

# COMMERCIAL REAL ESTATE

**10 PARK LANE, HILTON HEAD ISLAND**

Trophy Class A office campus located on Hilton Head Island



MATT BRADFORD | 843.290.8121  
MATT@CHARTERONEREALTY.COM

LAWRENCE TAYLOR | 843.338.6511  
LAWRENCE@CHARTERONEREALTY.COM



*Trophy Class A office campus located on Hilton Head Island. 17,500 square feet of interior climate-controlled space, this office campus is by far one of if not the most technologically advanced structures built in all of the Lowcountry. Reinforced steel and concrete construction with every bell and whistle that money can buy were implemented into construction, design, and interior. Covered understructure parking, EV plug-in stations with elevator access, and four structures that surround the common courtyard. Gym, kitchens, full baths, conference rooms, etc the list goes on and on.*

*Scan the QR Code for  
Video Walkthrough*



### General

- 17,500 heated sq ft + courtyard, built 2019, covered & uncovered parking area, ground level storage & mechanical rooms, 2 electric auto charging stations, elevator, 2 staircases.
- Exterior - durable/attractive composite siding & hard coat stucco.
- Impact resistant windows & exterior doors. Standing seam metal roofing.
- Covered breezeways/walkways from wing to wing. Aluminum & cable railings.
- Huge courtyard with turf & 24" x 24" tile surface, dual custom built-in iron planters, multiple sitting/relaxing areas.
- Designer fixtures/hardware/lighting.

### Section 1

- Reception and conference rooms
- 4 conference rooms (each seat 10+)
- 2 baths
- Kitchen – 2 Jenn Air under counter refrigerators, dishwasher, microwave, warming drawer, Miele coffee station, stainless steel sink & fixtures. Upper and lower cabinets & drawer.
- Ample electrical & storage/filing room.

### Section 2

- Kitchen & reception area.
- 4 offices, 2 baths, 2 storage rooms.

### Section 3 (Nevis)

- 24 seat/work station stadium style Auditorium, jumbo flat panel presentation screens, wall sconce & recessed lighting, dual built-ins with cabinets, refrigerator, granite counters, etc.
- 2 conference rooms & 2 baths.

### Section 4

- Kitchen & reception area.
- 4 offices, 2 baths, 2 storage rooms.

### Section 5 (Café/Bar)

- Full kitchen with Jenn Air refrigerator/freezer, ice machine, microwave & warming drawer. Miele Dishwasher & coffee station.
- 12+ seat bar, tables/chairs, pantry closet.
- Kids/Flex Room
- 2 baths with dual showers in each.
- Expansive state of the art Gym.

### Section 6

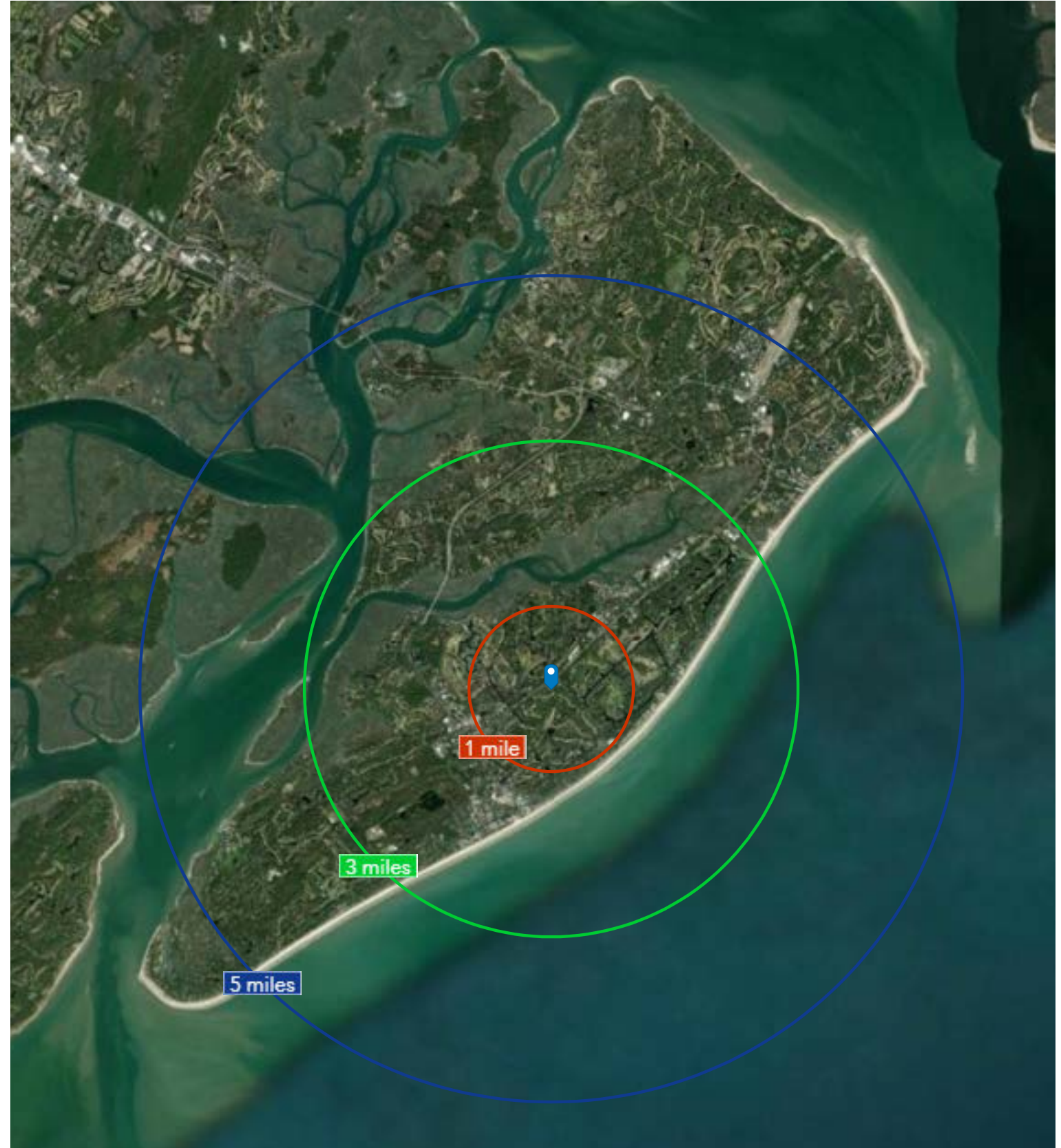
- Reception and kitchen area (dishwasher, refrigerator, stainless steel sinks, quartz counters, Butler's Pantry (upper/lower cabinets/drawers & quartz counters).
- 15 offices, huge multi-purpose room w/closets, 2 storage rooms, 2 baths & technology room.
- Founders Suite – kitchenette (upper/lower cabinets & shelving, quartz counters, side by side undercounter beverage refrigerator & refrigerator, ice machine, Miele coffee station, stainless sink & fixtures).
- Expansive/private office with wide plank wood flooring, designer wall coverings, etc.
- Executive conference room with tray/wood beam ceiling. Seats 8-10+.
- Full bath with granite counters, glass & tile surround walk in shower with dual heads (rain head & hand-held head).
- Walk-in closet with custom built-ins.
- Private access to covered garage level.















EXIT 8 I-95 - 30 MINUTES FROM SITE



EXIT 8 - COASTAL CAROLINA HOSPITAL



HARDEVILLE, SC - 29 MILES FROM SITE



HILTON HEAD LAKES - 4,000+ HOMES - 26 MILES



MARGARITAVILLE - 3,800+ HOMES, 25 MI AWAY



BEAUFORT, SC - 41 MINUTES FROM SITE



SAVANNAH PORT - 44 MILES FROM SITE



USC BEAUFORT - 22 MILES FROM SITE



BLUFFTON, SC - 14 MILES FROM SITE



GULFSTREAM HEADQUARTERS - 44 MI FROM SITE

RIVERPORT - 4.2 MILLION SQUARE FEET - INDUSTRIAL WAREHOUSE PROJECT  
29 MILES FROM SITE

SAVANNAH, GA - 38 MILES FROM SITE

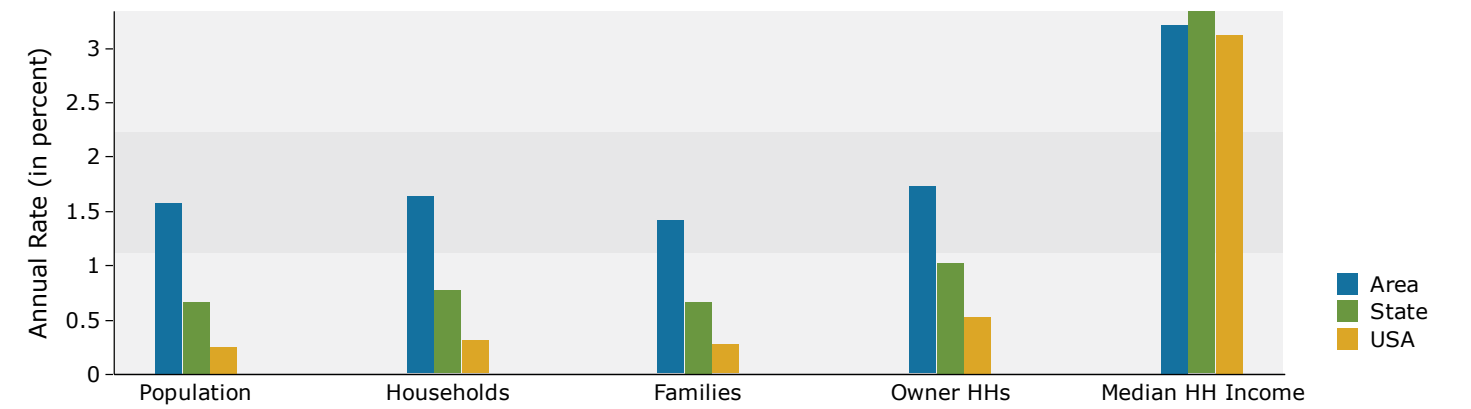


Summary	Census 2010	Census 2020	2022	2027				
Population	2,033	2,094	2,265	2,450				
Households	932	1,007	1,052	1,141				
Families	666	-	711	763				
Average Household Size	2.18	2.08	2.15	2.15				
Owner Occupied Housing Units	795	-	963	1,049				
Renter Occupied Housing Units	137	-	89	92				
Median Age	61.3	-	66.0	68.0				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	1.58%	0.67%	0.25%					
Households	1.64%	0.77%	0.31%					
Families	1.42%	0.67%	0.28%					
Owner HHs	1.73%	1.03%	0.53%					
Median Household Income	3.21%	3.34%	3.12%					
Households by Income	2022		2027					
	Number	Percent	Number	Percent				
<\$15,000	27	2.6%	21	1.8%				
\$15,000 - \$24,999	57	5.4%	42	3.7%				
\$25,000 - \$34,999	91	8.7%	65	5.7%				
\$35,000 - \$49,999	83	7.9%	56	4.9%				
\$50,000 - \$74,999	143	13.6%	157	13.8%				
\$75,000 - \$99,999	130	12.4%	192	16.8%				
\$100,000 - \$149,999	114	10.8%	99	8.7%				
\$150,000 - \$199,999	65	6.2%	63	5.5%				
\$200,000+	340	32.3%	445	39.0%				
Median Household Income	\$98,532		\$115,399					
Average Household Income	\$185,096		\$218,487					
Per Capita Income	\$90,398		\$106,765					
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	50	2.5%	37	1.6%	40	1.6%		
5 - 9	49	2.4%	39	1.7%	41	1.7%		
10 - 14	58	2.9%	44	1.9%	45	1.8%		
15 - 19	61	3.0%	47	2.1%	45	1.8%		
20 - 24	63	3.1%	59	2.6%	53	2.2%		
25 - 34	126	6.2%	107	4.7%	102	4.2%		
35 - 44	123	6.1%	104	4.6%	122	5.0%		
45 - 54	217	10.7%	145	6.4%	131	5.3%		
55 - 64	503	24.8%	471	20.8%	418	17.1%		
65 - 74	538	26.5%	792	35.0%	796	32.5%		
75 - 84	212	10.4%	372	16.4%	577	23.5%		
85+	31	1.5%	47	2.1%	81	3.3%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,955	96.2%	1,961	93.6%	2,120	93.6%	2,287	93.4%
Black Alone	18	0.9%	20	1.0%	22	1.0%	23	0.9%
American Indian Alone	1	0.0%	3	0.1%	3	0.1%	3	0.1%
Asian Alone	17	0.8%	19	0.9%	20	0.9%	22	0.9%
Pacific Islander Alone	2	0.1%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	32	1.6%	17	0.8%	19	0.8%	20	0.8%
Two or More Races	8	0.4%	73	3.5%	81	3.6%	93	3.8%
Hispanic Origin (Any Race)	109	5.4%	60	2.9%	64	2.8%	70	2.9%

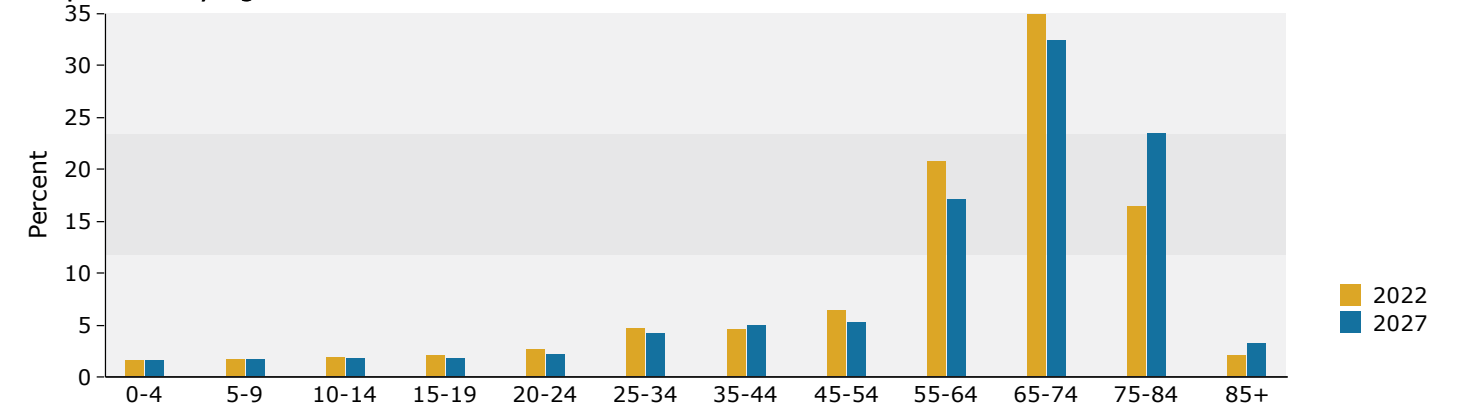
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

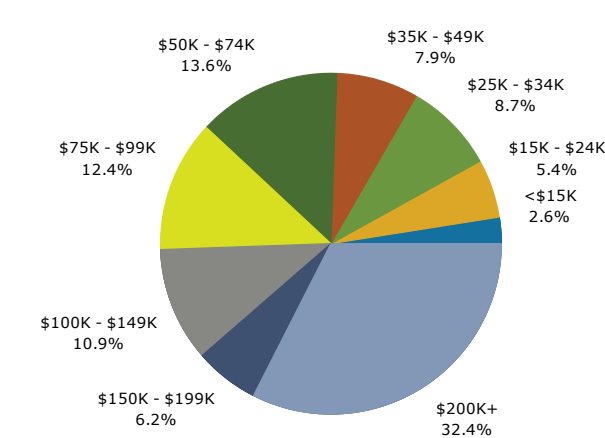
Trends 2022-2027



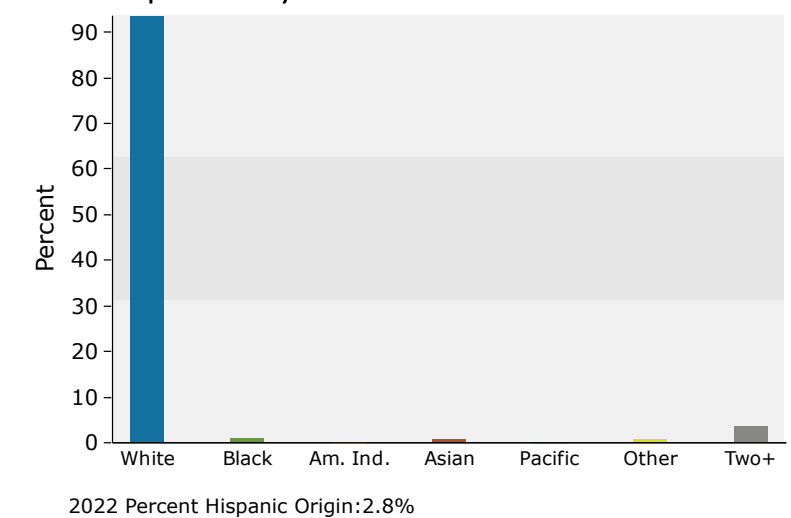
Population by Age



2022 Household Income



2022 Population by Race



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Summary	Census 2010	Census 2020	2022	2027
Population	15,593	15,213	15,605	16,303
Households	7,128	7,372	7,539	7,902
Families	4,320	-	4,357	4,543
Average Household Size	2.18	2.05	2.06	2.05
Owner Occupied Housing Units	5,120	-	6,120	6,509
Renter Occupied Housing Units	2,008	-	1,418	1,394
Median Age	50.4	-	57.6	60.0

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.88%	0.67%	0.25%
Households	0.94%	0.77%	0.31%
Families	0.84%	0.67%	0.28%
Owner HHs	1.24%	1.03%	0.53%
Median Household Income	2.76%	3.34%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	322	4.3%	245	3.1%
\$15,000 - \$24,999	351	4.7%	295	3.7%
\$25,000 - \$34,999	491	6.5%	380	4.8%
\$35,000 - \$49,999	713	9.5%	483	6.1%
\$50,000 - \$74,999	871	11.6%	830	10.5%
\$75,000 - \$99,999	824	10.9%	975	12.3%
\$100,000 - \$149,999	1,237	16.4%	1,435	18.2%
\$150,000 - \$199,999	867	11.5%	1,088	13.8%
\$200,000+	1,862	24.7%	2,170	27.5%

Median Household Income	\$105,682	\$121,088
Average Household Income	\$162,574	\$184,506
Per Capita Income	\$79,017	\$89,925

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	651	4.2%	531	3.4%	541	3.3%
5 - 9	603	3.9%	537	3.4%	538	3.3%
10 - 14	613	3.9%	549	3.5%	550	3.4%
15 - 19	690	4.4%	506	3.2%	522	3.2%
20 - 24	774	5.0%	654	4.2%	609	3.7%
25 - 34	1,790	11.5%	1,561	10.0%	1,531	9.4%
35 - 44	1,630	10.5%	1,445	9.3%	1,481	9.1%
45 - 54	2,035	13.1%	1,497	9.6%	1,495	9.2%
55 - 64	2,598	16.7%	2,492	16.0%	2,224	13.6%
65 - 74	2,356	15.1%	3,230	20.7%	3,395	20.8%
75 - 84	1,253	8.0%	1,846	11.8%	2,490	15.3%
85+	600	3.8%	759	4.9%	926	5.7%

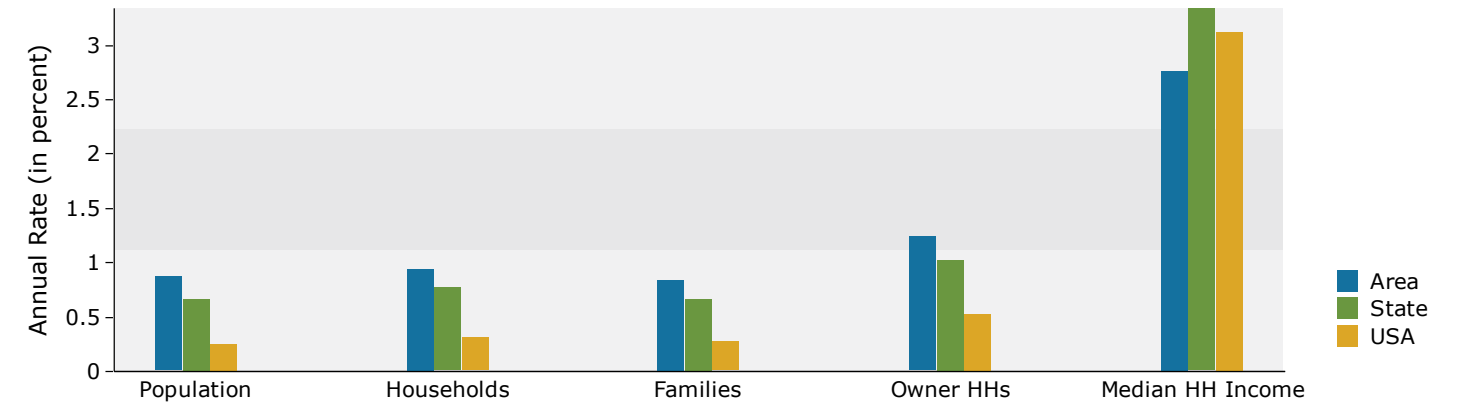
  

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	13,354	85.6%	12,786	84.0%	13,110	84.0%	13,624	83.6%
Black Alone	926	5.9%	641	4.2%	654	4.2%	678	4.2%
American Indian Alone	25	0.2%	39	0.3%	37	0.2%	37	0.2%
Asian Alone	160	1.0%	123	0.8%	128	0.8%	137	0.8%
Pacific Islander Alone	17	0.1%	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	968	6.2%	774	5.1%	785	5.0%	831	5.1%
Two or More Races	144	0.9%	848	5.6%	889	5.7%	993	6.1%
Hispanic Origin (Any Race)	2,277	14.6%	1,497	9.8%	1,521	9.7%	1,607	9.9%

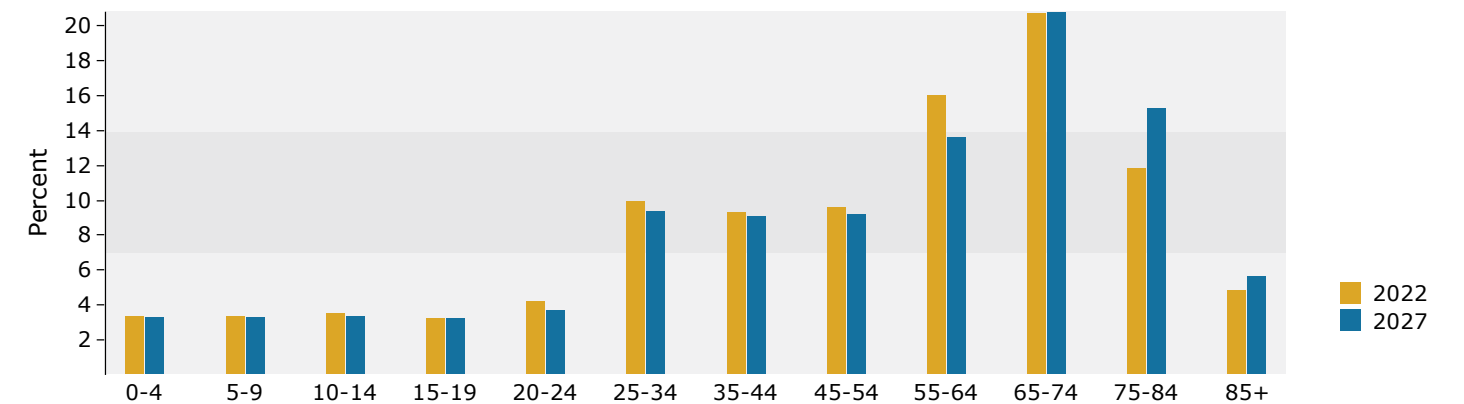
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

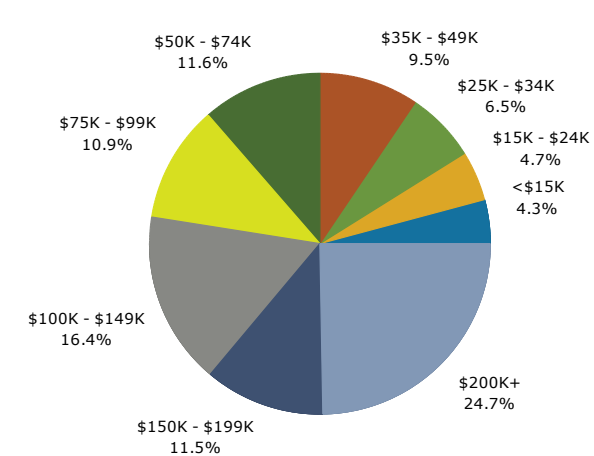
Trends 2022-2027



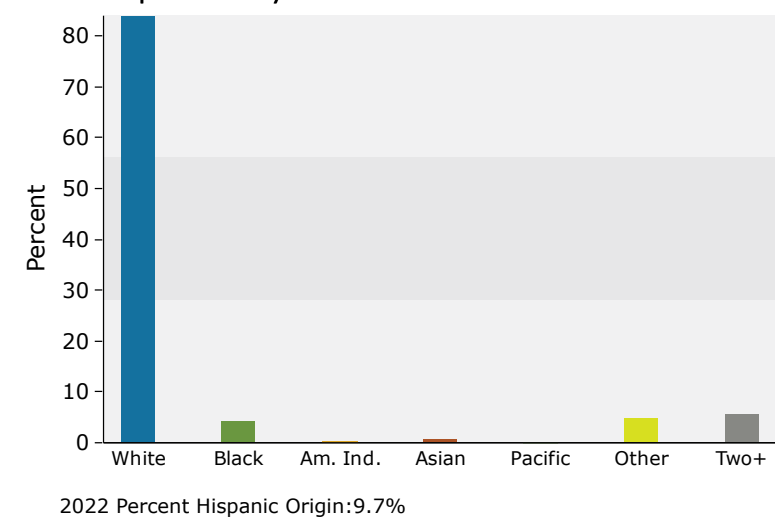
Population by Age



2022 Household Income



2022 Population by Race



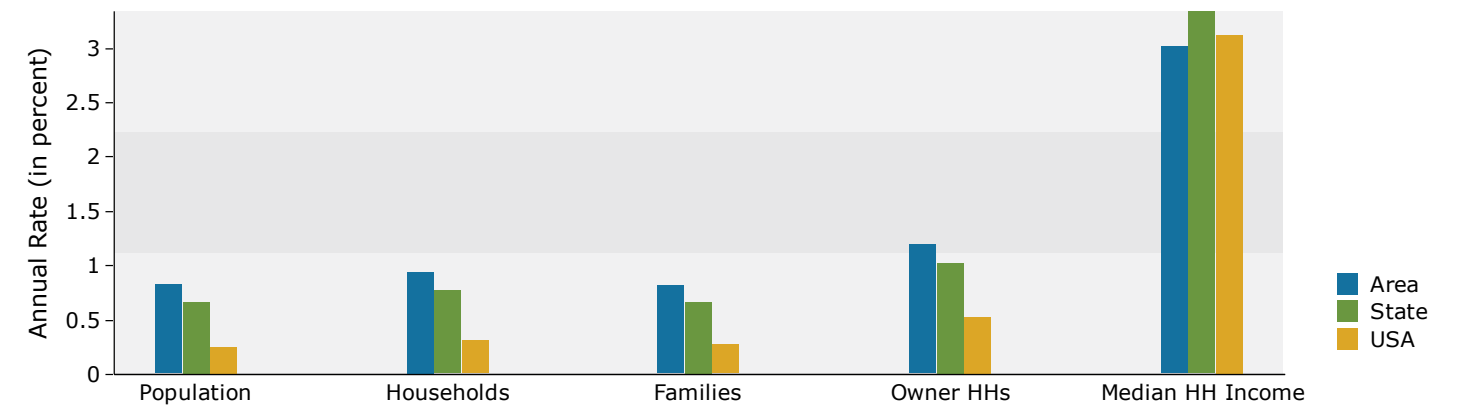
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Summary	Census 2010	Census 2020	2022	2027				
Population	28,687	28,965	29,626	30,882				
Households	12,757	13,371	13,675	14,331				
Families	8,030	-	8,175	8,516				
Average Household Size	2.24	2.14	2.14	2.13				
Owner Occupied Housing Units	8,995	-	11,094	11,774				
Renter Occupied Housing Units	3,763	-	2,581	2,557				
Median Age	48.7	-	54.2	55.8				
Trends: 2022-2027 Annual Rate								
	Area	State	National					
Population	0.83%	0.67%	0.25%					
Households	0.94%	0.77%	0.31%					
Families	0.82%	0.67%	0.28%					
Owner HHs	1.20%	1.03%	0.53%					
Median Household Income	3.02%	3.34%	3.12%					
Households by Income								
	2022		2027					
	Number	Percent	Number	Percent				
<\$15,000	777	5.7%	598	4.2%				
\$15,000 - \$24,999	675	4.9%	525	3.7%				
\$25,000 - \$34,999	990	7.2%	835	5.8%				
\$35,000 - \$49,999	1,364	10.0%	1,178	8.2%				
\$50,000 - \$74,999	1,753	12.8%	1,602	11.2%				
\$75,000 - \$99,999	1,481	10.8%	1,666	11.6%				
\$100,000 - \$149,999	2,194	16.0%	2,540	17.7%				
\$150,000 - \$199,999	1,484	10.9%	1,944	13.6%				
\$200,000+	2,956	21.6%	3,442	24.0%				
Median Household Income	\$95,788		\$111,175					
Average Household Income	\$150,722		\$171,100					
Per Capita Income	\$69,489		\$79,302					
Population by Age								
	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	1,394	4.9%	1,204	4.1%	1,255	4.1%		
5 - 9	1,300	4.5%	1,229	4.1%	1,231	4.0%		
10 - 14	1,261	4.4%	1,234	4.2%	1,238	4.0%		
15 - 19	1,347	4.7%	1,161	3.9%	1,187	3.8%		
20 - 24	1,384	4.8%	1,353	4.6%	1,348	4.4%		
25 - 34	3,196	11.1%	3,044	10.3%	3,150	10.2%		
35 - 44	3,139	10.9%	2,819	9.5%	2,860	9.3%		
45 - 54	3,635	12.7%	3,009	10.2%	2,913	9.4%		
55 - 64	4,552	15.9%	4,456	15.0%	4,155	13.5%		
65 - 74	4,195	14.6%	5,586	18.9%	5,779	18.7%		
75 - 84	2,269	7.9%	3,282	11.1%	4,271	13.8%		
85+	1,015	3.5%	1,249	4.2%	1,494	4.8%		
Race and Ethnicity								
	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	23,325	81.3%	22,582	78.0%	23,067	77.9%	23,914	77.4%
Black Alone	2,462	8.6%	1,961	6.8%	2,000	6.8%	2,031	6.6%
American Indian Alone	53	0.2%	109	0.4%	110	0.4%	115	0.4%
Asian Alone	273	1.0%	236	0.8%	245	0.8%	265	0.9%
Pacific Islander Alone	22	0.1%	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	2,179	7.6%	2,156	7.4%	2,184	7.4%	2,297	7.4%
Two or More Races	373	1.3%	1,916	6.6%	2,015	6.8%	2,255	7.3%
Hispanic Origin (Any Race)	4,851	16.9%	3,981	13.7%	4,053	13.7%	4,256	13.8%

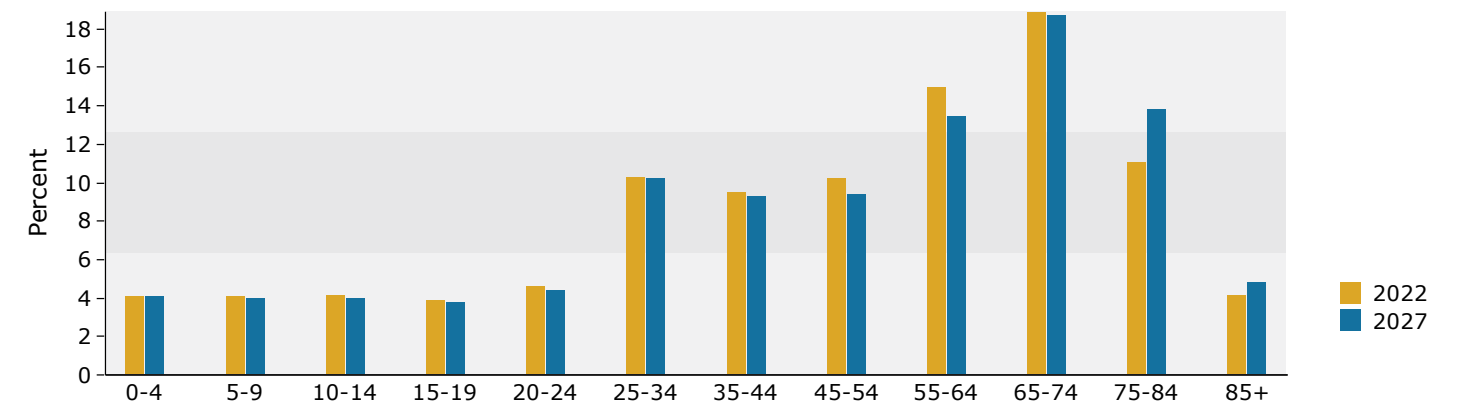
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

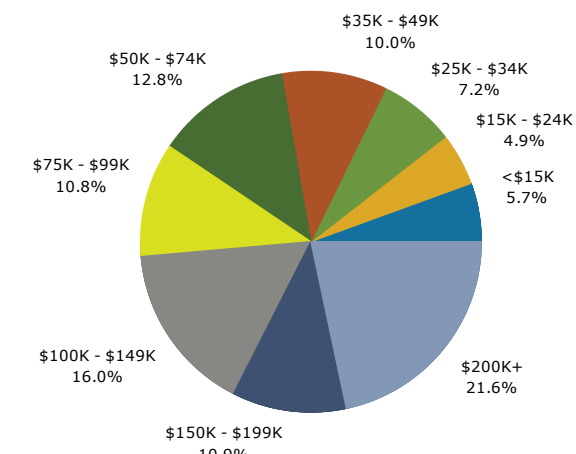
Trends 2022-2027



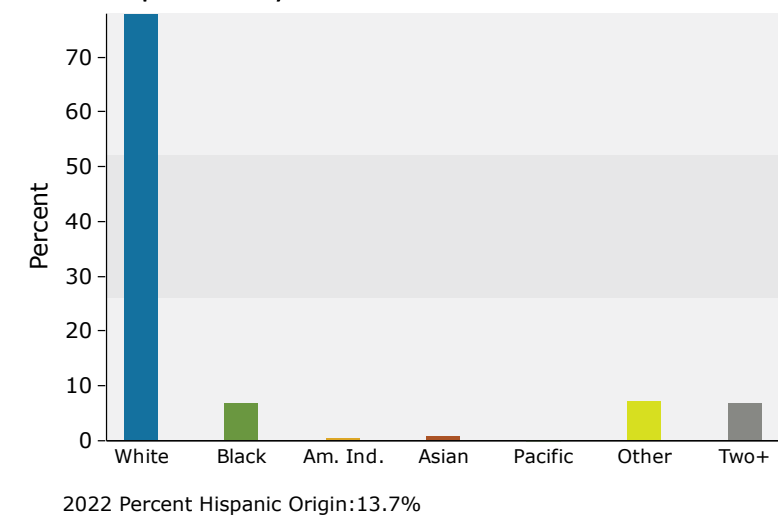
Population by Age



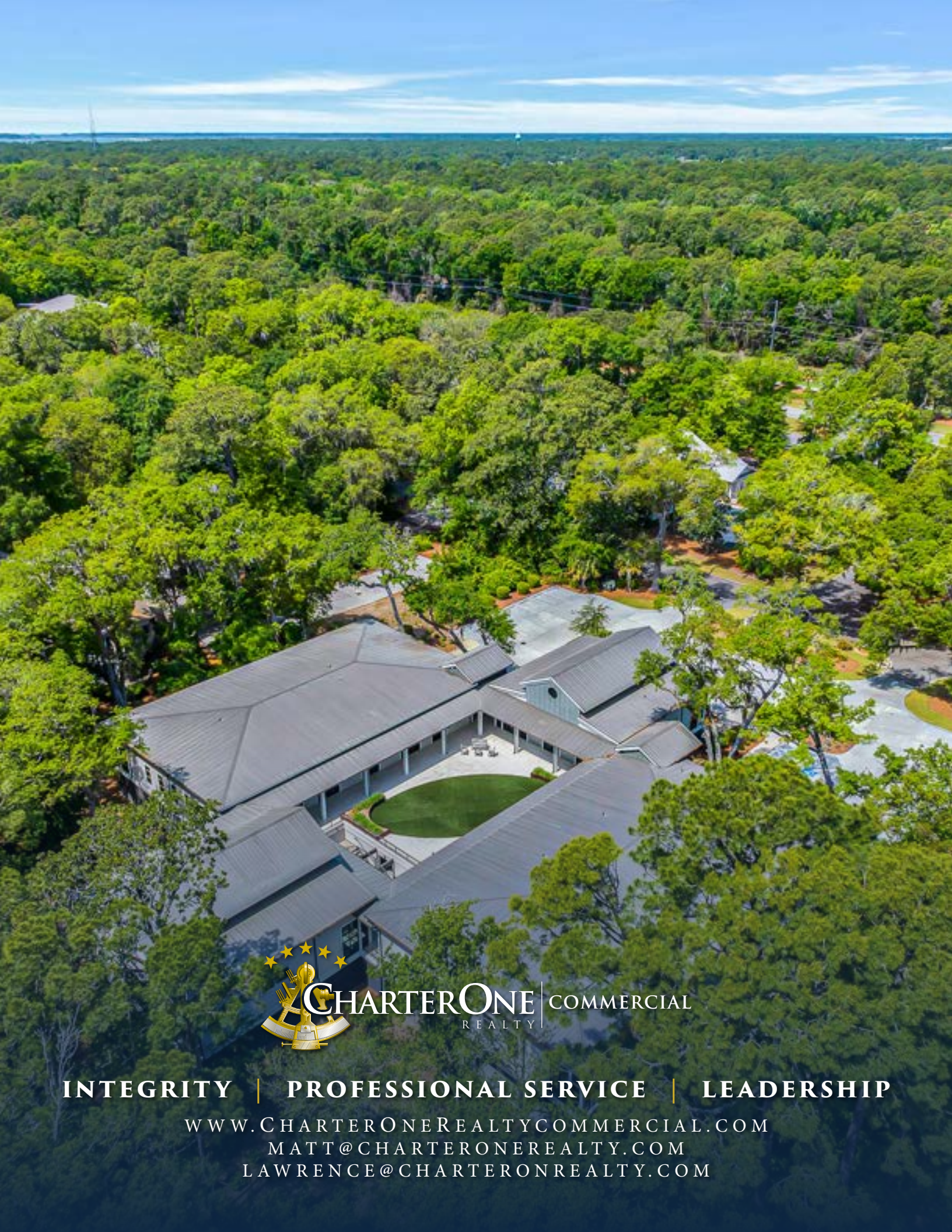
2022 Household Income



2022 Population by Race



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



**CHARTER ONE** COMMERCIAL  
REALTY

**INTEGRITY | PROFESSIONAL SERVICE | LEADERSHIP**

[WWW.CHARTERONEREALTYCOMMERCIAL.COM](http://WWW.CHARTERONEREALTYCOMMERCIAL.COM)

[MATT@CHARTERONEREALTY.COM](mailto:MATT@CHARTERONEREALTY.COM)

[LAWRENCE@CHARTERONEREALTY.COM](mailto:LAWRENCE@CHARTERONEREALTY.COM)