

FOR LEASE > ±12,000 SF RETAIL SPACE



# Moss Creek Village

1541 FORDING ISLAND ROAD, SUITE 6, HILTON HEAD ISLAND, SC 29926



## Property Summary

- > **±12,000 SF (divisible) space** available in Moss Creek Village, a ±61,782 SF retail and office complex composed of three (3) separate buildings
- > **Landlord is ready to make a deal** - TI allowances and incentives are available
- > Perfect space for a gym, furniture store, show room, etc.
- > Co-tenants voted Best of Bluffton: Tara's Hair Salon, Hogshead Kitchen and Wine Bar, and Claude and Uli's Bistro - **Come be a part of what is happening at Moss Creek Village!**
- > **Suite has extensive frontage on Highway 278/Fording Island Road**
- > **High traffic counts** - over 55,000 vehicles per day on Highway 278 (SCDOT 2015)
- > **Strong area demographics** with over ±10,000 households within 3 miles of Moss Creek Village

## Available Space

1541 FORDING ISLAND ROAD, SUITE 6 >

±12,000 SF (divisible)

## Pricing

LEASE RATE > \$12.00/SF, NNN

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## Demographics (US CENSUS)

	1 MILE	3 MILES	5 MILES
POPULATION >	1,910	10,363	35,747
MEDIAN HH INCOME >	\$77,256	\$68,384	\$70,065
AVERAGE HH INCOME >	\$103,961	\$92,871	\$94,680
TOTAL BUSINESSES >	193	618	2,346
TRAFFIC COUNT: HWY 278 >	±55,742 VPD (SCDOT 2015)		

## Location Characteristics

TANGER OUTLETS >	±1 mile
HILTON HEAD IS. >	±4 miles
HILTON HEAD IS. BEACH >	±8 miles
INTERSTATE-95 >	±23 miles
SAVANNAH, GA >	±27 miles
SAVANNAH/HHI AIRPORT >	±36 miles

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