

## COMMERCIAL LAND FOR SALE

# 6.6 Acres (Divisible to 1 Acre)

## PALMETTO BAY BUSINESS PARK

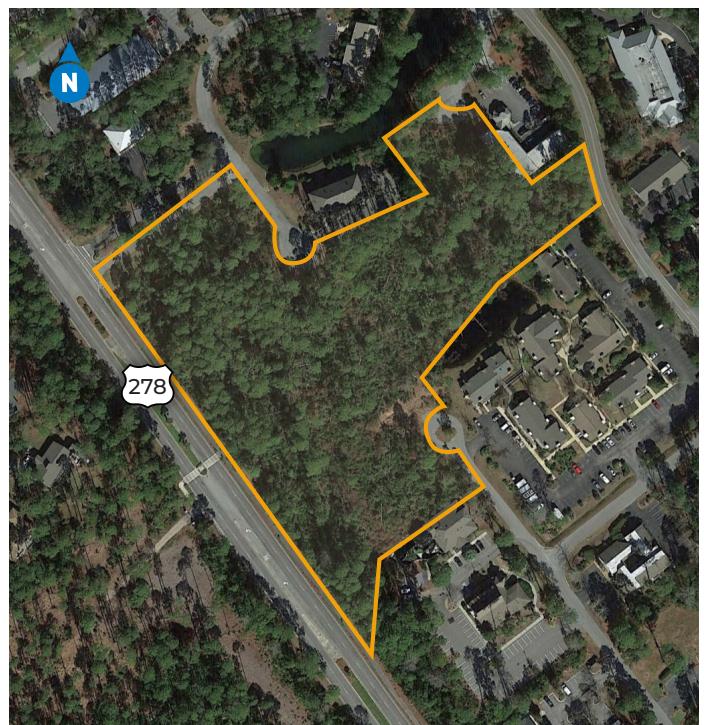
Hwy 278 & Palmetto Business Park Road  
Hilton Head Island, South Carolina

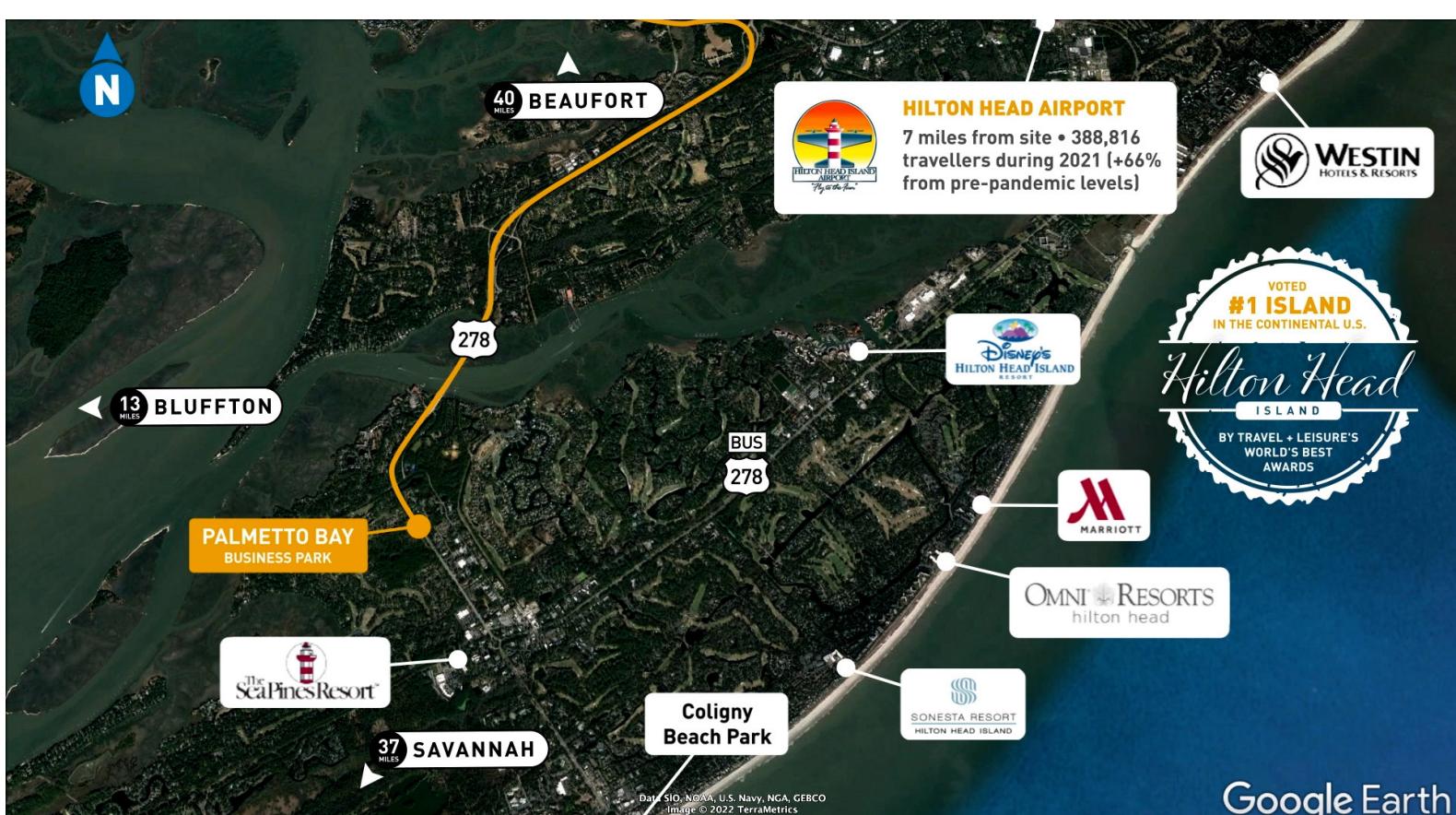


**6.6 acre commercial site available (divisible to 1 acre) along Hwy 278 in the heart of Hilton Head, less than 2 miles from Coligny Beach**

- ▶ 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, Vetrynix 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





Google Earth



## DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	62,632	35,228
45 minutes	105,444	54,732
60 minutes	249,037	138,604

Source: ESRI, December 2025

## 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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Economic Development Corporation