

## COMMERCIAL LAND FOR SALE

# 4.57 Acres

355 WILLIAM HILTON PARKWAY

Hilton Head Island, South Carolina



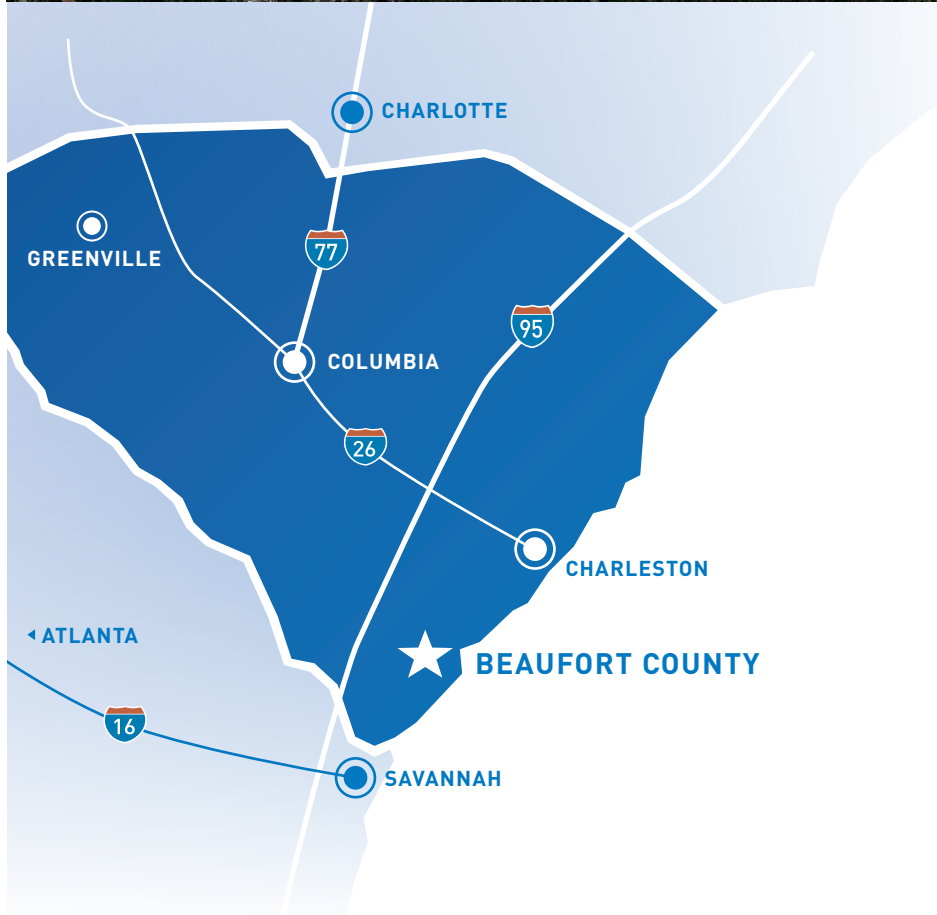
### 4.57 acre commercial site available along William Hilton Parkway less than 2 miles from Hilton Head Island Airport

- ▶ Potential uses include Corporate Headquarters, Medical, Backoffice, Life Sciences, Green Industry, Supply Chain to Hospitality and Tourism
- ▶ Companies nearby include Gulfstream Aerospace, EviCore Healthcare, Watterson Brands, L3 Harris, Megawatt Lasers, Vetronix Research Corporation, St. Joseph's Candler, Hilton Head Island Hospital, Hilton Head Regional Healthcare

- Centrally-located with easy access to major transportation routes.
- Strong local workforce, including nearby universities and 2,100 exiting military annually.
- Located in the heart of Hilton Head Island, voted “#1 Island in the Continental US” by *Travel + Leisure*’s World’s Best Awards.







#### DEMOGRAPHIC SNAPSHOT

| DRIVE TIME | POPULATION | WORKFORCE |
|------------|------------|-----------|
| 30 minutes | 102,186    | 58,550    |
| 45 minutes | 125,057    | 66,532    |
| 60 minutes | 383,369    | 211,070   |

#### DRIVE TIMES FROM SITE

|                           |               |
|---------------------------|---------------|
| Hilton Head Airport:      | 3 min         |
| Interstate-95:            | 37 min        |
| Savannah Int'l Airport:   | 55 min        |
| Port of Savannah:         | 1 hr          |
| Charleston Int'l Airport: | 2 hrs         |
| Port of Charleston:       | 2 hrs, 15 min |

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your **business**. Good for your **soul**.



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**Beaufort County**  
Economic Development Corporation