

BUILDING FOR SALE

±9,600 SF Office Building

5 Dunmore Court
Hilton Head Island, SC 29926

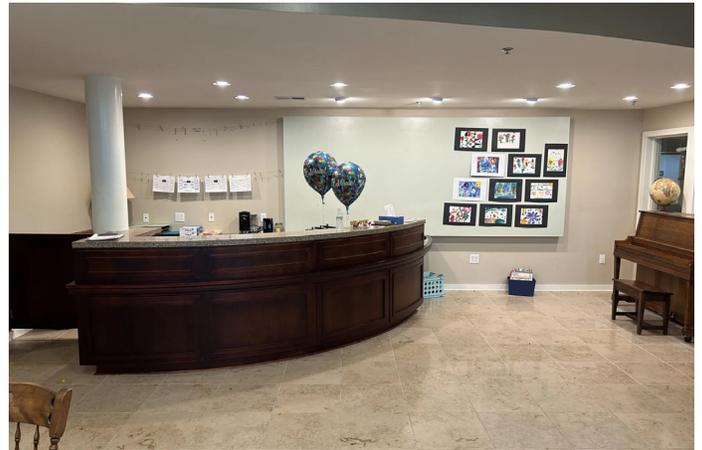


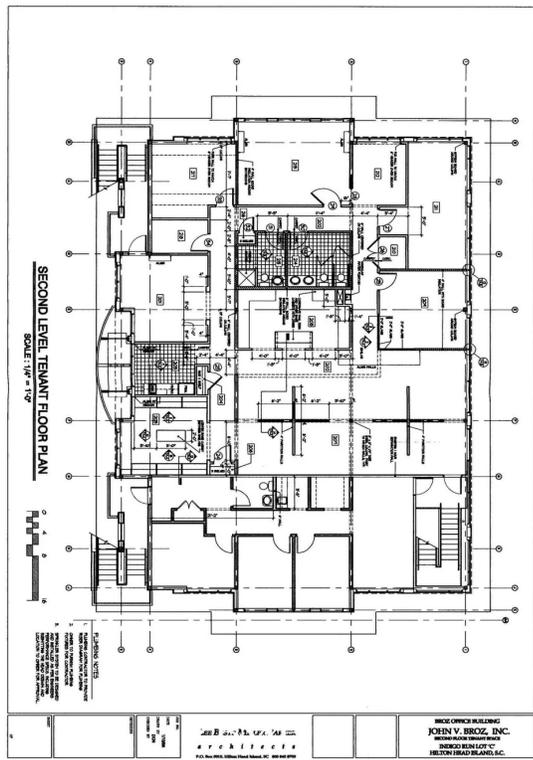
PRICE

\$1,950,000

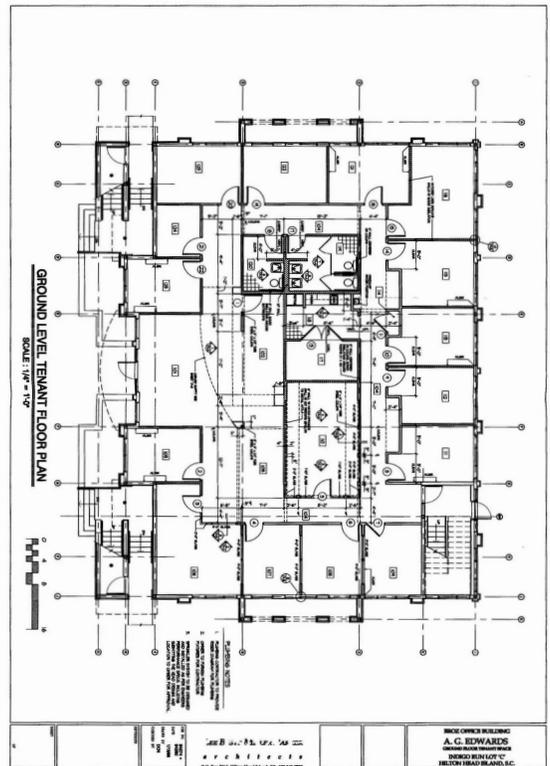
- ▶ ± 9,600 sq ft, two story office building consisting of three condominium suites (not separated).
 - ▶ Suite 100 on first floor appx. ± 4,800 SF
 - ▶ Suite 200 on second floor appx. ± 3,760 SF
 - ▶ Suite 300 on second floor appx. ± 1,040 SF
- ▶ Each suite includes reception area, individual offices, restroom(s), kitchenette, conference room, and more.

- 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.

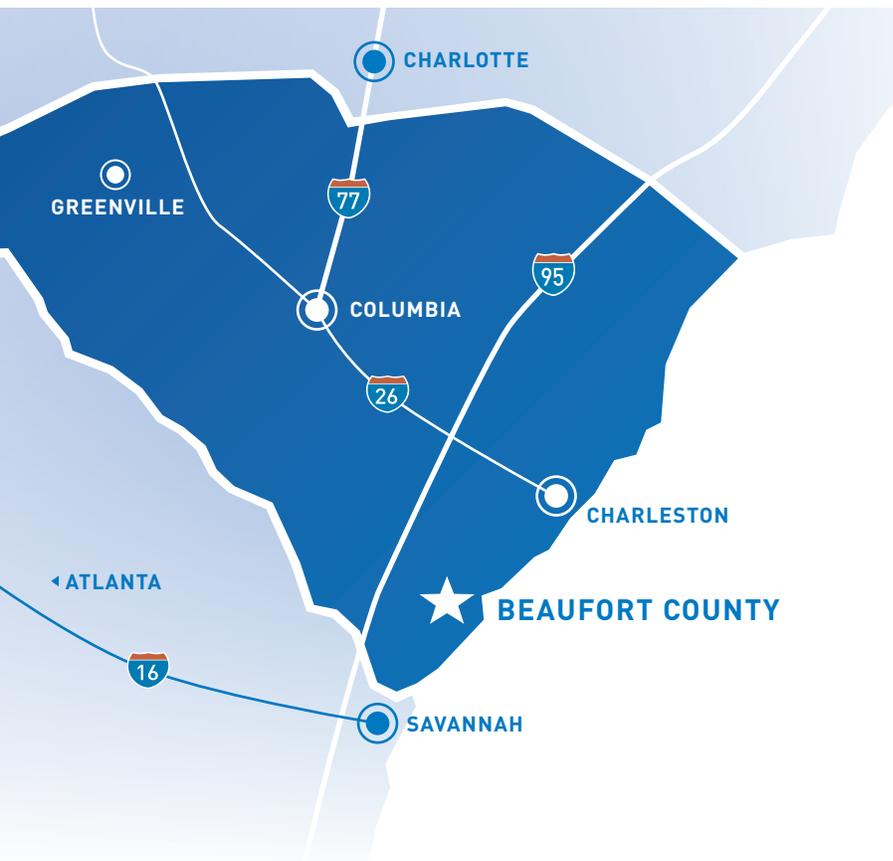




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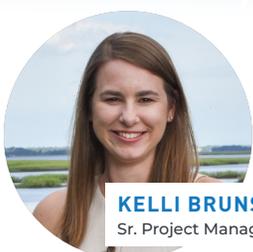
DEMOGRAPHIC SNAPSHOT

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



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