

THREE UNITS AVAILABLE FOR LEASE

12 Cardinal Road

12 Cardinal Rd
Hilton Head Island, SC 29926



Three Suites with Laydown Yard Available in Prime
Mid-Island Location with Excellent Accessibility.

LEASE RATE

\$17/sq ft (NNN)

- ▶ Each space features a large, open warehouse space with an office build-out, roll-up doors, loading dock, and a fenced yard ideal for businesses seeking extra storage.
 - ▶ Unit A: 4,303 sq ft
 - ▶ Unit B: 2,824 sq ft
 - ▶ Unit D: 2,343 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.



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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Good for your business. Good for your soul.

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