



Medical Pavilion

25 Hospital Center Boulevard
Hilton Head Island, South Carolina 29926

Property Highlights

- Medical office suites for lease in the heart of Hilton Head's medical and professional office district
- Three story medical complex adjacent to and connected to the Hilton Head Hospital
- Hospital Center Common and Island Medical Plaza (largely medical developments) next door
- Varying layouts to suit a multitude of practices
- Many of Hilton Head's finest medical practices located within the property and surrounding areas

Offering Summary

Available SF:	1,234 - 5,010 SF
Lease Rate:	Contact Agent
2024 NNN:	\$9.75 per SF (est.)
Annual Base Rent Increases:	3%
Lease Term:	Contact Agent
Showing Instructions:	Contact Agent

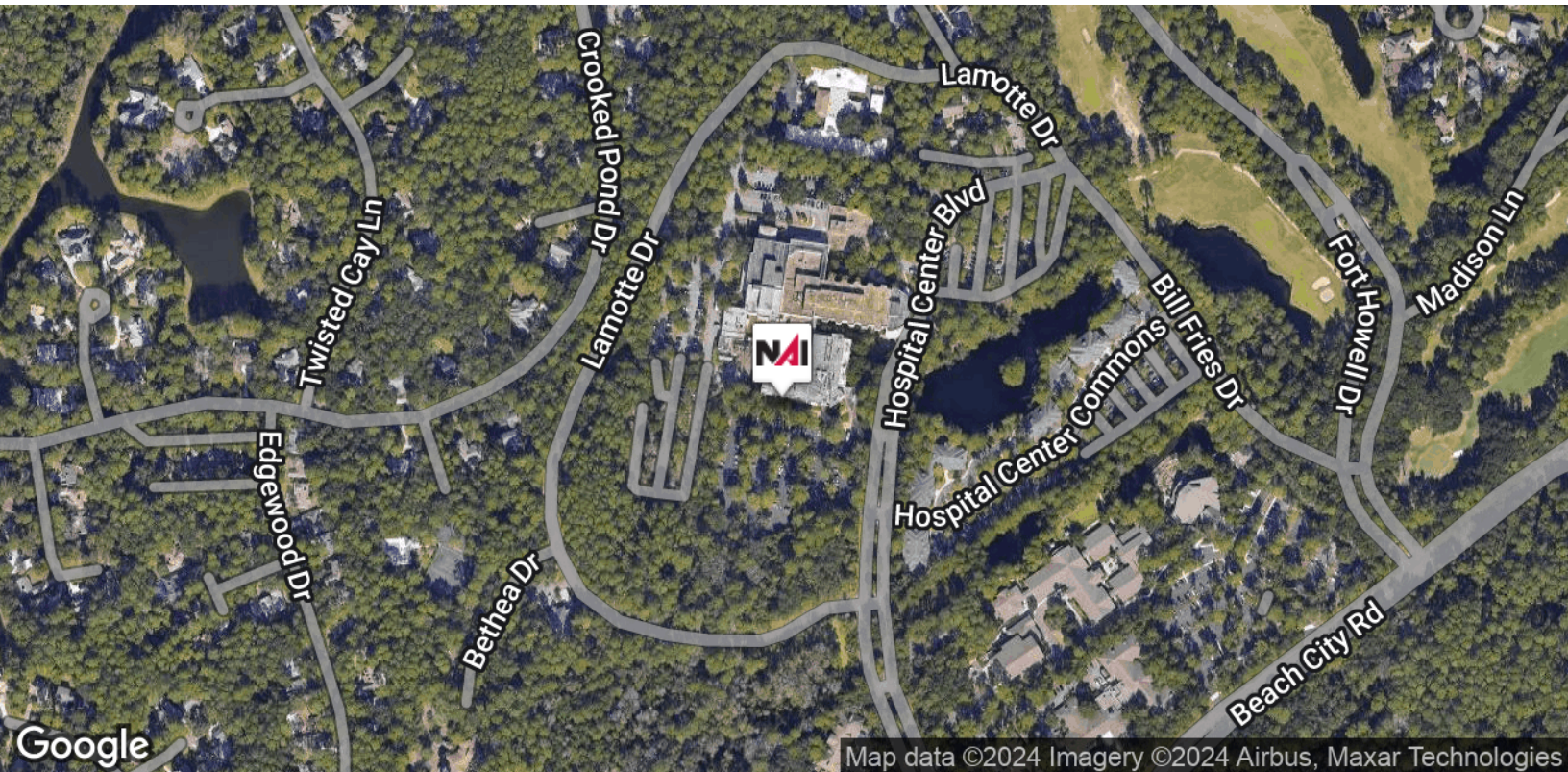
For More Information

David Bachelder Jr.

O: 843 837 4460 x4
davidjr@naicarolinacharter.com



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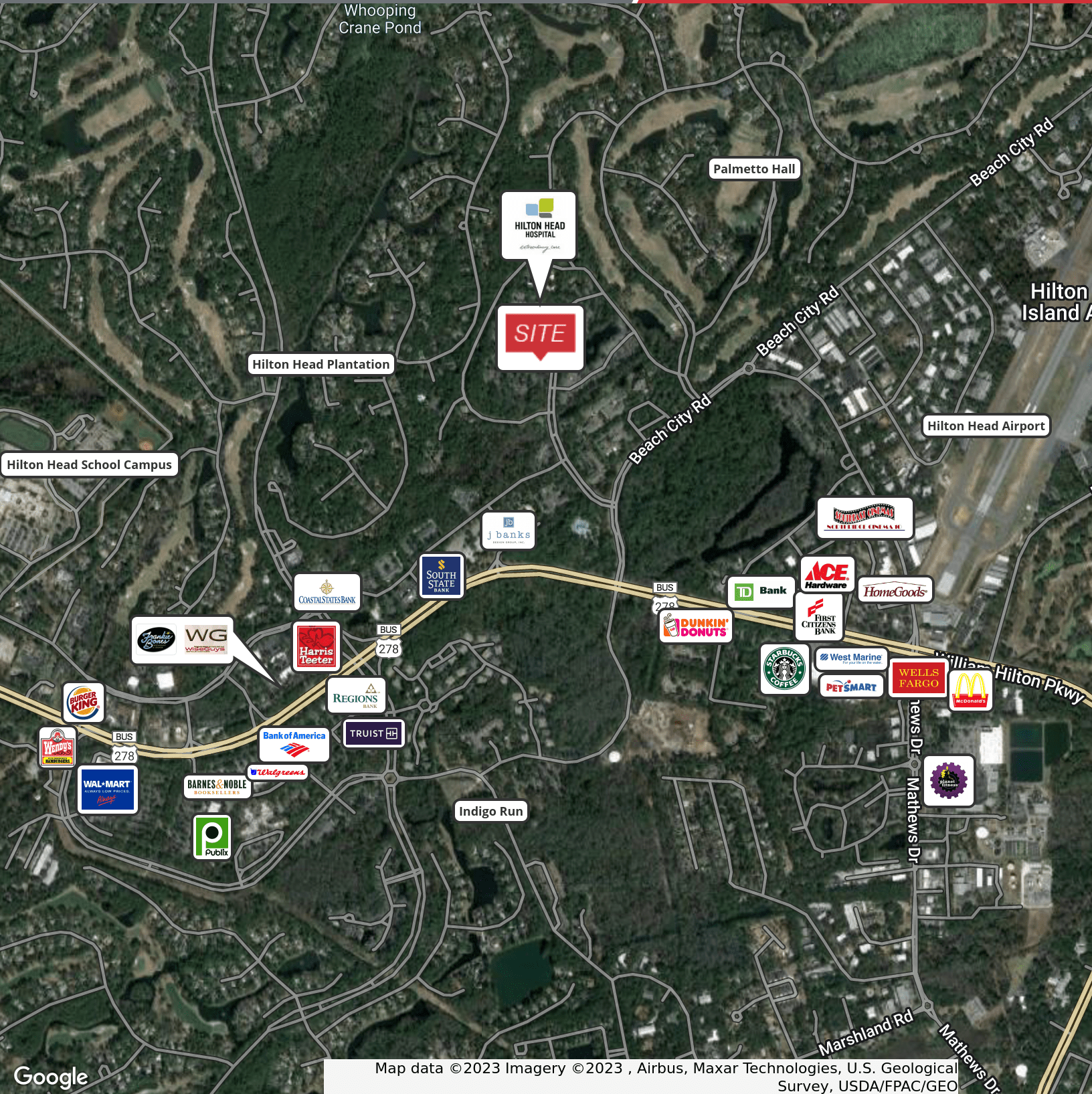
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1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



**Hilton Head
Medical Pavilion**





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Lease Information

Lease Type:	NNN	Lease Term:	Contact Agent
Total Space:	1,234 - 5,010 SF	Lease Rate:	Contact Agent

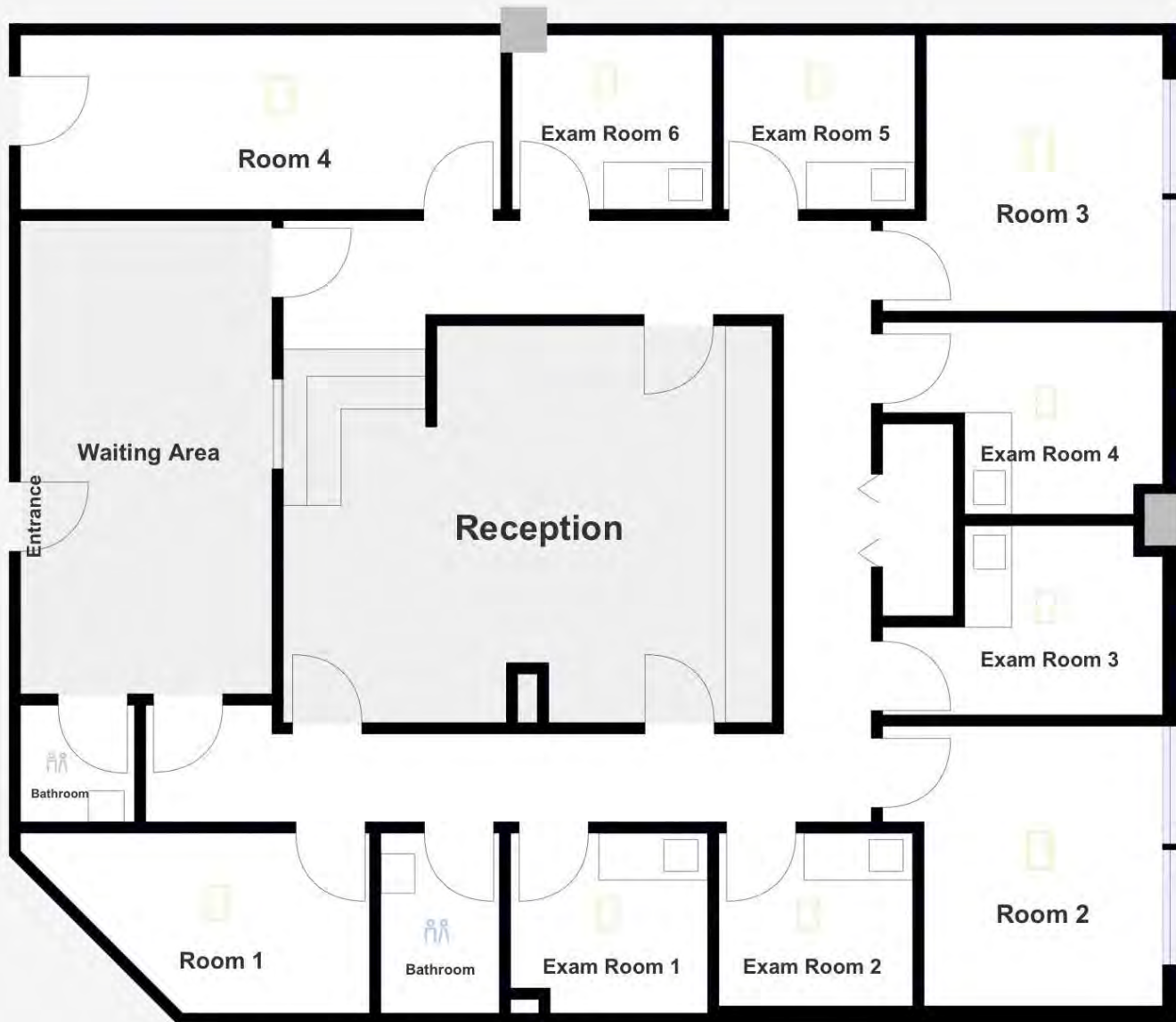
Available Spaces

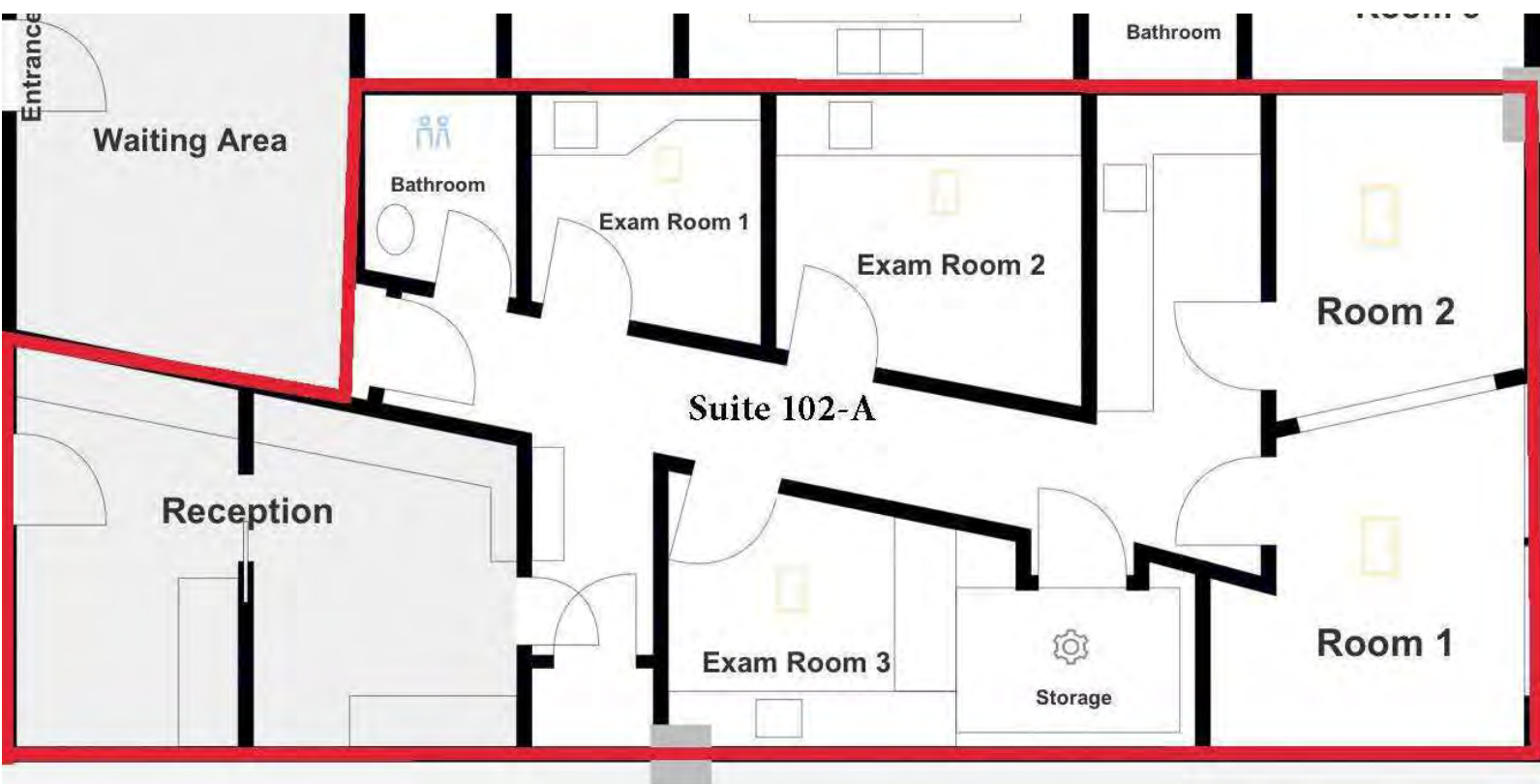
Suite	Tenant	Size (SF)	Lease Type	Description
100	Available	2,428 SF	NNN	Medical Office
102-A	Available	1,234 SF	NNN	Medical Office
104	Available	2,430 SF	NNN	Medical Office
106	Available	2,337 SF	NNN	Medical Office
300	Available	2,774 SF	NNN	Medical Office
301/303-A	Available	3,810 SF	NNN	Medical Office
302/304	Available	5,010 SF	NNN	Medical Office
307	Available	2,411 SF	NNN	Medical Office
308	Available	2,424 SF	NNN	Medical Office

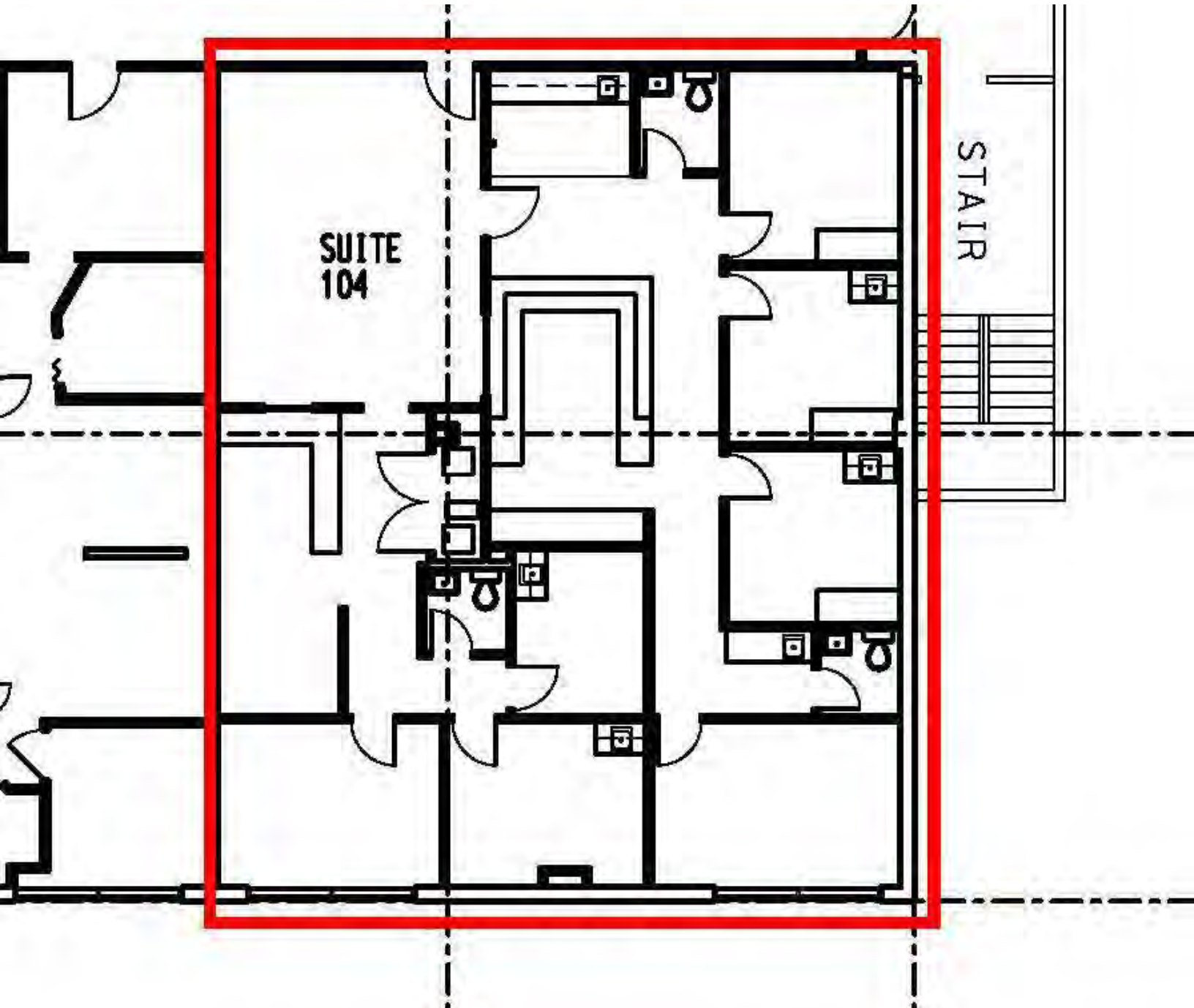
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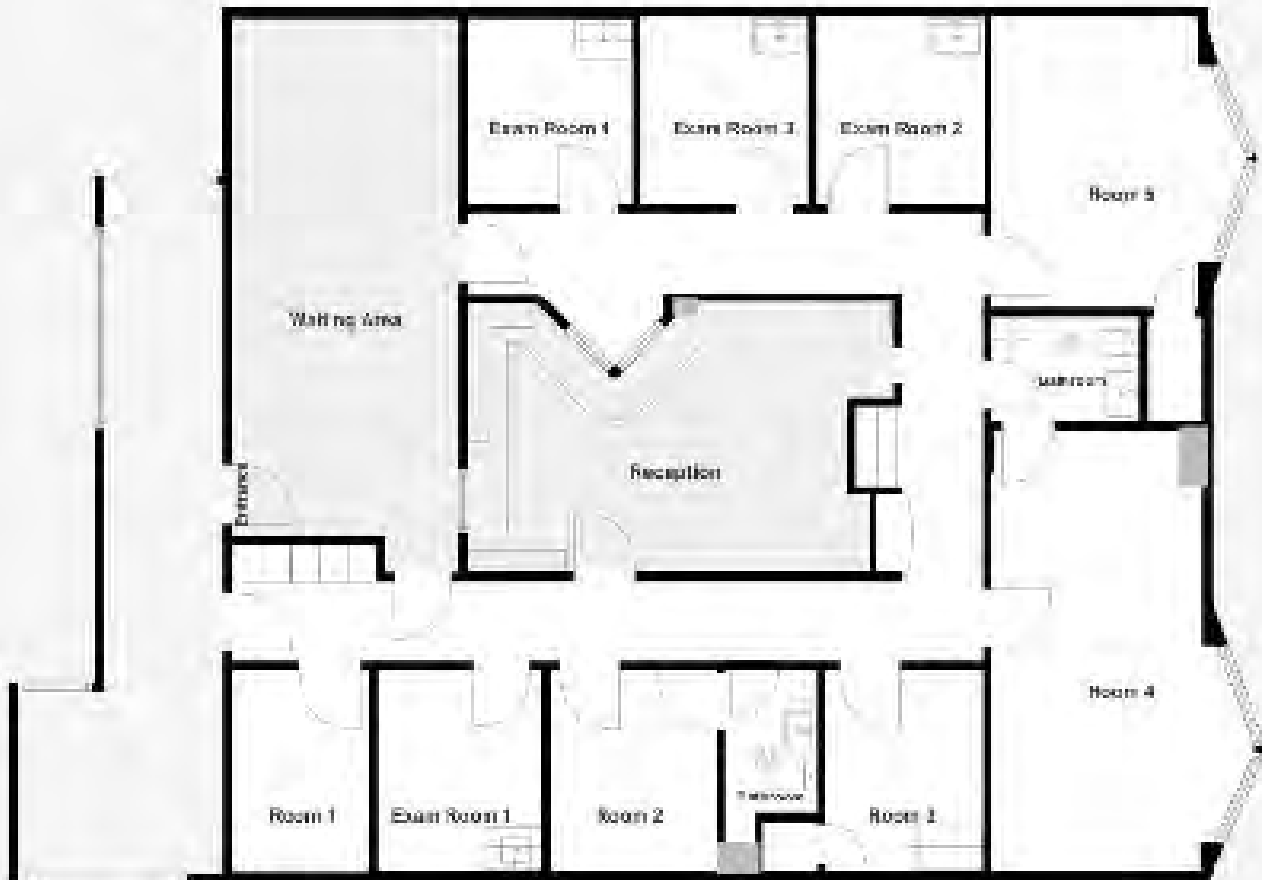




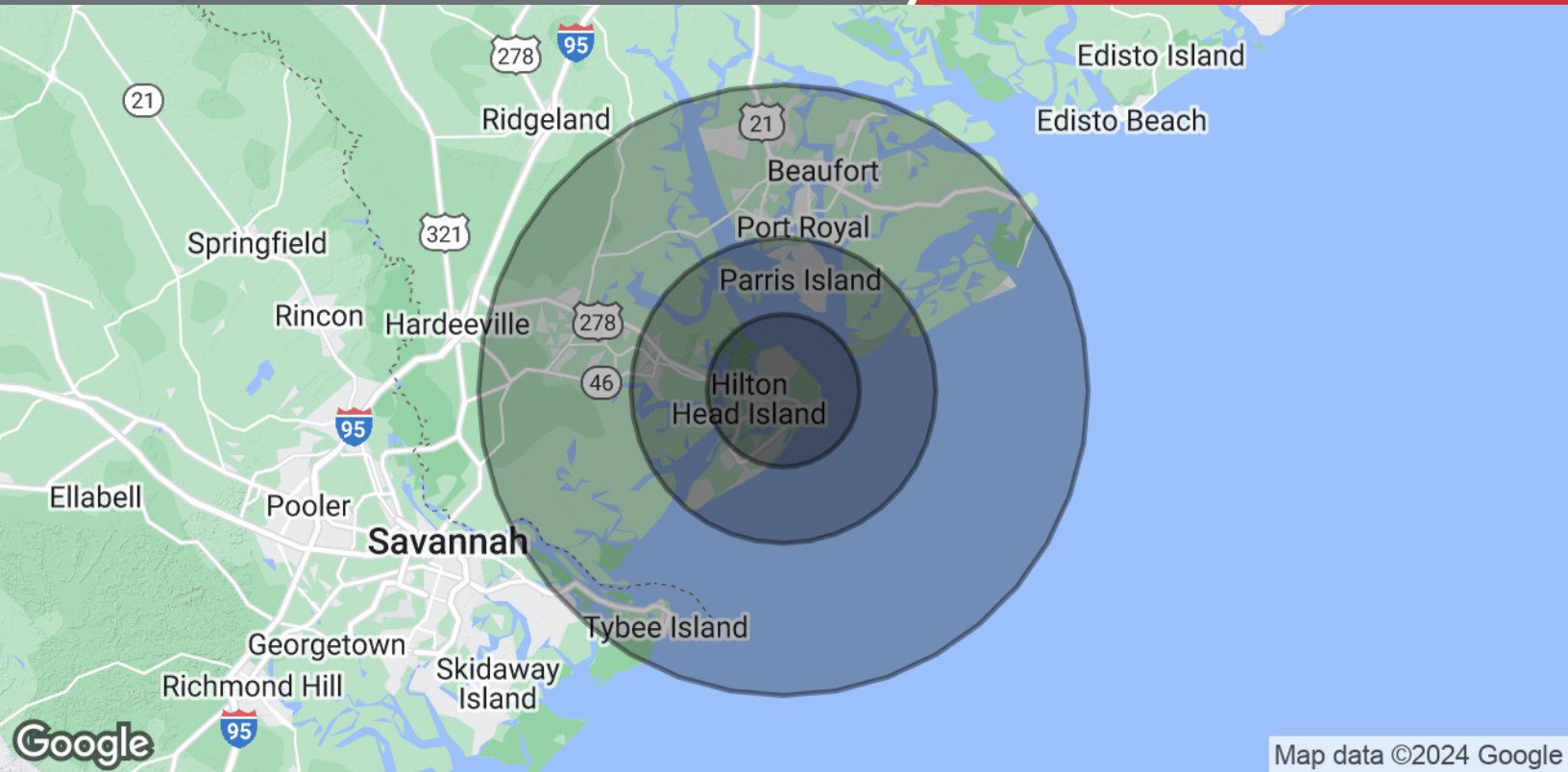












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Population	5 Miles	10 Miles	20 Miles
Total Population	32,836	68,298	196,476
Average Age	55.2	50.2	46.5
Average Age (Male)	53.4	49.3	45.2
Average Age (Female)	57.0	51.0	47.7
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	23,112	47,052	106,083
# of Persons per HH	1.4	1.5	1.9
Average HH Income	\$79,144	\$70,717	\$73,490
Average House Value	\$516,134	\$488,694	\$367,399

2020 American Community Survey (ACS)