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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NAICarolina Charter

Lease Spaces Office / Retail in Indigo Plaza Near Downtown Bluffton



Lease Information

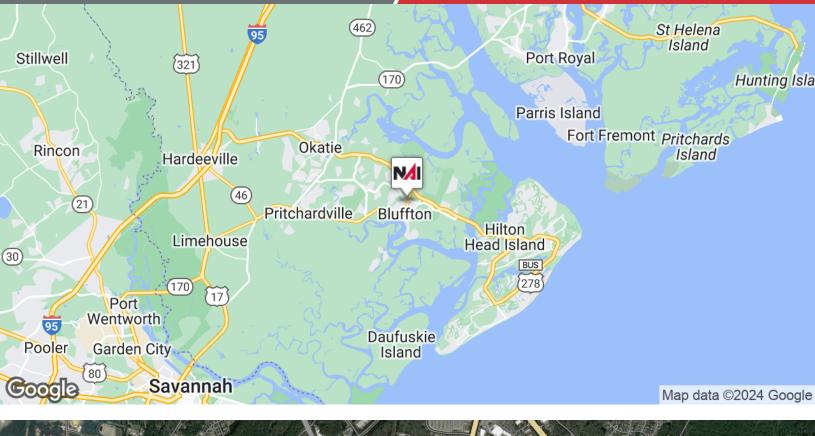
Lease Type:	NNN	Lease Term:	Minimum of 5 Years
Total Space:	2,030 SF	Lease Rate:	\$32.00 SF/yr

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

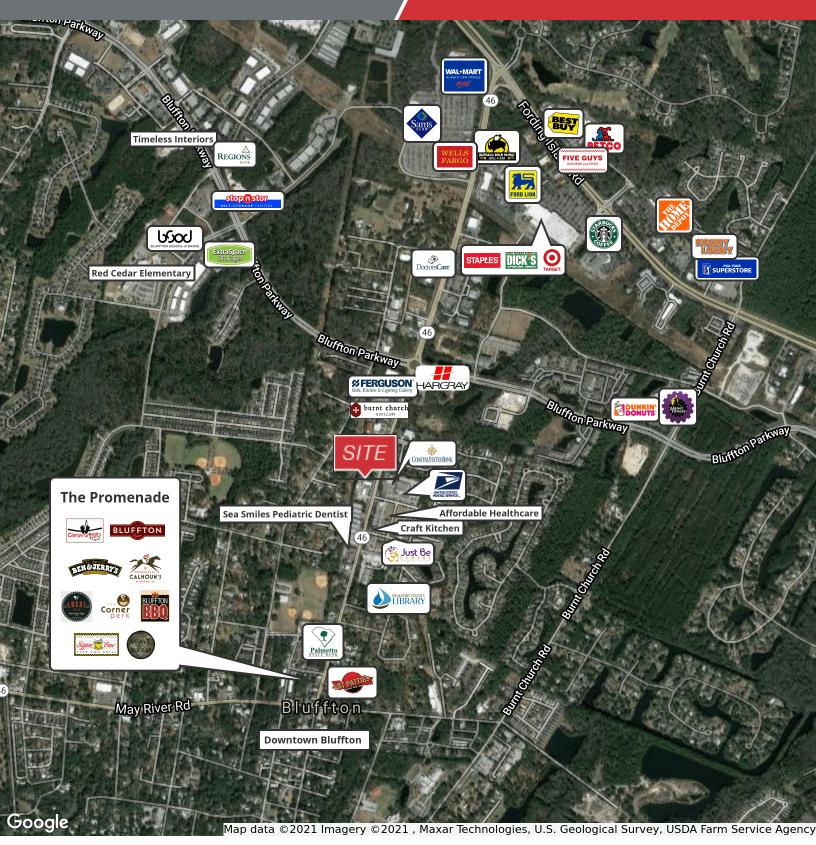
Location Maps Office / Retail in Indigo Plaza Near Downtown Bluffton





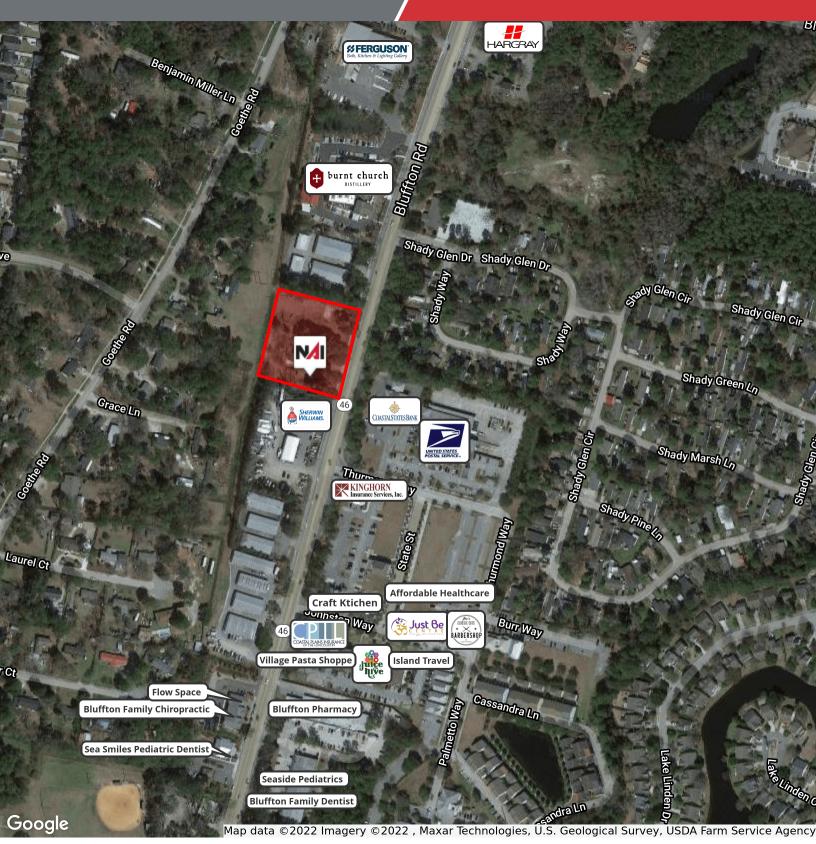
©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies data

Retailer Map Office / Retail in Indigo Plaza Near Downtown Bluffton



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Retalier Map Office / Retail in Indigo Plaza Near Downtown Bluffton



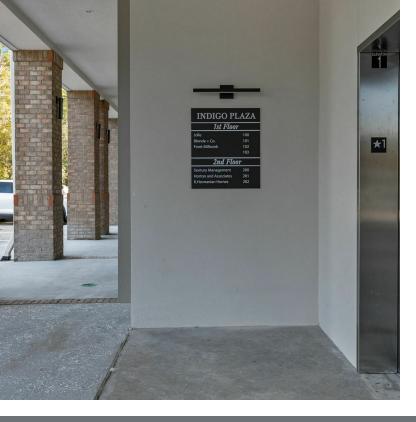
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NAICarolina Charter

Photos

Office / Retail in Indigo Plaza Near Downtown Bluffton







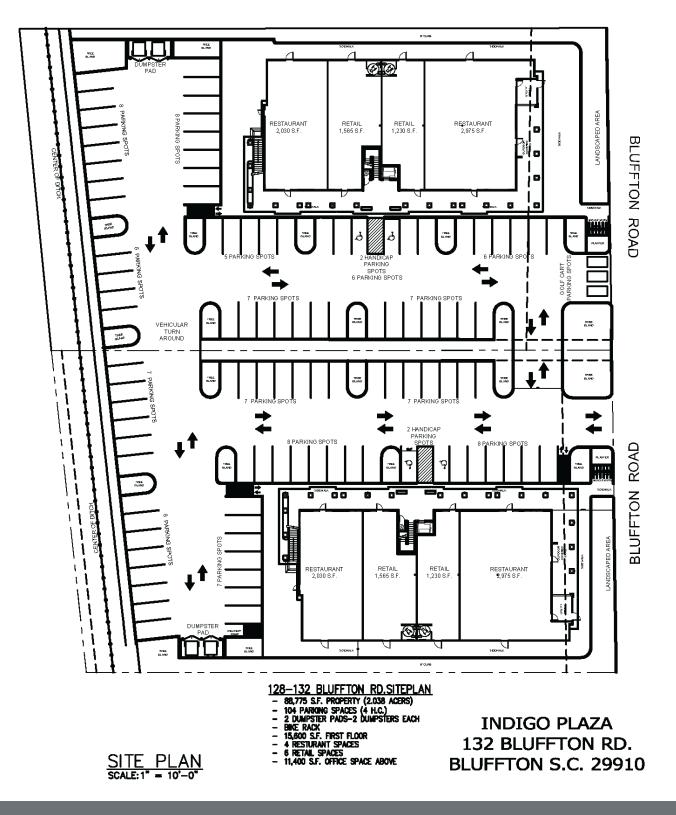


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or othe conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates fo example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduc your own investigation of the property and transaction.

NCarolina Charter

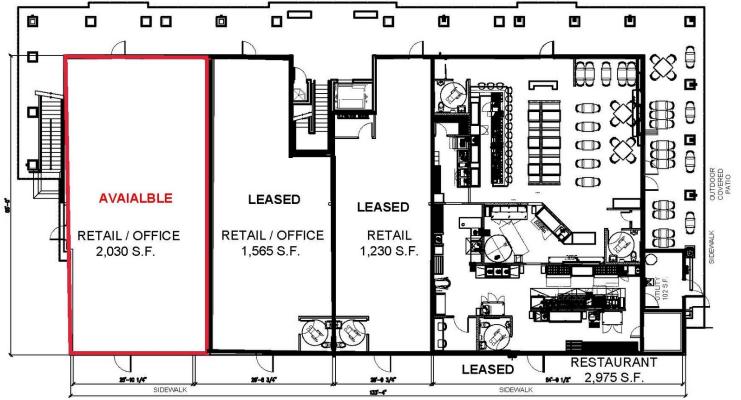
Site Plan

Office / Retail in Indigo Plaza Near Downtown Bluffton



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

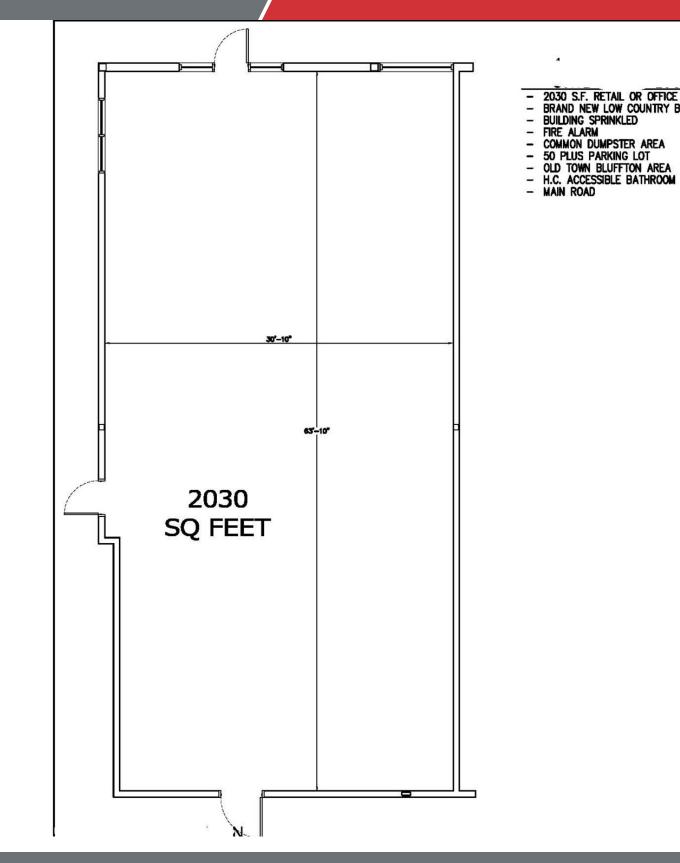
First Floor Plan Office / Retail in Indigo Plaza Near Dowtown Bluffton



FIRST FLOOR BUILDING

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NAICarolina Charter

Exterior Finishes Office / Retail in Indigo Plaza Near Downton Bluffton

EXTERIOR FINISHES-DORIAN GRAY EGRET WHITE IRON ORE AGREEABLE GRAY

Indigo 4

MOOD BOARD

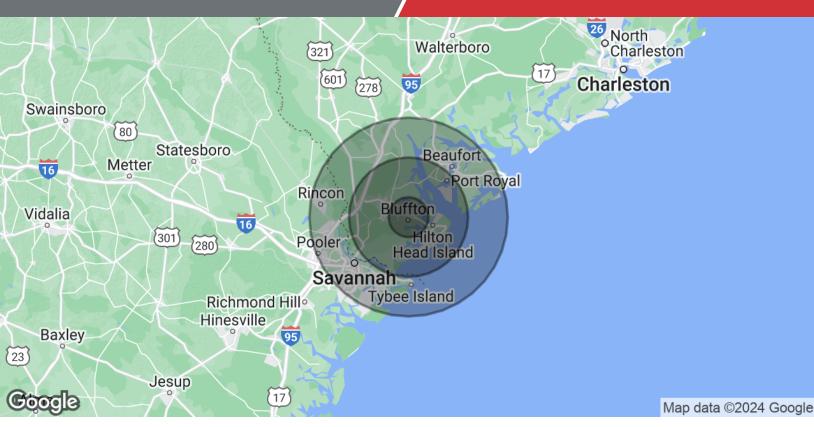
EXTERIOR FINISHES

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or othe conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates fo example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduc your own investigation of the property and transaction.

a

za

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.