

4.57 Acres

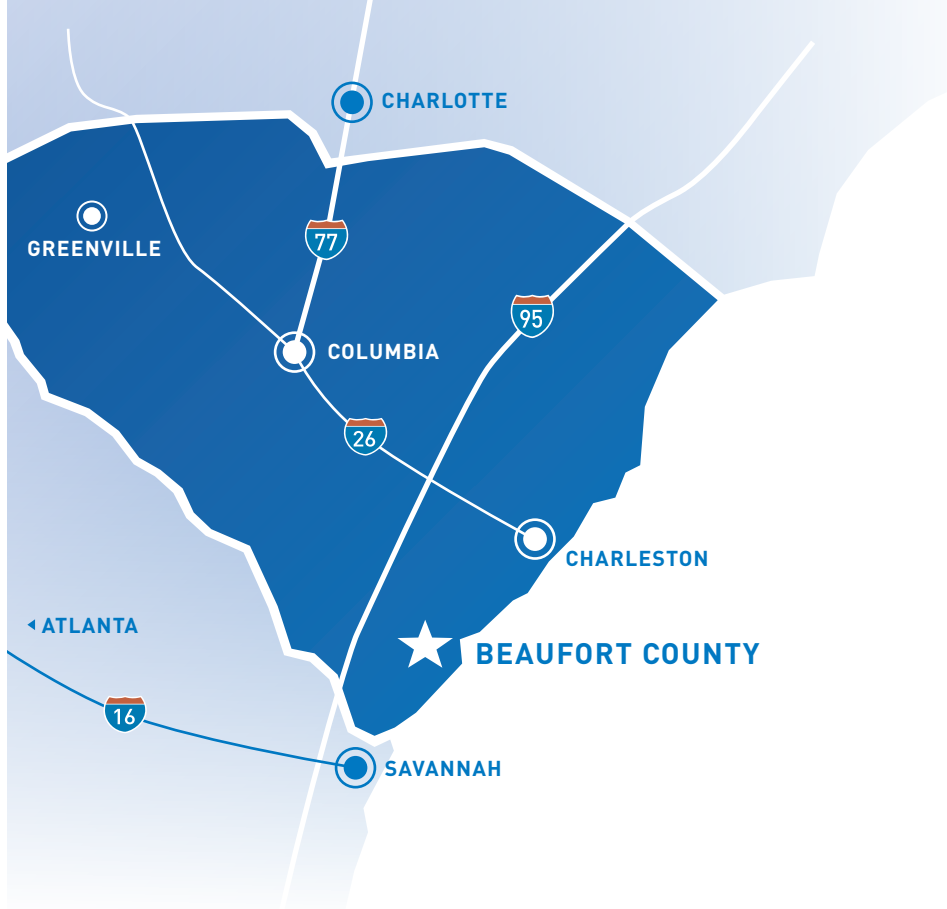


**4.57 acre commercial site available along William Hilton Parkway
less than 2 miles from Hilton Head Island Airport**

- ▶ 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	81,734	43,074
45 minutes	117,547	60,135
60 minutes	314,069	175,697

Source: ESRI, November 2024

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**.



✉ kbrunson@thrivebeaufort.org ☎ (843) 226-3462

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