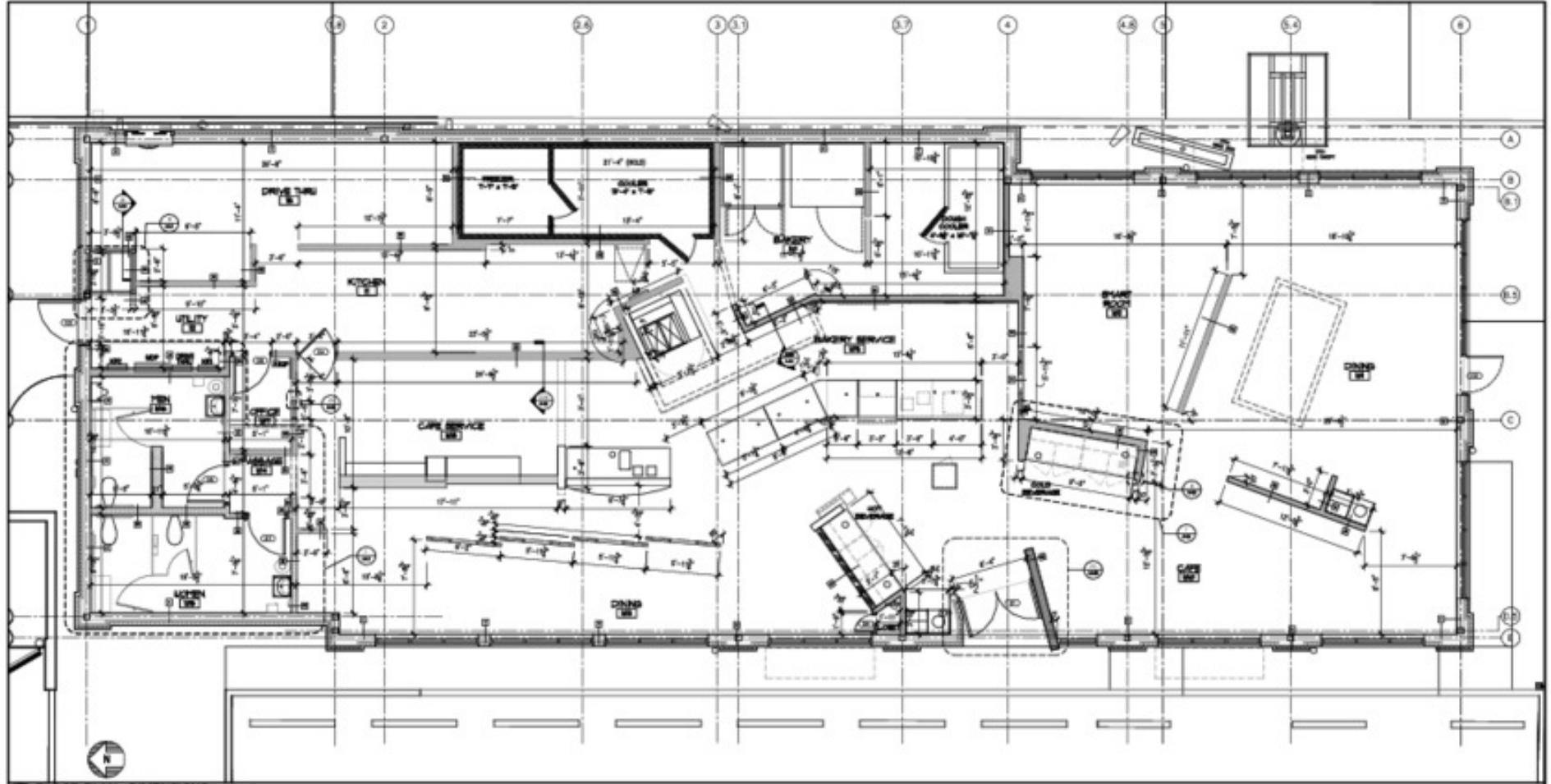
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Floor Plan



FLOOR PLAN - DIMENSIONS
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- PROVIDE 1" AIR SPACE AT BASES OF OVER/UNDER & COUNTER/UNDER SINKS. 2" AT BACK OF SINKS. VERIFY ALL DIMENSIONS & SPACES BY EQUIPMENT MANUAL. NO TRENCH OR WALL BOUND OVER/UNDER AND COUNTER/UNDER SINKS & FRIDGE UNITS.
- SUPPLY AREA TO INCLUDE THE FOLLOWING EQUIPMENT & INSTALLED BY VEC: KITCHEN-HOT FOR PHONE, BURNER, SINK & SINK SYSTEM. TWO ELECTRONIC SHEETS (7'-0" X 10'-0") UNDER PLASTIC CHAIRS. WHITE BENCH TOP CLAPPED TO WALL. NOTES: 1. ALL CHAIRS (15' X 10") PLASTIC CHAIRS WHITE SHEETS INSTALLED ON SEAT-BUFF BY DAMAGED WITH ADJUSTABLE BRACKETS.
- U.S. TO PROVIDE BRACKETS FOR SUPPORT OF RESTROOM ACCESSORIES AS RECOMMENDED BY MANUFACTURER. SEE RESTROOM LOCATION.
- PROVIDE 1/4" X 1/4" X 1/4" INCH BOARD ON ALL KITCHEN & RESTROOM AND OFFICE WALLS FLOOR TO 2'-0" A.F.F.
- PROVIDE 1/4" X 1/4" X 1/4" INCH BOARD ON ALL KITCHEN & OFFICE WALLS OF VIEW TO SINKING.
- EQUIPMENT LONG SIDE SUPPLIED & INSTALLED BY U.S.
- U.S. SHALL SUPPLY & INSTALL, INCLUDING THE EXTENSIVE AS REQUIRED BY LOCAL CODES, LOCAL AND LOCAL CODES.

- REPAIR/REPLACE BOARDING SUPPLIED BY FURNISHING SUPPLIER. INSTALLED BY U.S. (SINKS TO CORNER FLOOR TRANSITIONS. SEE EQUIPMENT PLAN FOR TRENCHES AND SINKS. U.S. TO VERIFY SINKS, SINKS TO ALL THE SINKS WITH INSTALLATION.
- ELECTRONIC EQUIPMENT BY U.S. SEE ELECTRICAL DRAWINGS.
- PLUMBING EQUIPMENT BY U.S. SEE PLUMBING DRAWINGS.
- U.S. TO PROVIDE A METAL 1/4" X 1/4" X 1/4" INCH SAFETY GLASS AT THESE GATES. VERIFY SIDE OF GLASS BY SINKING BOARD POST.
- PROVIDE LIP JOINTS WITH FACTORY FINISHED EDGE AT SAFE LANDING WALL.

BAKERY CA
#439
CITY OF WASHINGTON, D.C.

cubellis
ARCHITECTS

STATE OF MARYLAND
Cubellis Architects, Inc.
Baltimore, MD

HILTON HEAD ISLAND # 4390
1000 HILTON HEAD ISLAND, SOUTH CAROLINA
HILTON HEAD ISLAND, SOUTH CAROLINA

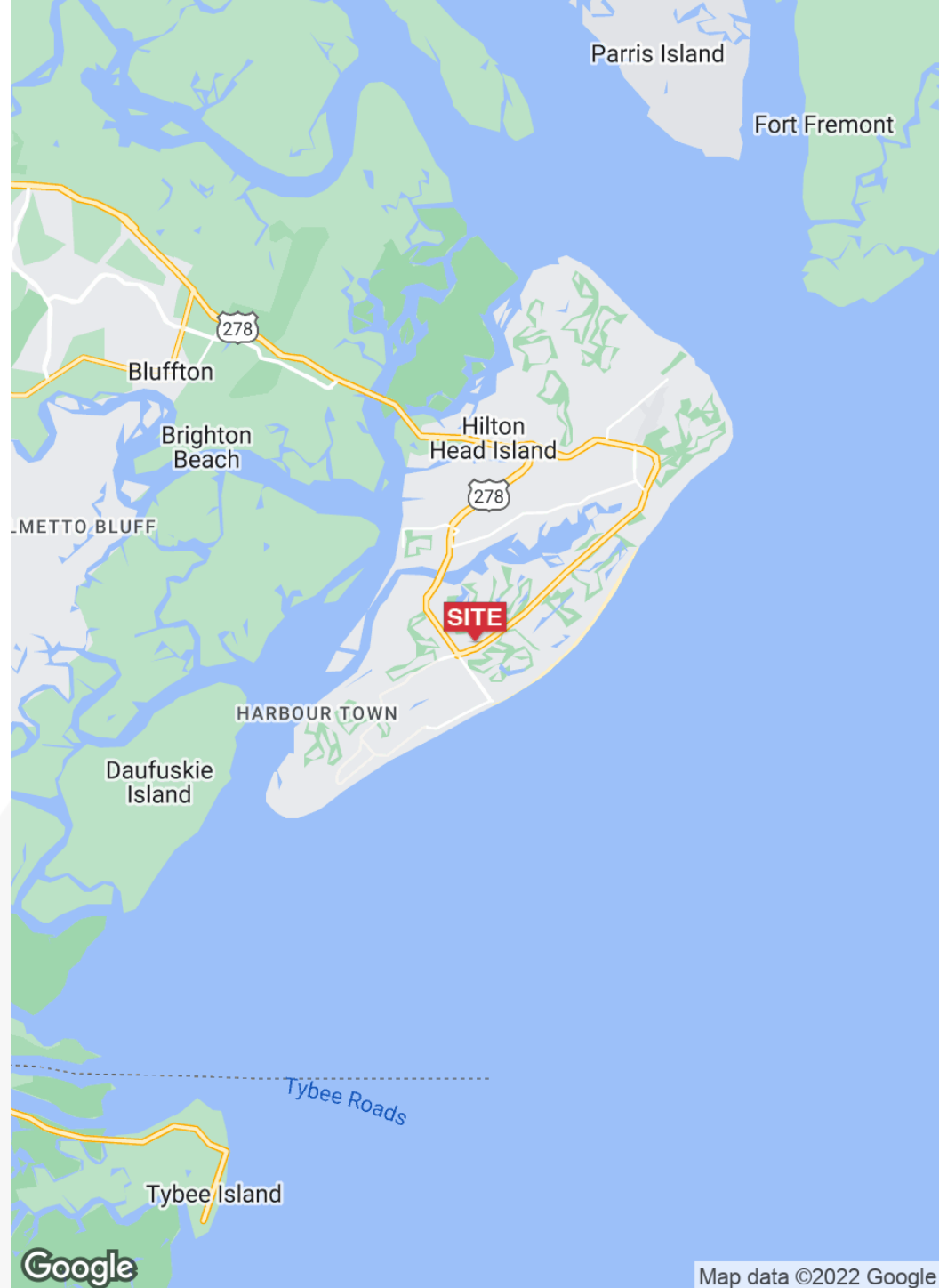
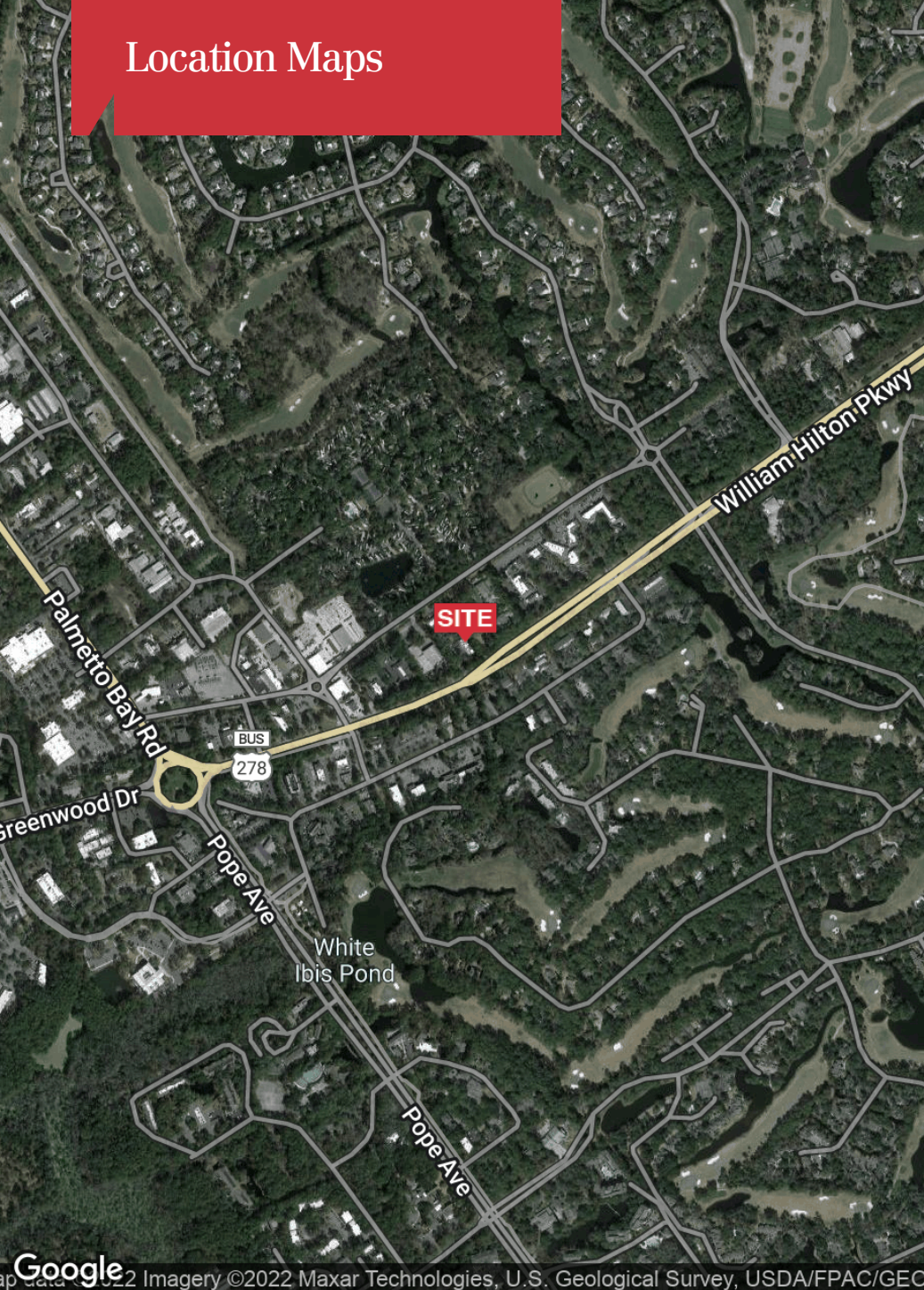
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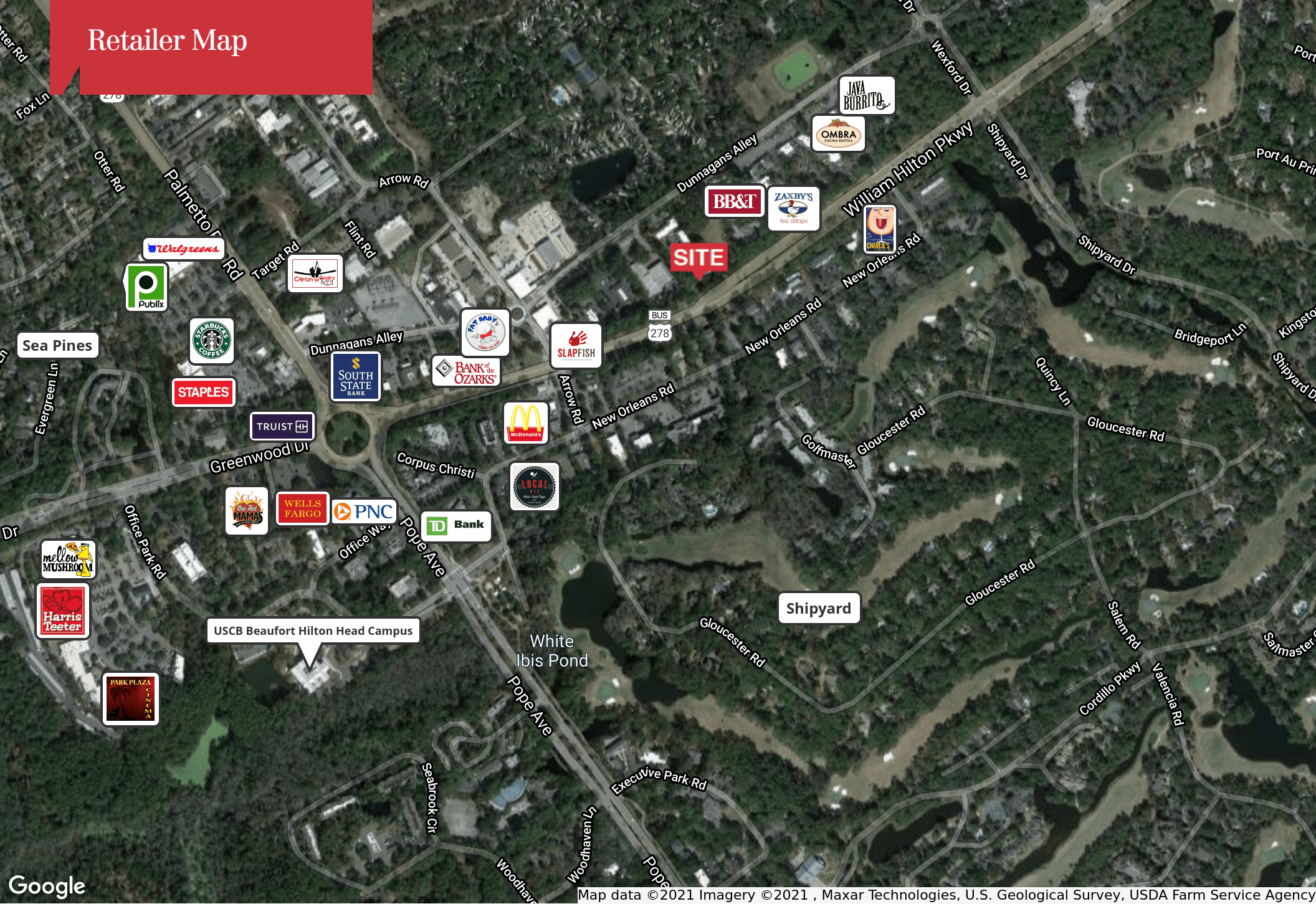
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PROJECT: 1000 HILTON HEAD ISLAND, SOUTH CAROLINA
DESIGNER: CUBELLIS ARCHITECTS, INC.
DATE: 07/27/07
SHEET NO. 100

SHEET NO. 100

Location Maps



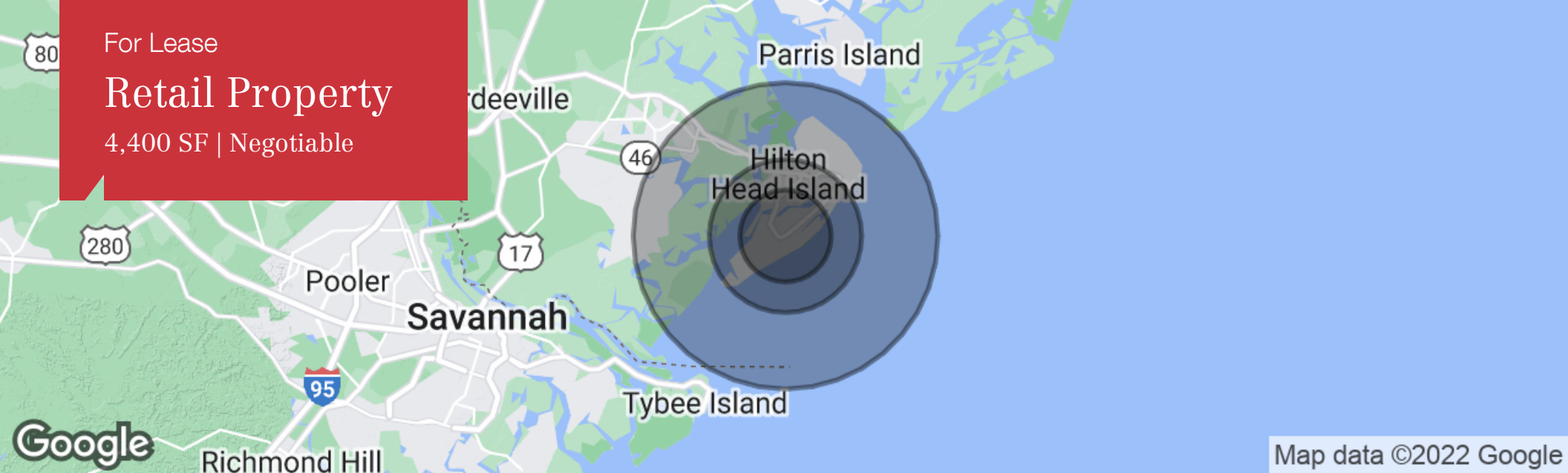
Retailer Map



For Lease

Retail Property

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Population	3 Miles	5 Miles	10 Miles
Total Population	14,343	28,213	52,479
Median Age	52.4	49.6	48.5
Median Age (Male)	50.4	48.1	47.9
Median Age (Female)	53.6	50.6	48.9
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	7,187	13,127	23,385
# of Persons Per HH	2.0	2.1	2.2
Average HH Income	\$100,832	\$102,435	\$98,720
Average House Value	\$585,206	\$581,640	\$554,278

* Demographic data derived from 2020 ACS - US Census