

## TWO UNITS AVAILABLE FOR LEASE

# 12 Cardinal Road

12 Cardinal Rd  
Hilton Head Island, SC 29926



**Two ±3,000 sq ft Units Available in Prime  
Mid-Island Location with Excellent Accessibility.**

### LEASE RATE

## \$17/sq ft (NNN)

- ▶ Light industrial zoning featuring a large, open warehouse space with office build-out.
- ▶ Each unit includes roll-up doors, a loading dock, and a fenced yard.
  - ▶ Unit A: 4,200 sq ft
  - ▶ Unit C: 3,000 sq ft
- ▶ Recent landlord improvements include building paint, new storefronts and awnings, landscaping package, office refresh, upgraded monument signage, and parking lot repair.

- Centrally-located with easy access to major transportation routes.
- 2nd fastest-growing town in South Carolina with an award-winning quality of life.
- Strong local workforce, including nearby universities and 800 exiting military annually.



**Beaufort County**  
Economic Development Corporation

[ThriveBeaufort.org](http://ThriveBeaufort.org)



### DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	69,195	38,622
45 minutes	111,543	58,263
60 minutes	274,852	153,473

Source: ESRI, December 2025

### DISTANCES TO:

Hilton Head Airport:	1 minute
Bluffton, SC:	20 minutes
Interstate-95:	42 minutes
Savannah, GA:	55 minutes
Port of Savannah:	60 minutes
Savannah Int'l Airport:	60 minutes
Charleston Int'l Airport:	2 hours



**KELLI BRUNSON**  
Sr. Project Manager

BEAUFORT COUNTY, SOUTH CAROLINA

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

✉ [kbrunson@thrivebeaufort.org](mailto:kbrunson@thrivebeaufort.org)

☎ (843) 226-3462

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