

COMMERCIAL LAND FOR SALE

6.6 Acres (Divisible to 1 Acre)

PALMETTO BAY BUSINESS PARK

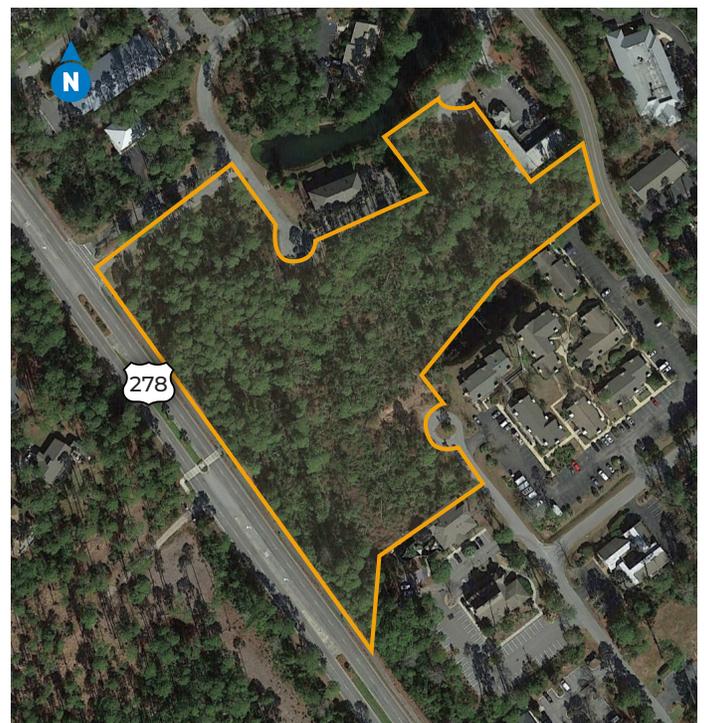
Hwy 278 & Palmetto Business Park Road
Hilton Head Island, South Carolina



6.6 acre commercial site available (divisible to 1 acre) along Hwy 278 in the heart of Hilton Head, less than 2 miles from Coligny Beach

- ▶ 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





Map: NOAA, U.S. Navy, NGA, GEBCO
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Google Earth



DEMOGRAPHIC SNAPSHOT

| DRIVE TIME | POPULATION | WORKFORCE |
|------------|------------|-----------|
| 30 minutes | 66,609 | 36,185 |
| 45 minutes | 106,455 | 53,859 |
| 60 minutes | 251,587 | 136,400 |

Source: ESRI, November 2024

DRIVE TIMES FROM SITE

| | |
|---------------------------|---------------|
| Hilton Head Airport: | 12 min |
| Interstate-95: | 35 min |
| Savannah Int'l Airport: | 53 min |
| Port of Savannah: | 58 min |
| 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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