

COMMERCIAL LAND FOR SALE

6.6 Acres (Divisible to 1 Acre)

PALMETTO BAY BUSINESS PARK

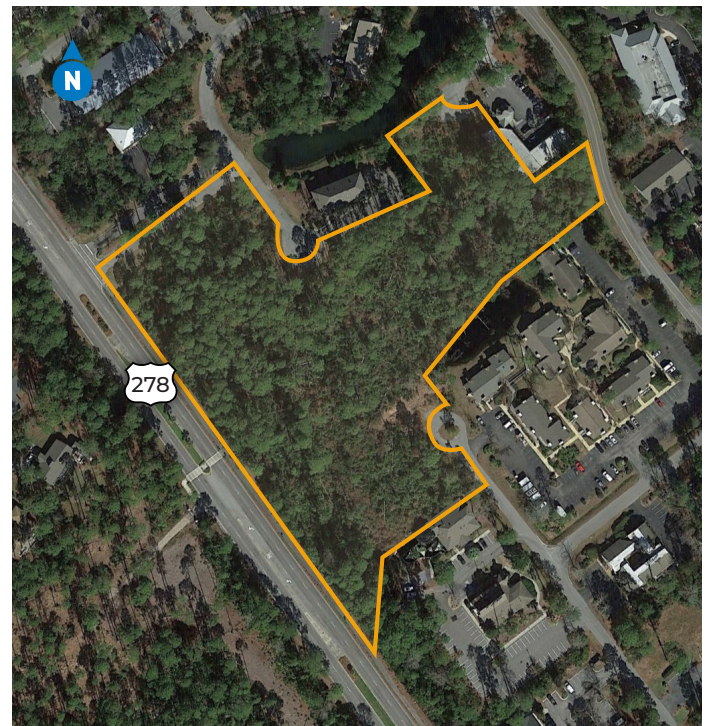
Hwy 278 & Palmetto Business Park Road
Hilton Head Island, South Carolina

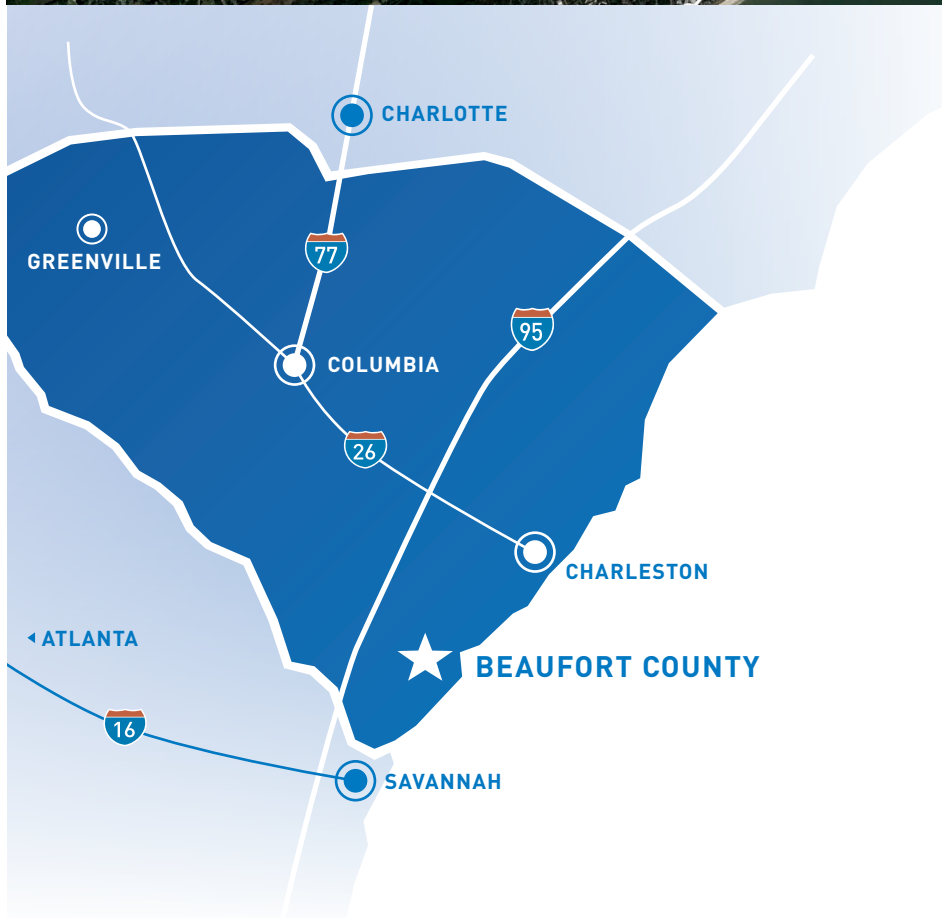


6.6 acre commercial site available (divisible to 1 acre) along Hwy 278 in the heart of Hilton Head, less than 2 miles from Coligny Beach

- ▶ 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





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



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BEAUFORT COUNTY, SOUTH CAROLINA

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

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Beaufort County
Economic Development Corporation