Last Remaining Space For Lease - Indigo Plaza Near Downtown Bluffton



Last Remaining Space For Lease In Indigo Plaza

132 Bluffton Road South Carolina Bluffton, 29910

Property Highlights

- · Last remaining space available in Phase I at Indigo Plaza.
- Office / Retail /Restaurant building located in the heart of Bluffton just south of the traffic circle at the intersection of Bluffton Road and Bluffton Parkway
- Directly across the street from Bluffton Village which is a mixed-use master-planned community with the Bluffton Post Office, Bluffton Library, and various retail and offices in place
- Walking distance to the Promenade and downtown Bluffton.
- Other tenants in the building include; property management firm, law firm, homebuilder, Italian restaurant, upscale hair salon and retail showroom

Offering Summary

Condition:	Shell - Ready for Buildout
1st Floor Retail or Office:	2,030 SF
2nd Floor Turnkey Office:	FULLY LEASED
Base Rent:	\$32/sf NNN
NNN Budgeted Expenses:	\$5.00/sf
Туре:	Office / Retail
Zoning:	C4 Community Center Mixed Use

For More Information

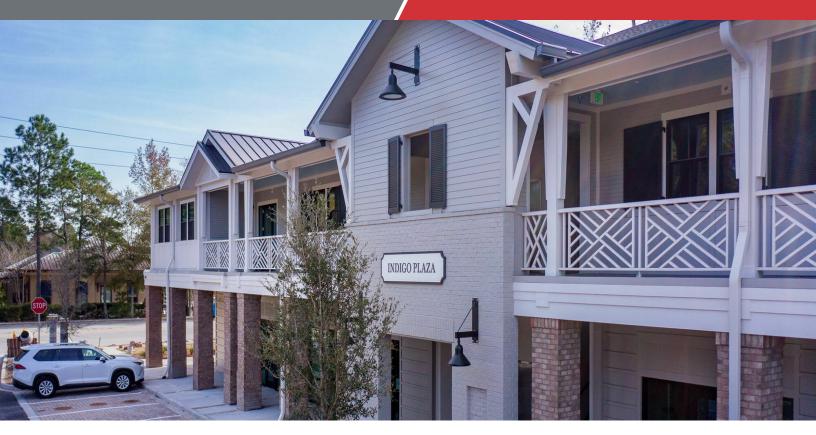
Baker Wilkins

O: 843 837 4460 x2 baker@naicarolinacharter.com

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Lease Spaces Office / Retail in Indigo Plaza Near Downtown Bluffton



Lease Information

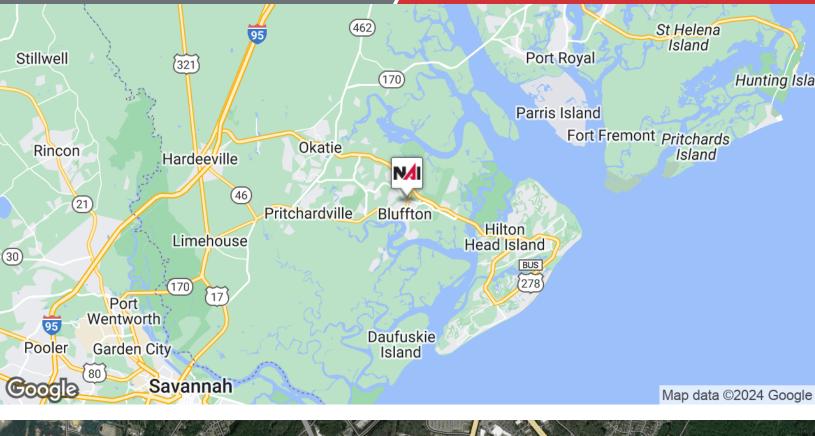
Lease Type:	NNN	Lease Term:	Minimum of 5 Years
Total Space:	2,030 SF	Lease Rate:	\$32.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
1st Floor Suite 100	2,976 SF	NNN	Leased	Restaurant
1st Floor Suite 101	1,230 SF	NNN	Leased	Retail / Office
1st Floor Suite 102	1,565 SF	NNN	Leased	Retail / Office
1st Floor Suite 103	2,030 SF	NNN	\$32.00 SF/yr	Retail / Office
2nd Floor Suite 200	1,950 SF	NNN	Leased	Turnkey Office
2nd Floor Suite 201	1,650 SF	NNN	Leased	Turnkey Office
2nd Floor Suite 202	2,100 SF	NNN	Leased	Turnkey Office

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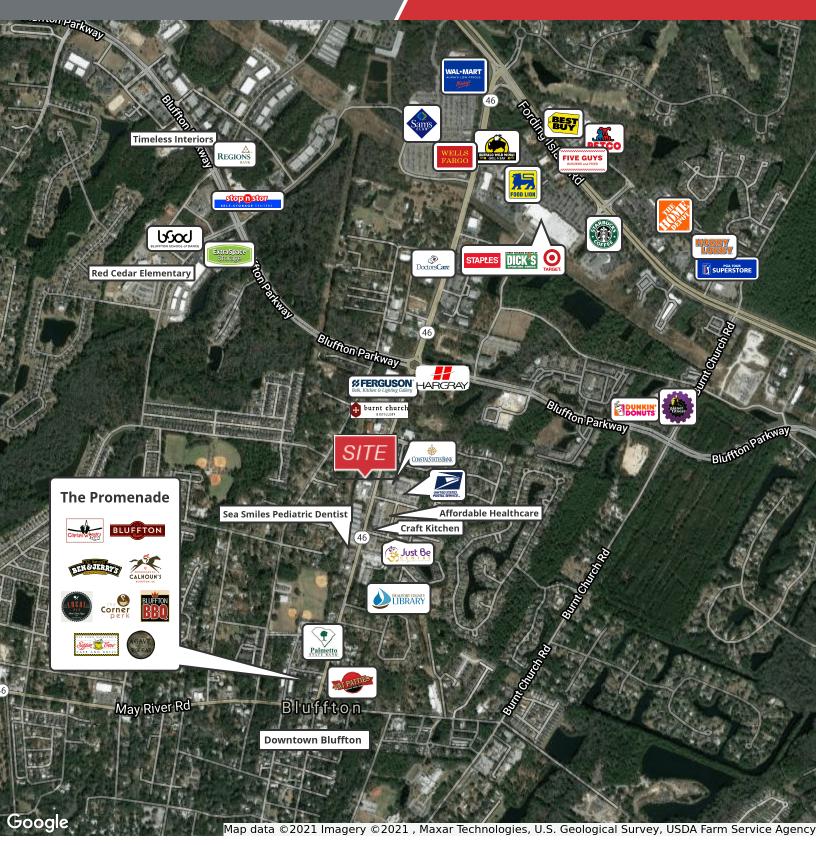
Location Maps Office / Retail in Indigo Plaza Near Downtown Bluffton





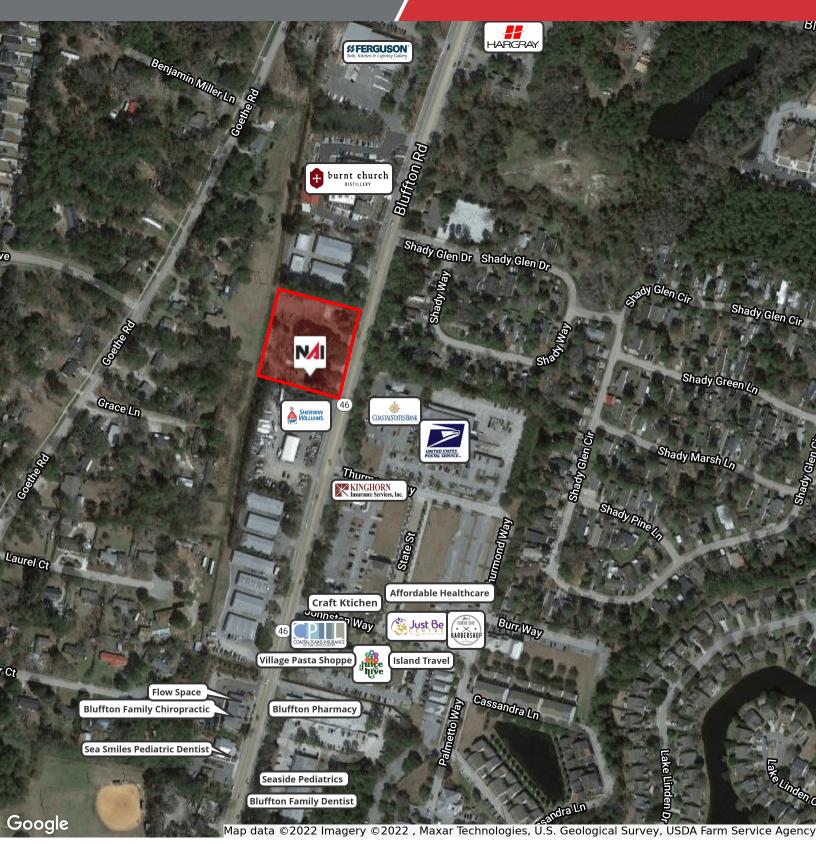
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Retailer Map Office / Retail in Indigo Plaza Near Downtown Bluffton



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Retalier Map Office / Retail in Indigo Plaza Near Downtown Bluffton



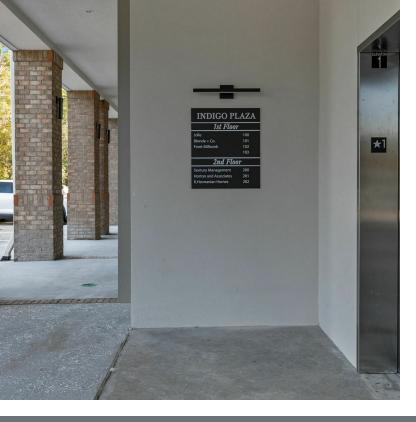
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Photos

Office / Retail in Indigo Plaza Near Downtown Bluffton







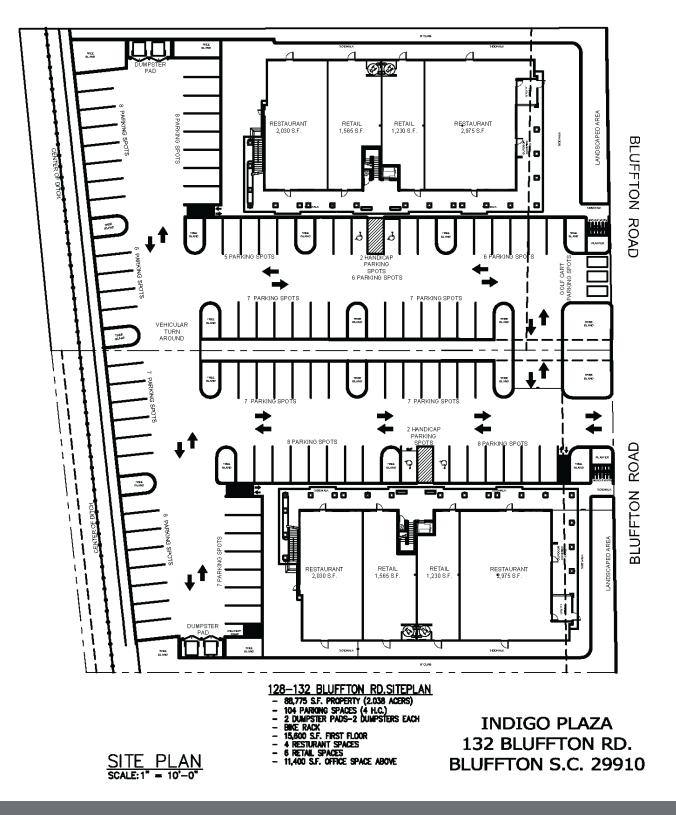


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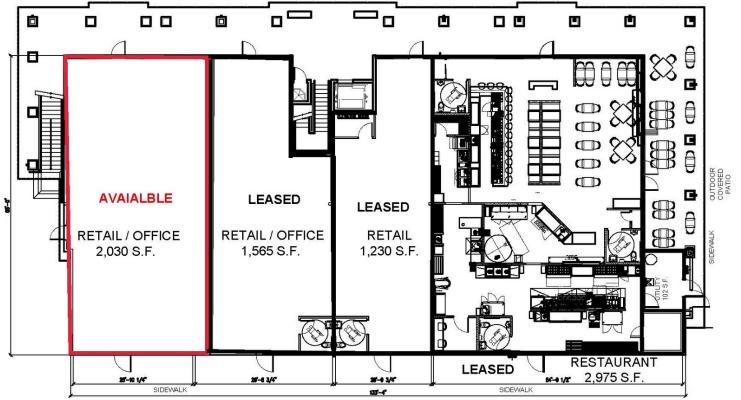
Site Plan

Office / Retail in Indigo Plaza Near Downtown Bluffton



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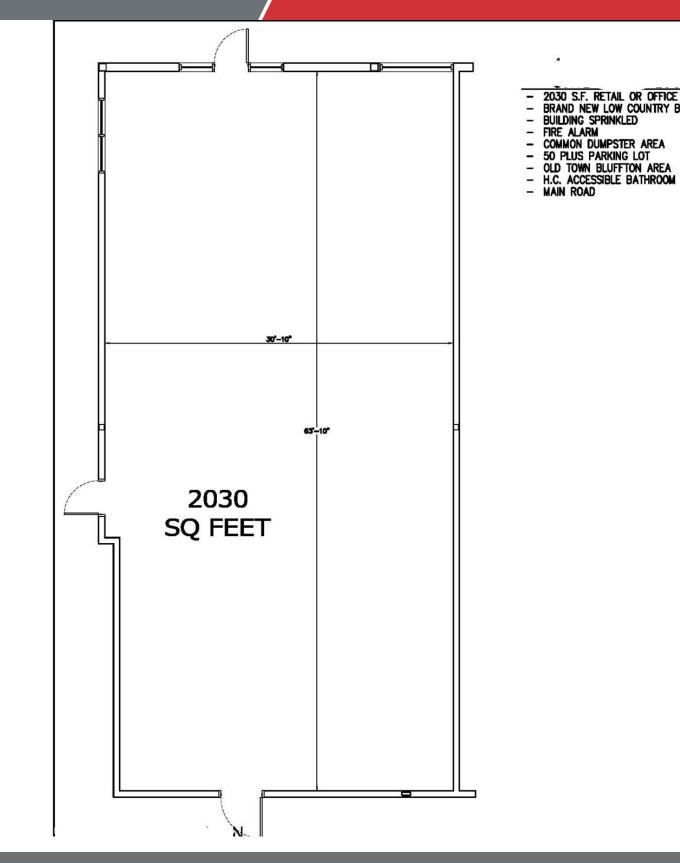
First Floor Plan Office / Retail in Indigo Plaza Near Dowtown Bluffton



FIRST FLOOR BUILDING

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1st Floor Suite 103 Office / Retail in Indigo Plaza Near Downtown Bluffton



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Exterior Finishes Office / Retail in Indigo Plaza Near Downton Bluffton

EXTERIOR FINISHES-DORIAN GRAY EGRET WHITE IRON ORE AGREEABLE GRAY

Indigo 4

MOOD BOARD

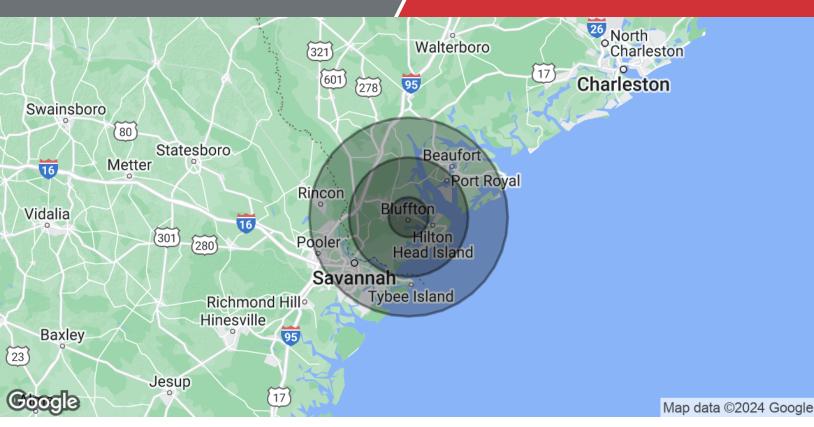
EXTERIOR FINISHES

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Demographics Office / Retail in Indigo Plaza Near Downtown Bluffton



Population	5 Miles	15 Miles	25 Miles
Total Population	29,836	122,533	385,243
Average age	35.3	43.5	38.2
Average age (Male)	35.4	43.0	37.0
Average age (Female)	35.1	43.7	39.3
Households & Income	5 Miles	15 Miles	25 Miles
Total households	11,424	50,298	151,942
# of persons per HH	2.6	2.4	2.5
# of persons per HH Average HH income	2.6 \$76,555	2.4 \$85,355	2.5 \$67,651

* Demographic data derived from 2020 ACS - US Census

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