



**FOR SALE**

**19 DUNNAGANS ALLEY, HILTON HEAD ISLAND**

**\$499,000 USD**

**\$12,000 USD Gross Rent**

**4,000 Sq Ft**

**Licensed Restaurant with Patio**

## KIND OF BLUE

Kind of Blue is a licensed restaurant with a large patio in the heart of beautiful Hilton Head Island, South Carolina. This popular spot is located in the busiest part of the island, surrounded by top restaurants and constant foot traffic.

The space is an impressive 4,000 sq ft plus a spacious patio, with a Gross Rent of \$12,000 (including additional rents) and a strong lease in place with 10 + 5 + 5 years remaining.

The restaurant is licensed for 200 inside and 150 on the patio. It features a 26-foot commercial hood, a walk-in fridge, and excellent sales performance. Enjoy the benefits of South Carolina's very low minimum wage and labour costs in one of the most sought-after markets in the state.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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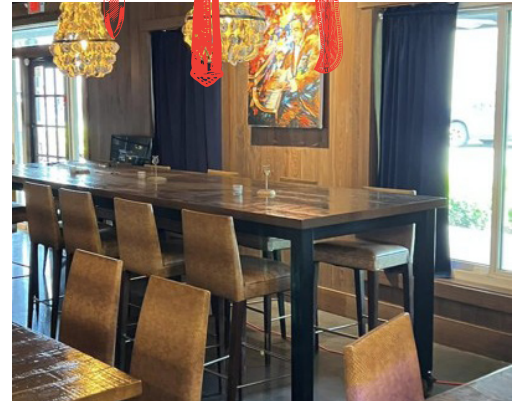
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### THE SLYE FOX - BURLINGTON

- Sports Bar & Restaurant
- 5,000 Sq Ft
- \$11,062 Gross Rent
- Licensed for 210



### THE SLYE FOX - BINBROOK

- Sports Bar & Restaurant
- 2,400 Sq Ft
- \$7,610 Gross Rent
- Licensed for 83 + Patio



### EAST END SOCIAL BAR & GRILL

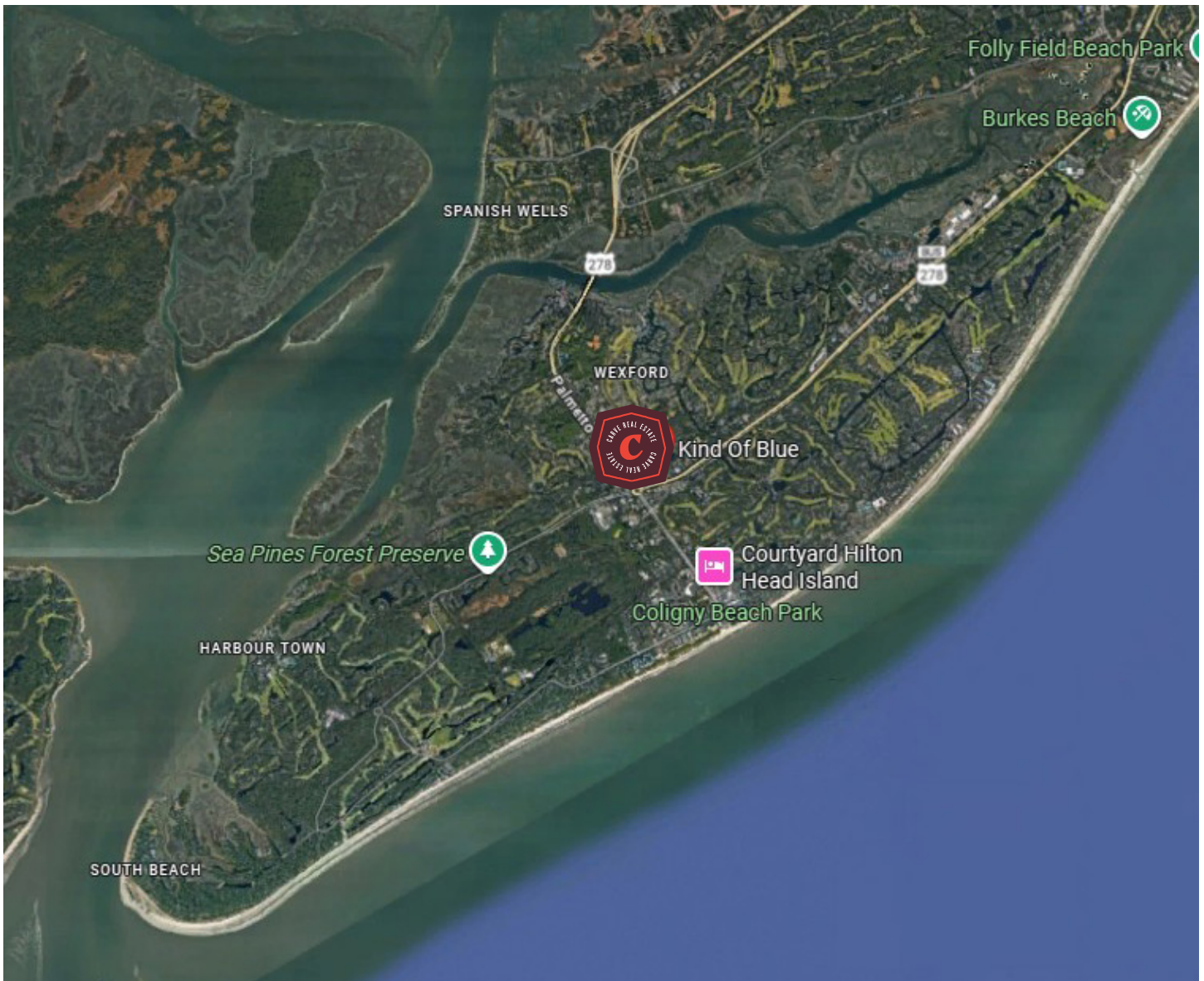
- Licensed Restaurant with Patio
- 2,700 Sq Ft
- \$9,000 Gross Rent
- Licensed for 53 + 43 on Patio



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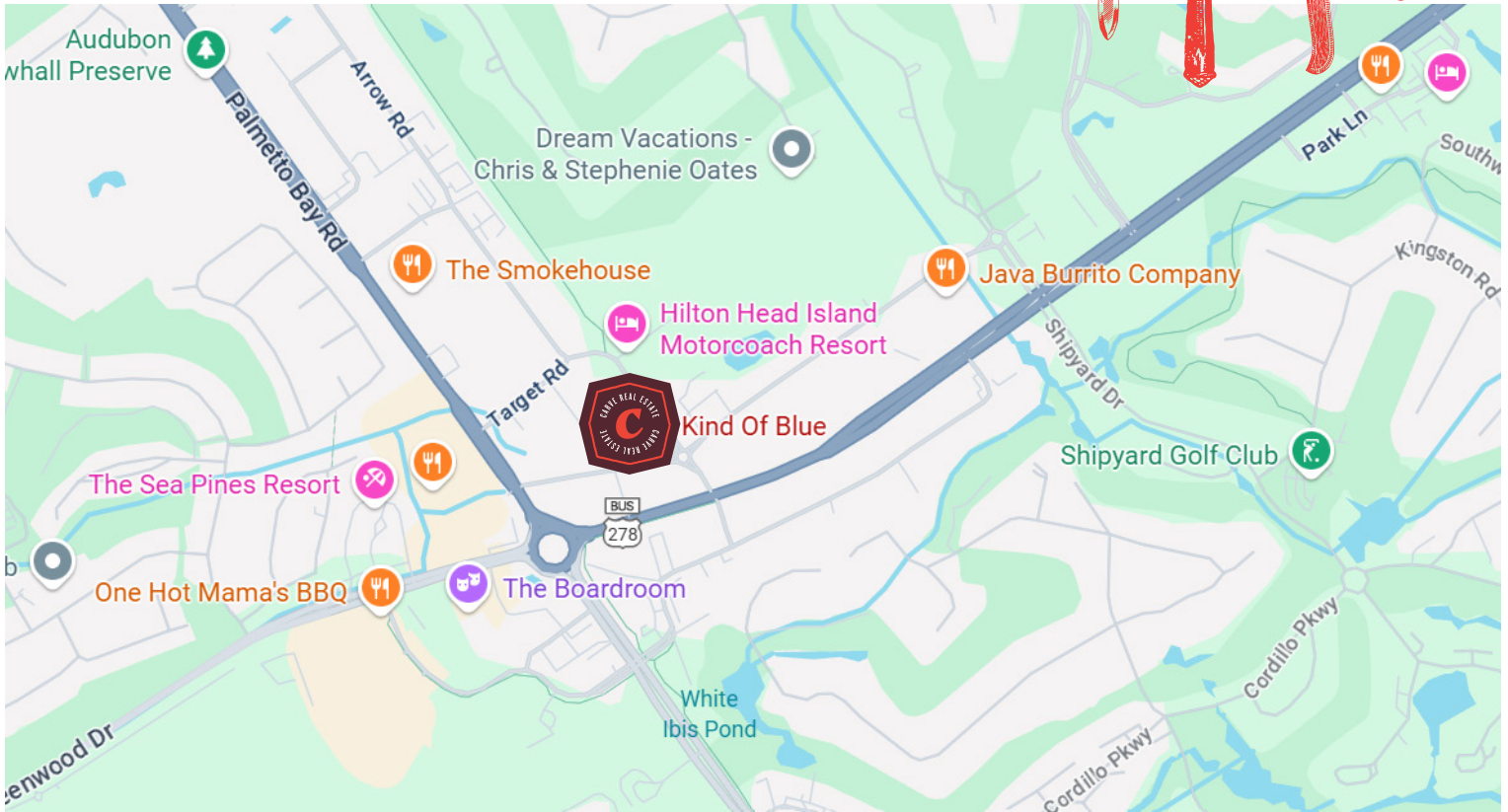
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## BUILDING DETAILS

Located just off William Hilton Parkway near Coligny Beach, this restaurant sits in one of the most vibrant and high-traffic areas of Hilton Head Island. Despite the island's modest size (only 12 by 5 miles), it's home to 40,000 residents and welcomes over 2.5 million tourists each year.

Hilton Head is a world-class vacation destination, famous for its beaches, dining, and especially golf—with 24 courses on the island and over 40 in the surrounding region, earning it the title “The Golf Island.”

**Property Details:** The property is equipped with 200-amp power and dedicated parking for 60 vehicles. This is an ideal setting for a successful hospitality business in one of the most desirable resort markets in the U.S.

### LOT SIZE

#### Frontage:

32 ft along Dunnagans Alley

#### Depth:

Approximately 125 ft

#### Dimensions:

23 ft x 125 ft x 23 ft x 125 ft

#### Size:

4,000 ft (0.0918 ac)



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