



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
Type:	Office / Retail
Zoning:	C4 Community Center Mixed Use

For More Information

Baker Wilkins

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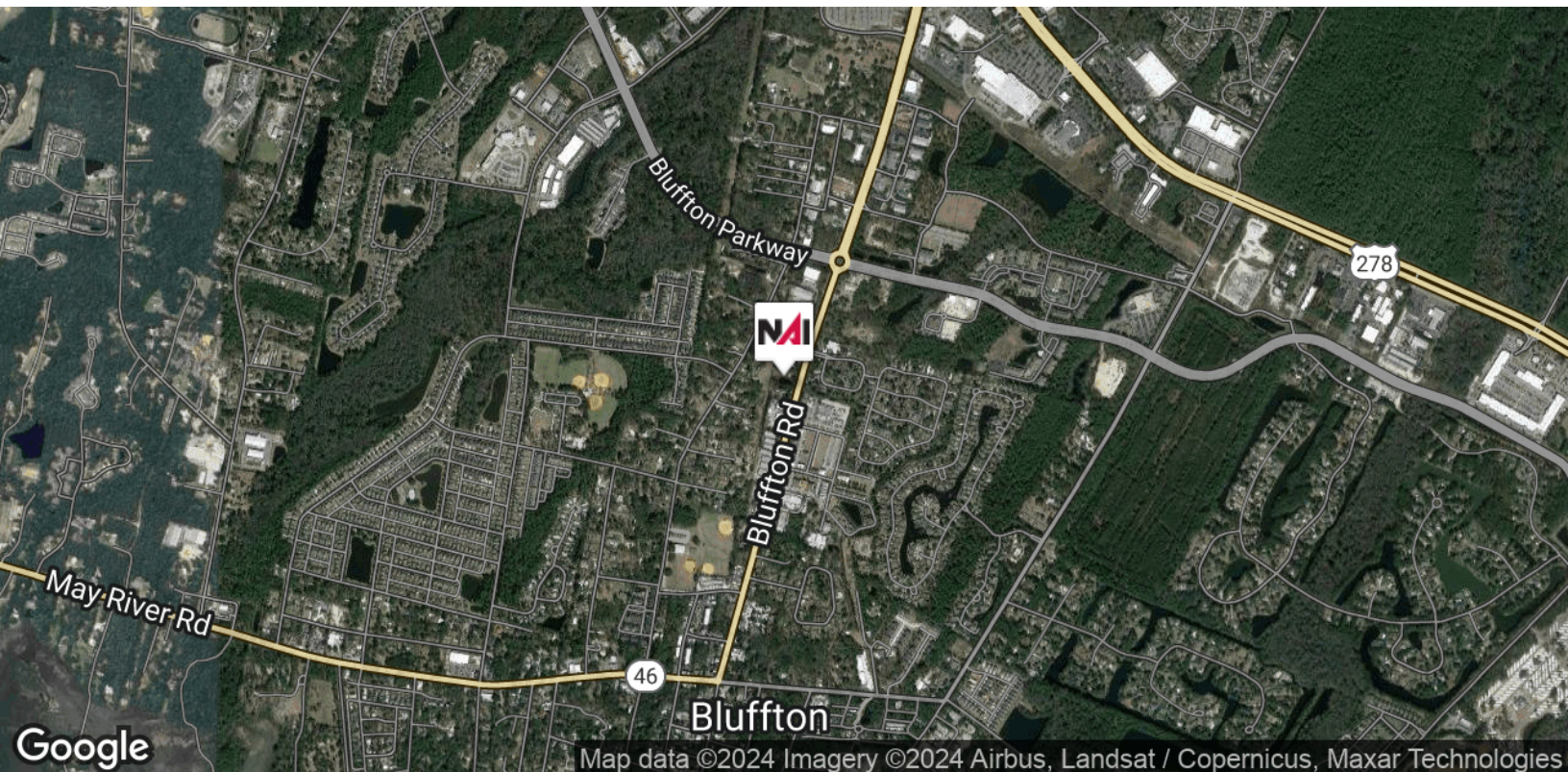
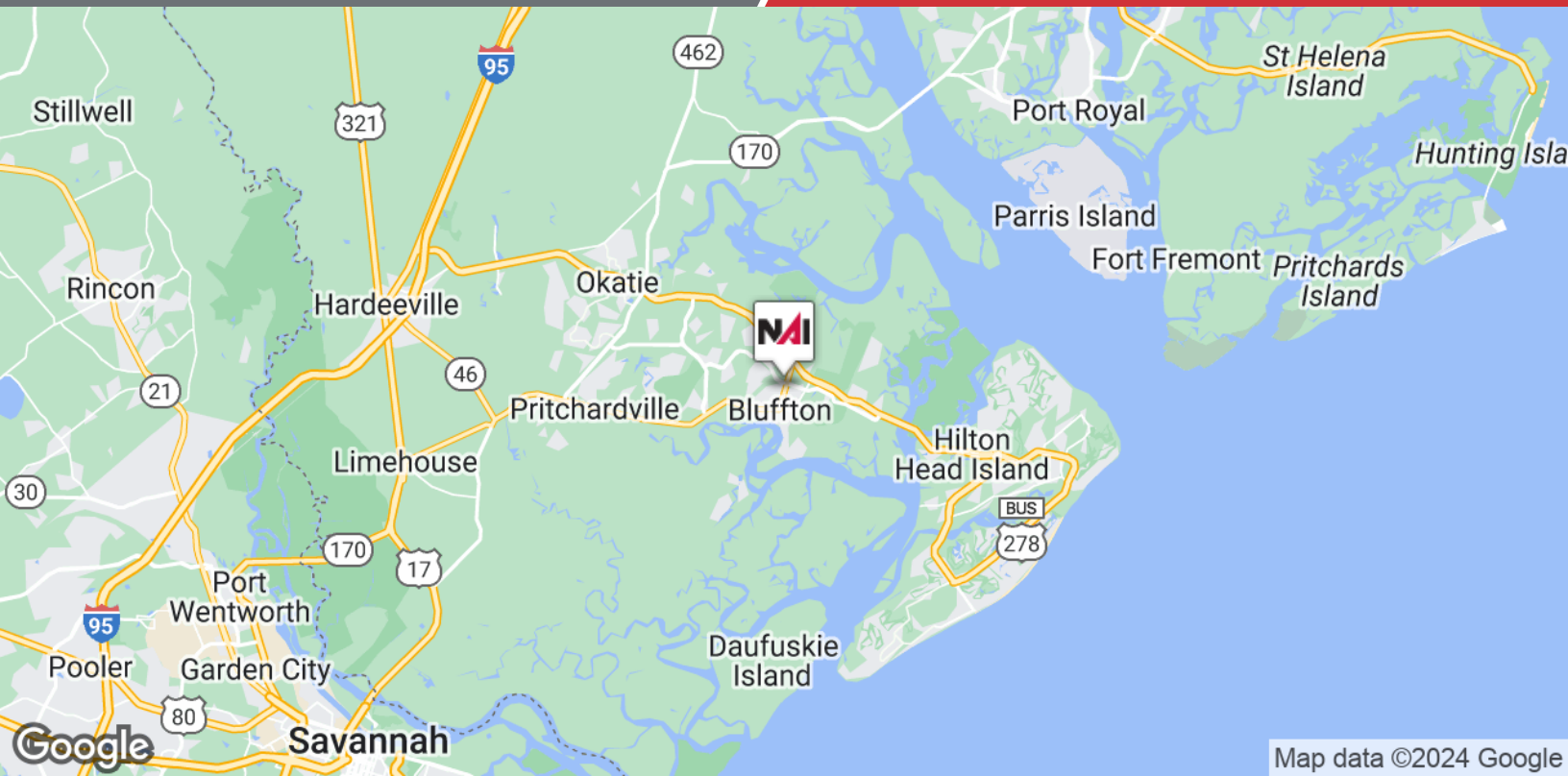


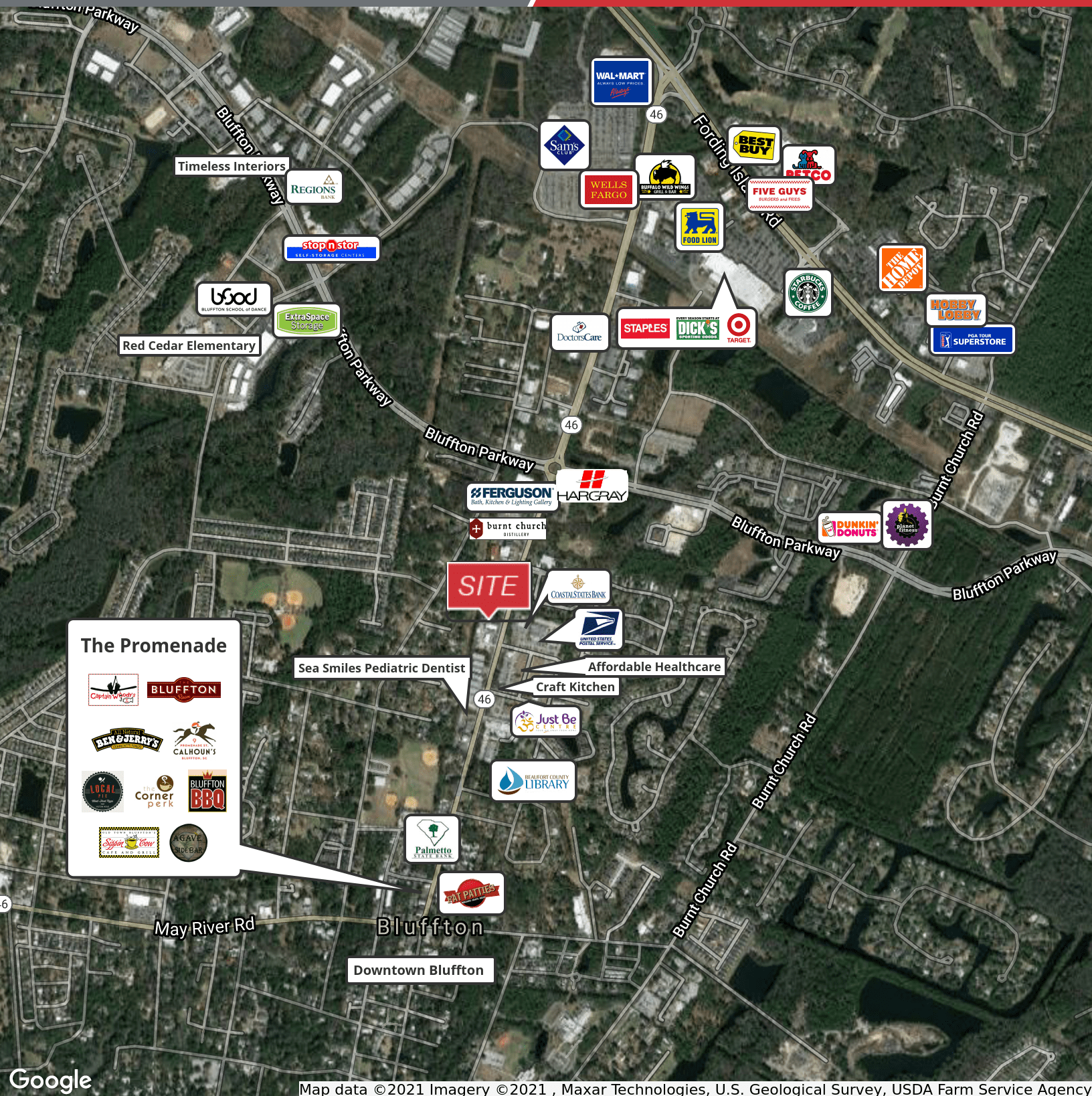
Lease Information

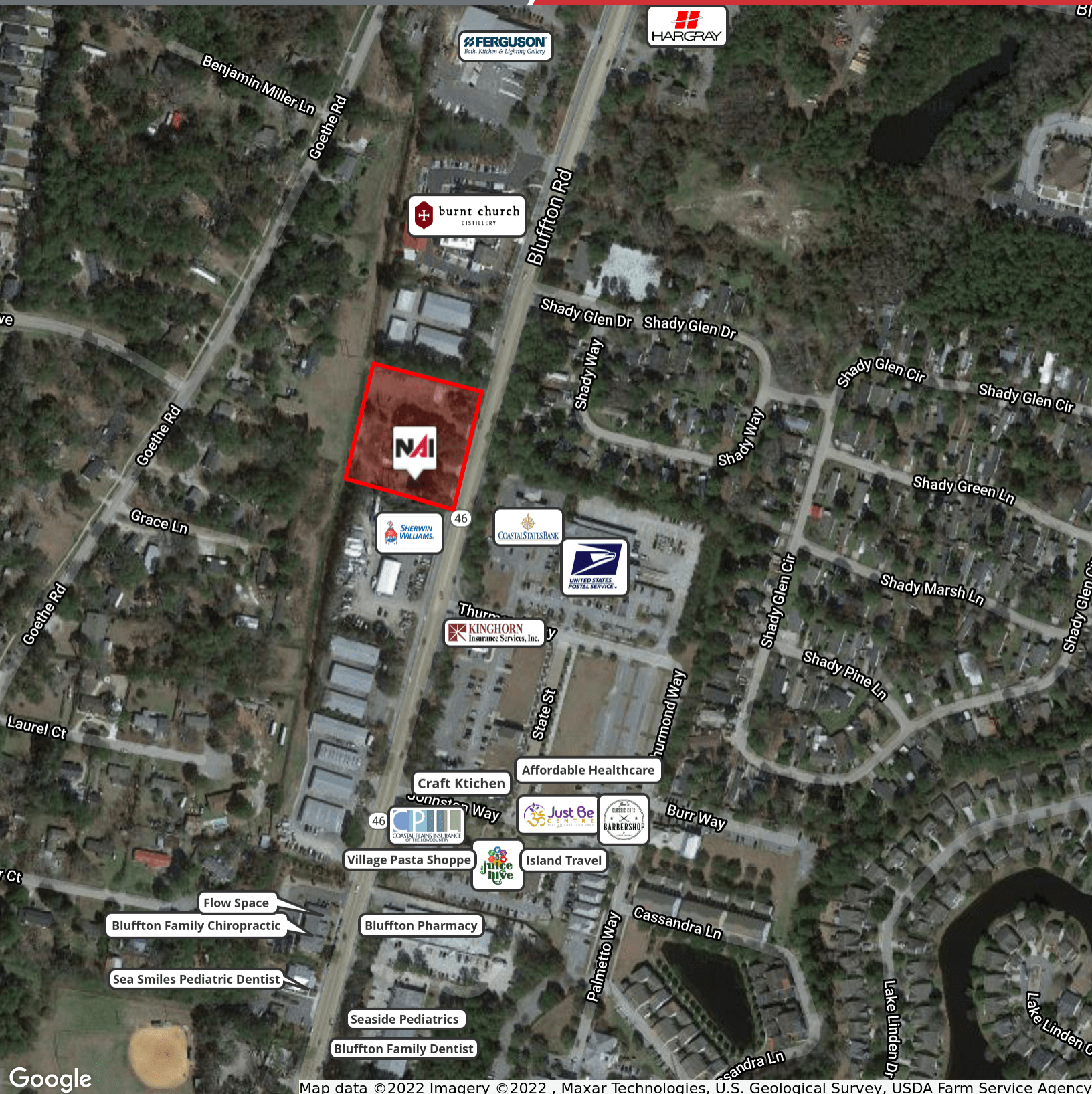
Lease Type:	NNN	Lease Term:	Minimum of 5 Years
Total Space:	2,030 SF	Lease Rate:	\$32.00 SF/yr

Available Spaces

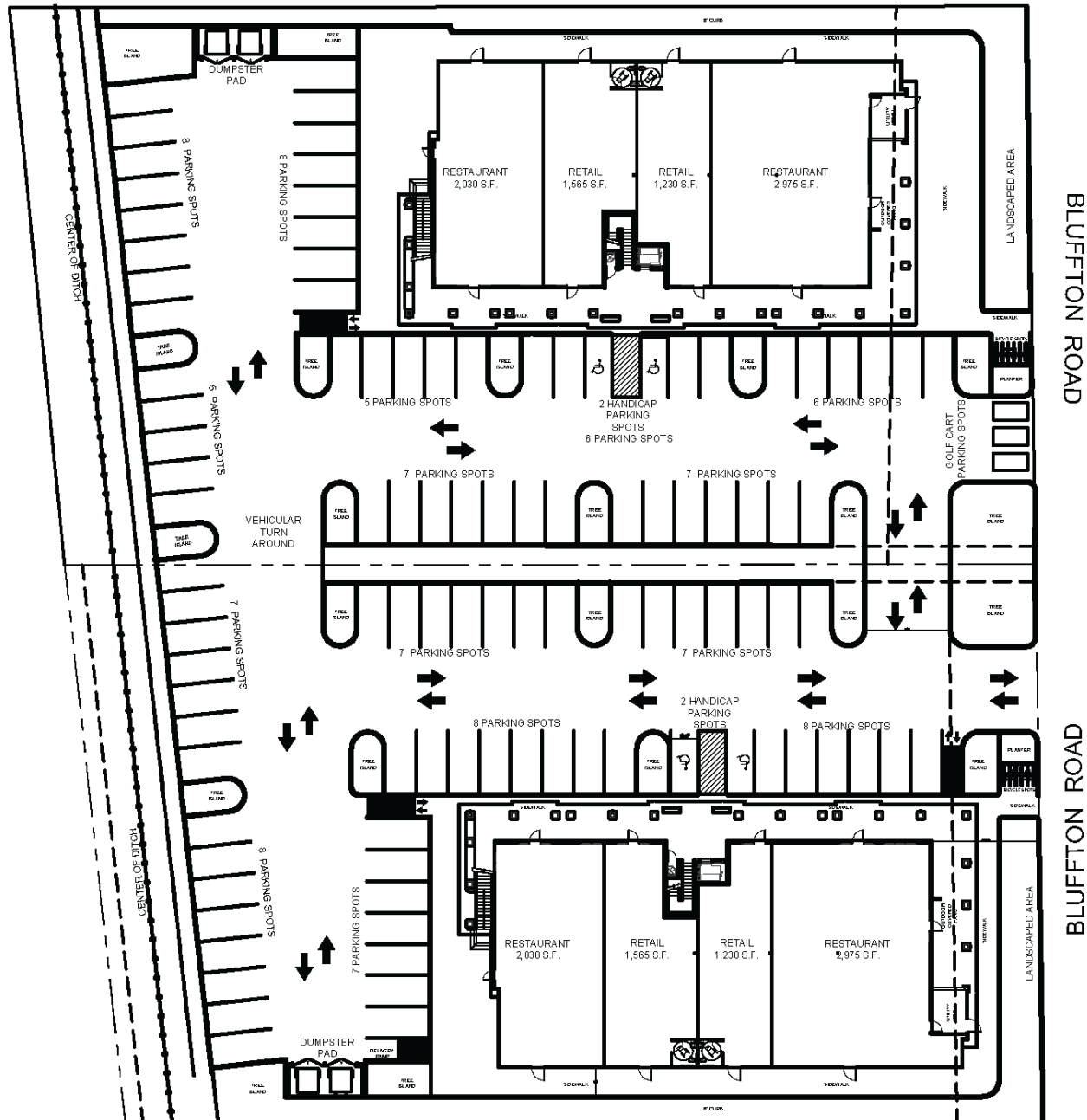
Suite	Size (SF)	Lease Type	Lease Rate	Description
1st Floor Suite 100	2,976 SF	NNN	Leased	Restaurant
1st Floor Suite 101	1,230 SF	NNN	Leased	Retail / Office
1st Floor Suite 102	1,565 SF	NNN	Leased	Retail / Office
1st Floor Suite 103	2,030 SF	NNN	\$32.00 SF/yr	Retail / Office
2nd Floor Suite 200	1,950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









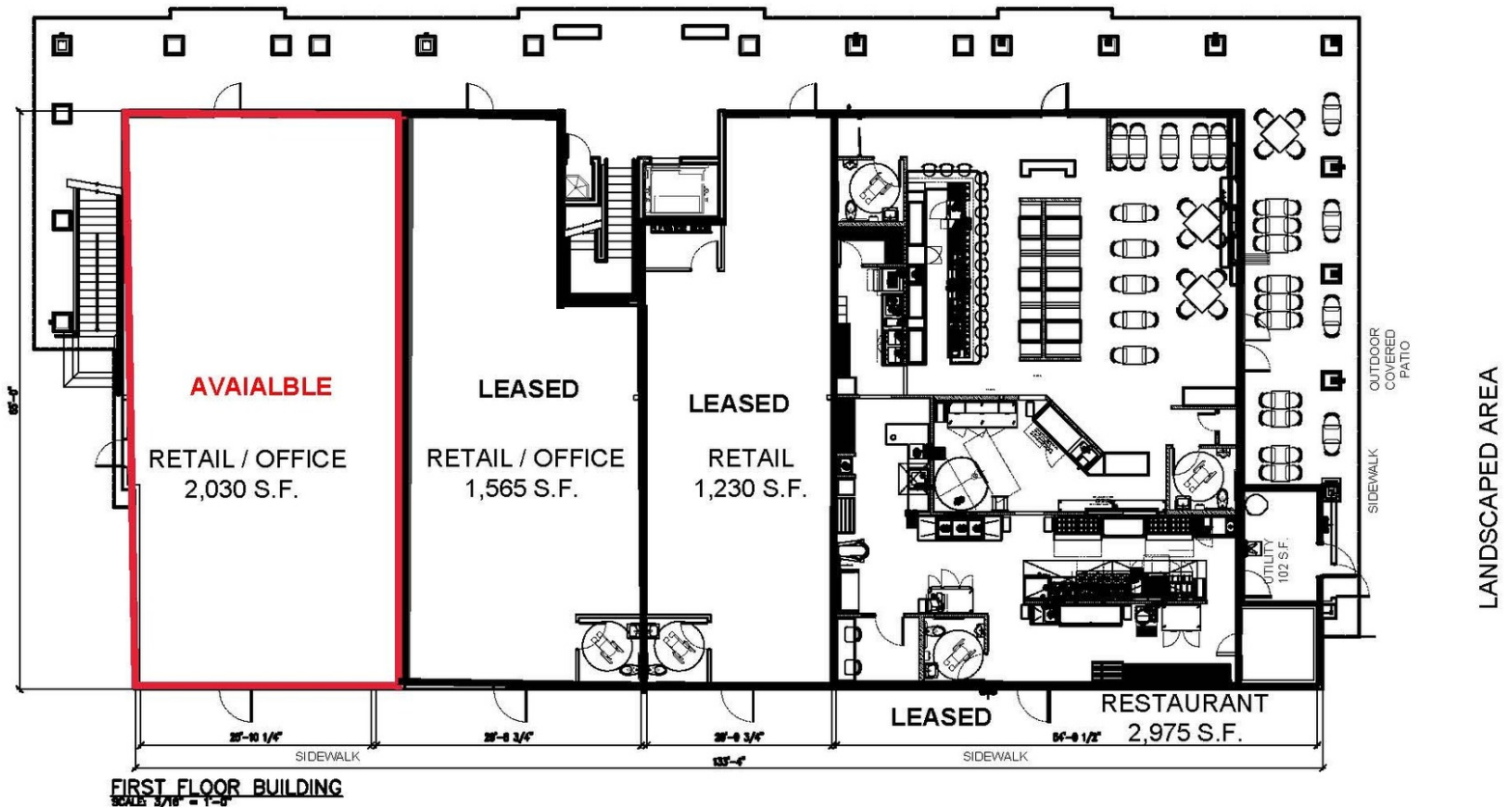


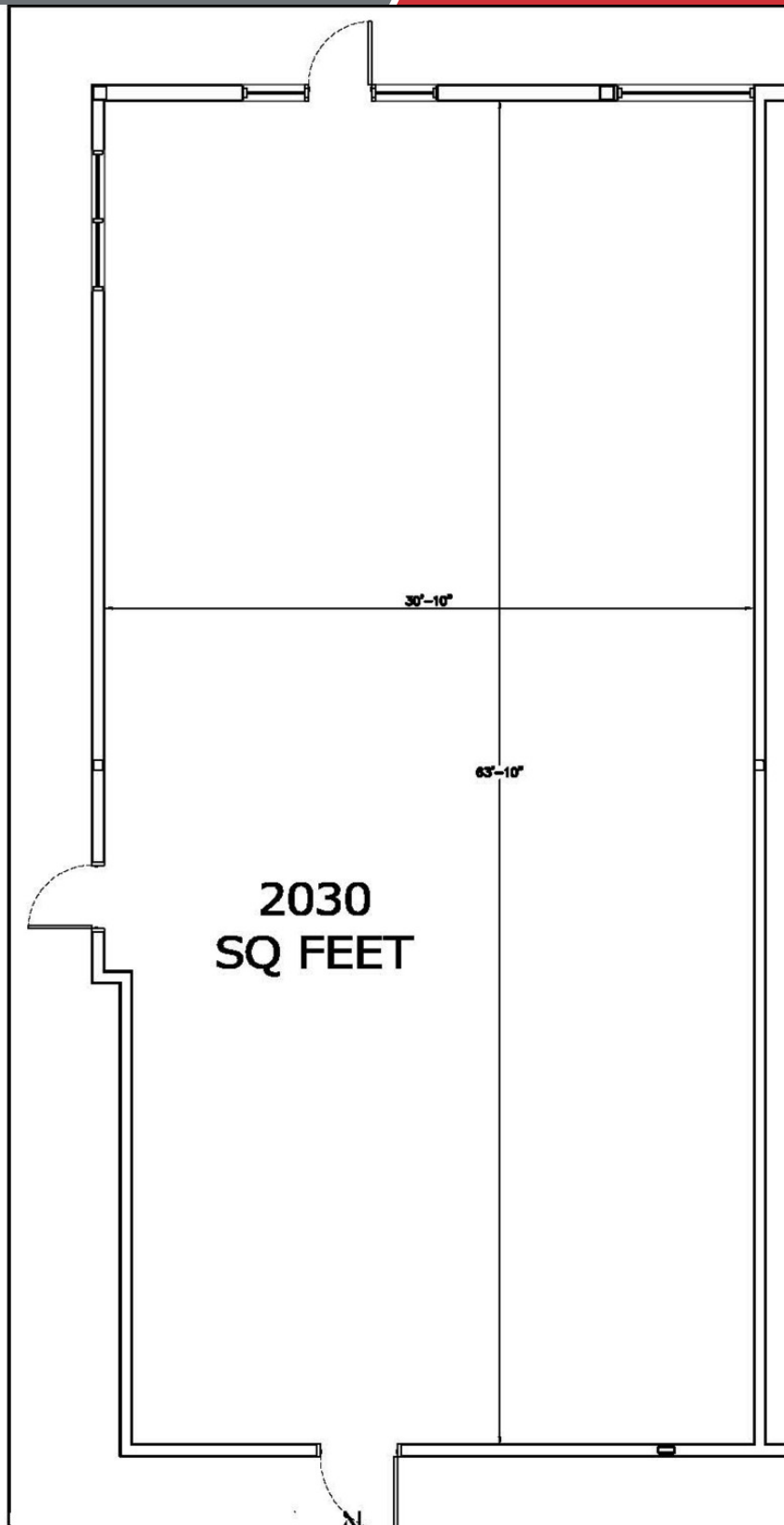
128-132 BLUFFTON RD. SITEPLAN

- 88,775 S.F. PROPERTY (2.038 ACERS)
- 104 PARKING SPACES (4 H.C.)
- 2 DUMPSTER PADS-2 DUMPSTERS EACH
- BIKE RACK
- 15,600 S.F. FIRST FLOOR
- 4 RESTAURANT SPACES
- 6 RETAIL SPACES
- 11,400 S.F. OFFICE SPACE ABOVE

SITE PLAN
SCALE: 1" = 10'-0"

INDIGO PLAZA
132 BLUFFTON RD.
BLUFFTON S.C. 29910





- 2030 S.F. RETAIL OR OFFICE
- BRAND NEW LOW COUNTRY B
- BUILDING SPRINKLED
- FIRE ALARM
- COMMON DUMPSTER AREA
- 50 PLUS PARKING LOT
- OLD TOWN BLUFFTON AREA
- H.C. ACCESSIBLE BATHROOM
- MAIN ROAD

EXTERIOR FINISHES



DORIAN GRAY

EGRET WHITE

IRON ORE

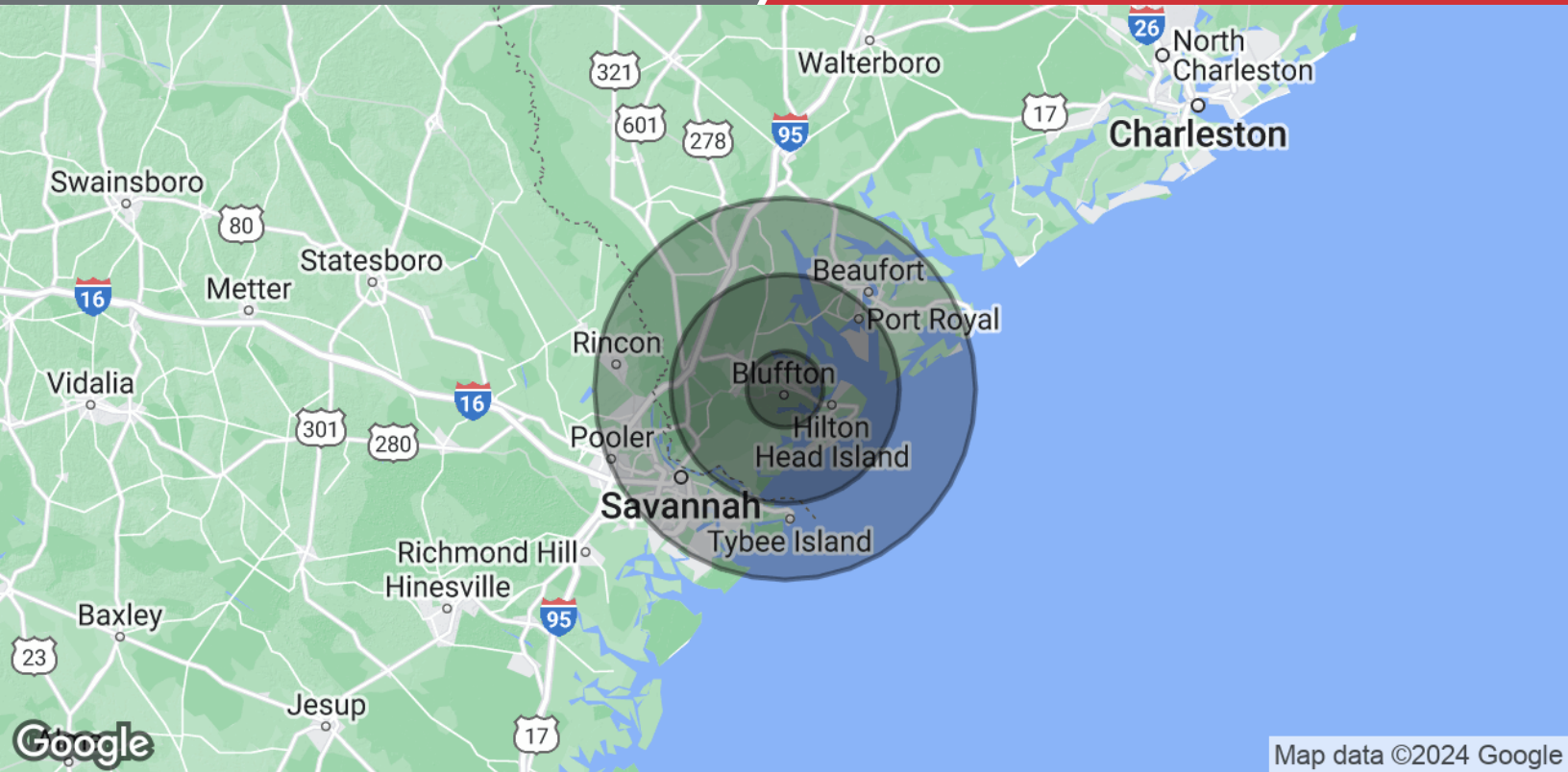
AGREEABLE GRAY



Indigo Plaza
MOOD BOARD

BLUFFTON | SC

EXTERIOR FINISHES



Map data ©2024 Google

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
Average HH income	\$76,555	\$85,355	\$67,651
Average house value	\$336,642	\$386,532	\$316,301

* Demographic data derived from 2020 ACS - US Census