



AAA SIGNALIZED CORNER FOR SALE IN BLUFFTON

4355 BLUFFTON PARKWAY
BLUFFTON, SC 29910

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Property Summary



OFFERING SUMMARY

Available SF:	
Lease Rate:	N/A
Lot Size:	1 Acres
Building Size:	13,377 SF
Zoning:	PUD
Market:	Bluffton / Hilton Head

PROPERTY OVERVIEW

AAA location available for ground lease or build to suit. This approximately one acre parcel can accommodate a building up to 13,377 sf. The property is part of a PUD that allows for nearly all commercial uses including restaurant, retail, professional and/or medical office and light industrial. The property affords extraordinary visibility with considerable frontage and access on both Simmonsville Road and the Bluffton Parkway.

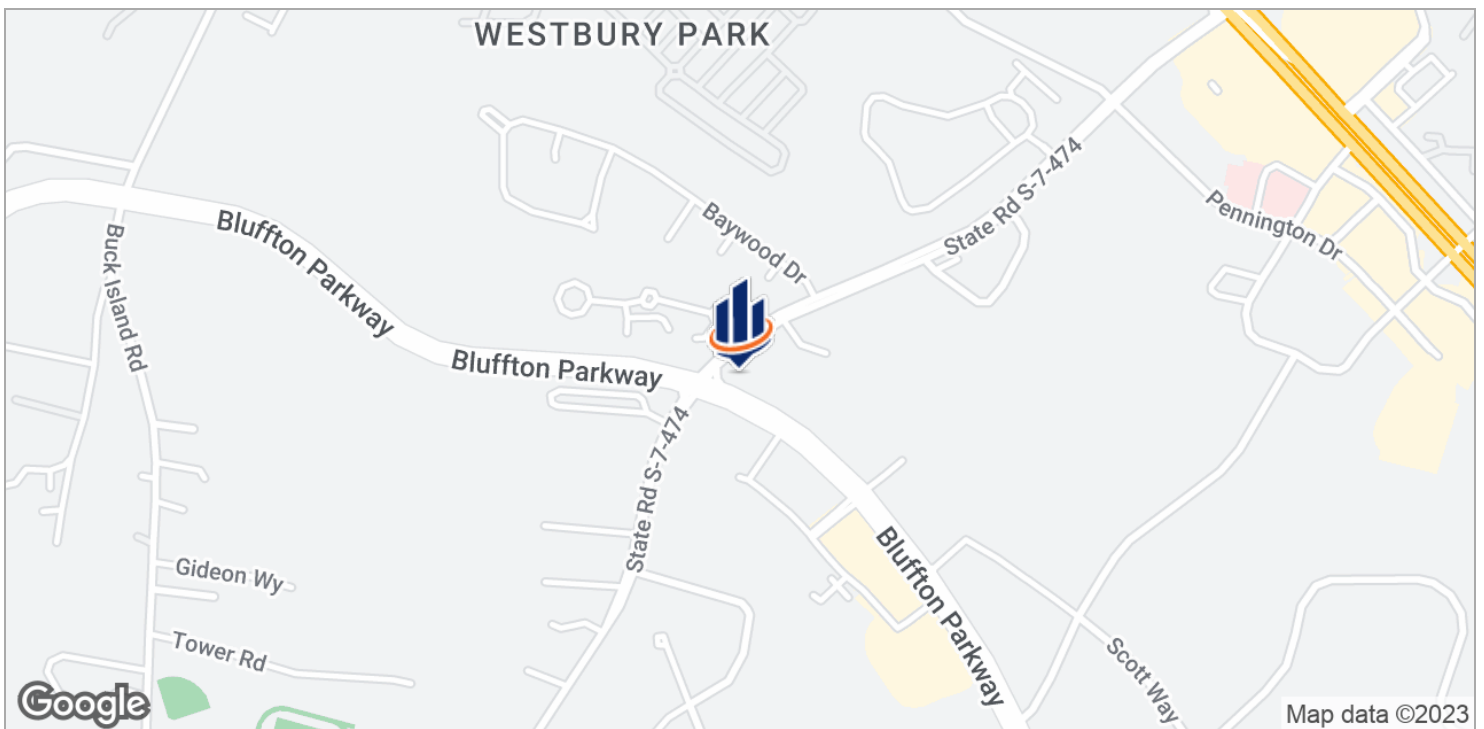
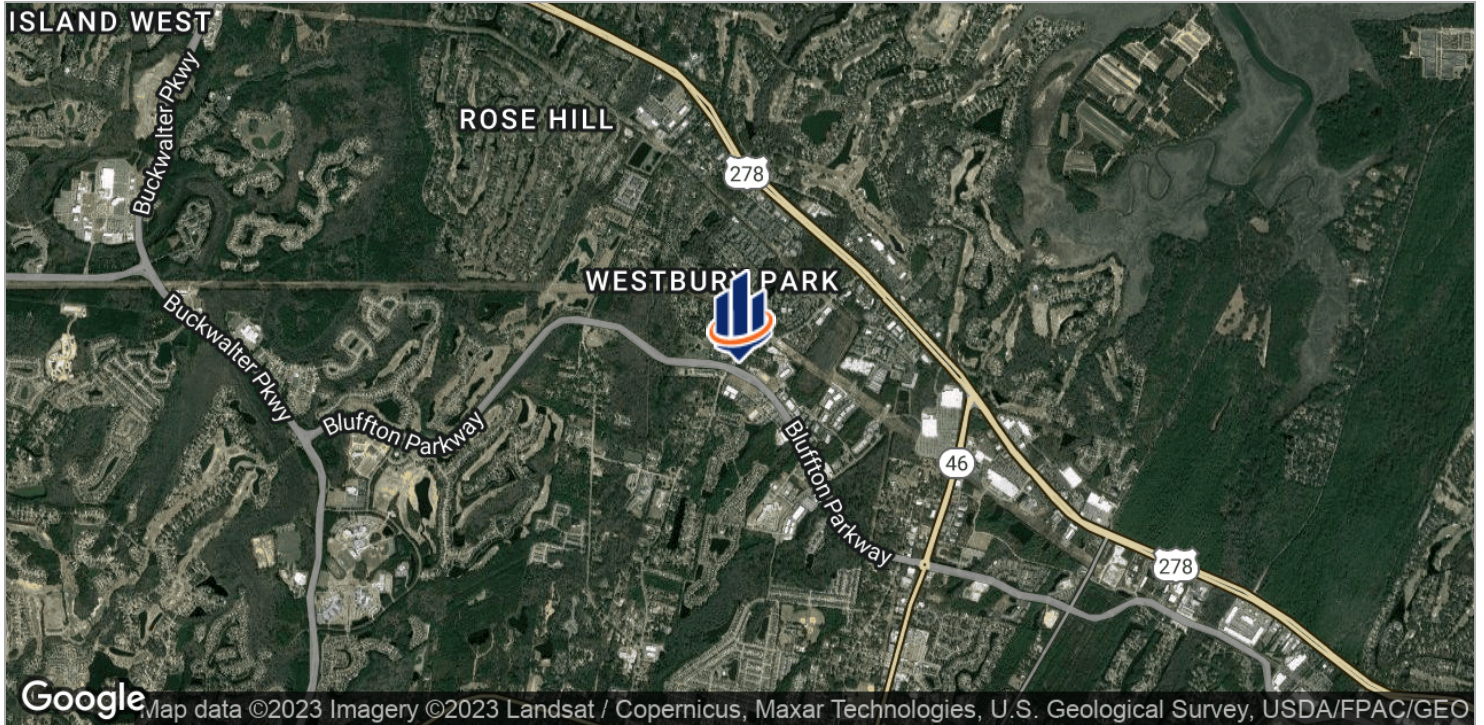
LOCATION OVERVIEW

Situated at the signalized intersection of the Bluffton Parkway and Simmonsville Road in the heart of Bluffton's central business district. Strong traffic counts on both roads with Bluffton Parkway exceeding 30,000 VPD. The property is surrounded by retail, professional office, and light industrial tenants and in close proximity to all of Bluffton's residential communities. This location affords easy access throughout Bluffton, Hilton Head, Savannah and the surrounding communities. This is a high growth market with very limited prime corners available for development.

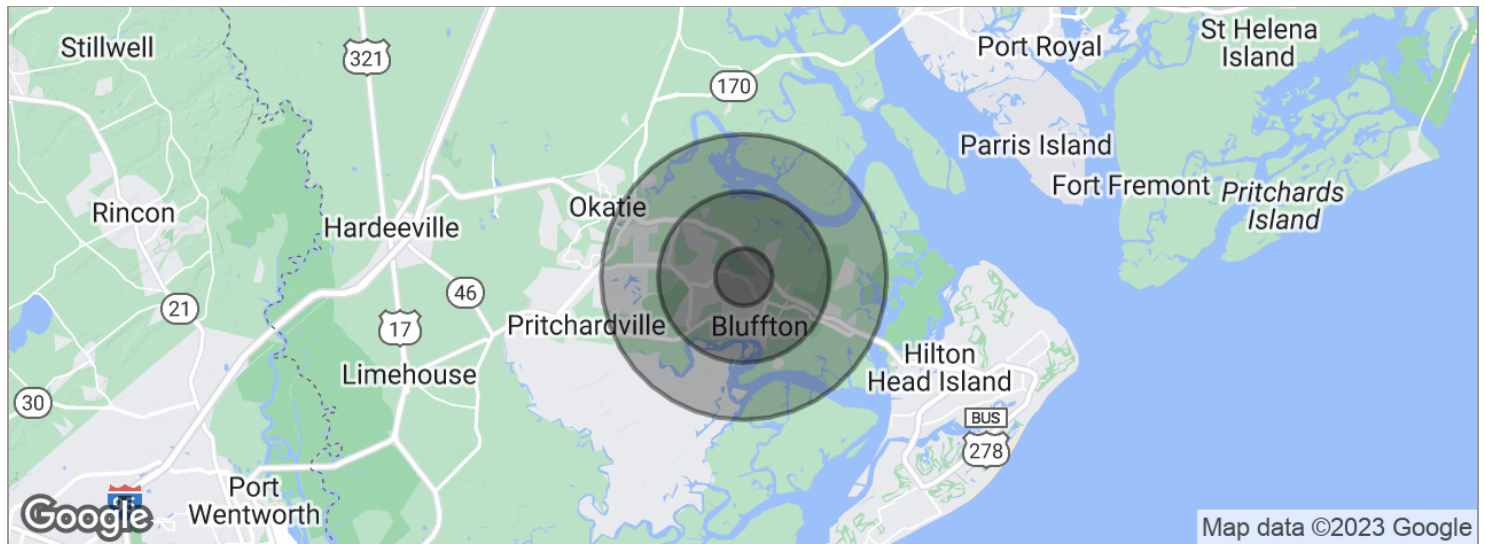
PROPERTY HIGHLIGHTS

- AAA Signalized Corner Location
- Central Business District with Strong Traffic Counts
- Ground Lease or Build to Suit

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,173	17,364	30,951
Median age	31.8	34.1	35.5
Median age [Male]	32.5	34.3	35.4
Median age [Female]	30.8	33.7	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,159	6,585	11,841
# of persons per HH	2.7	2.6	2.6
Average HH income	\$67,698	\$74,442	\$77,718
Average house value	\$342,008	\$338,839	\$335,106

* Demographic data derived from 2020 ACS - US Census