

\$1,550,000 - 1544 Fording Island Road, Hilton Head Island

MLS #191212

\$1,550,000

Bedroom, Bathroom,
Commercial Sale on 0.98 Acres

HH/Off Plantation, Hilton Head Island, SC

Prime Investment Opportunity - Leased Commercial Property at the Gateway to Hilton Head Island Location. Stability. Visibility. Situated at the foot of the Hilton Head Bridge, this premier commercial property offers unbeatable exposure in one of the most strategic and high-traffic locations in the Lowcountry. Currently leased to a nationally recognized law firm, this is a rare turnkey investment opportunity with immediate income and long-term potential.

Secure lease in place with a National Law Firm - 4 years remaining. High visibility and traffic counts from daily commuters and island visitors. Well-maintained structure with professional office buildout. Surrounded by a mix of retail, dining, and service businesses. Strong demographics and a growing regional economy.



Essential Information

MLS #	191212
Price	\$1,550,000
Acres	0.98
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

Community Information

Address	1544 Fording Island Road
Area	Hilton Head Island
Subdivision	HH/Off Plantation
City	Hilton Head Island
County	Beaufort
State	SC
Zip Code	29926

Interior

Cooling	Central Air
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Additional Information

Zoning	Mixed Use
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Listing Details

Listing Agent	Sandy Michael
Listing Office	Charter One Realty

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