



Flex Unit In Riverwalk

49 Browns Cove Road, Suite 9
Ridgeland, South Carolina 29936

Property Highlights

- Located in Riverwalk just off Highway 170 in Ridgeland, SC.
- Great access to Bluffton, Beaufort and I-95.
- Ready for Occupancy
- For access please contact Baker Wilkins at baker@naicarolinacharter.com

Offering Summary

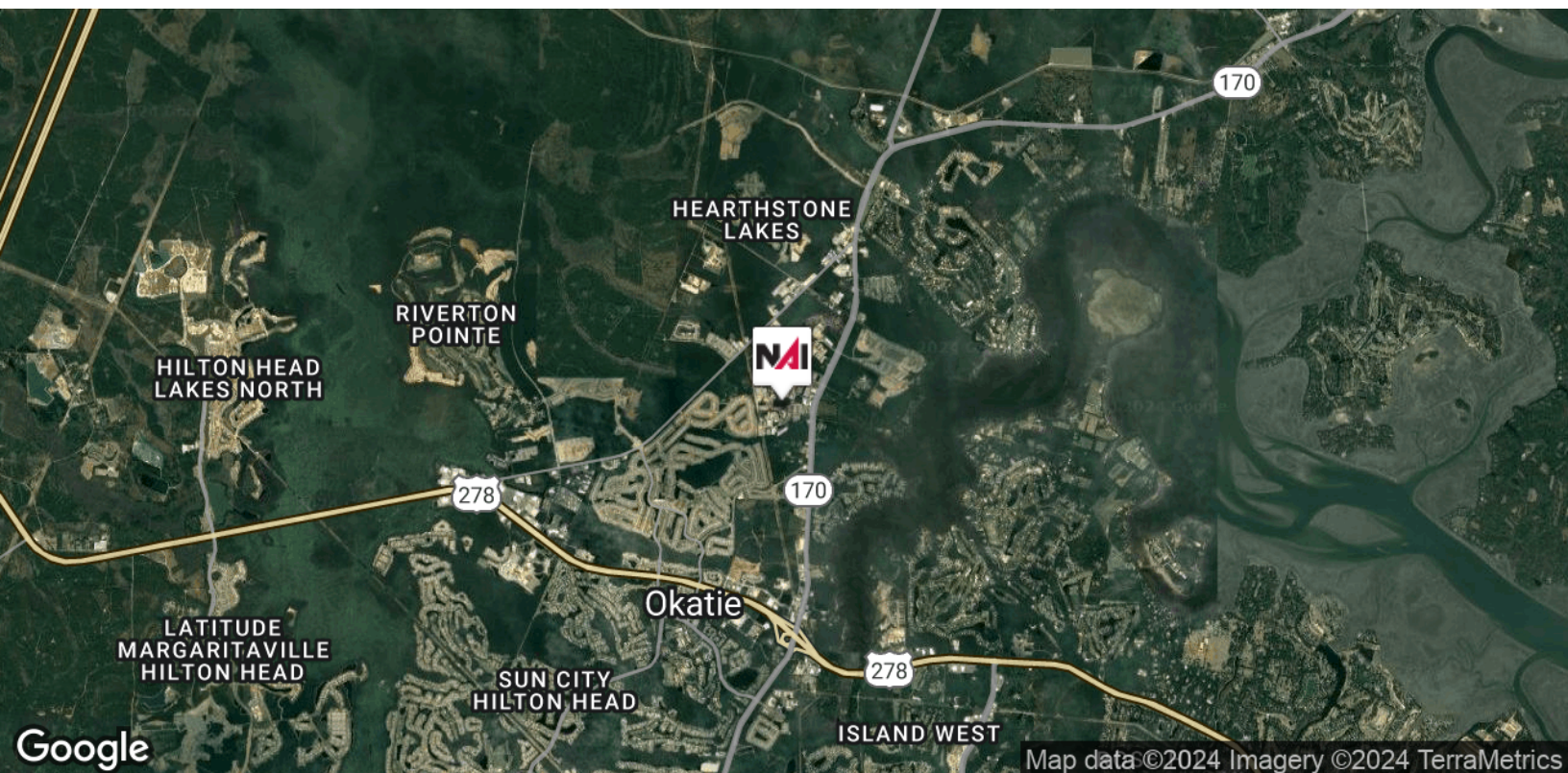
Sale Price:	\$325,000
Unit Size:	1,300+/- SF plus mezzanine
Office:	420+/- SF
Warehouse:	880+/- SF (plus 400+/- SF Mezzanine)
2023 Property Taxes:	\$4,959.24
2024 Regime Budget:	\$3,500.00
Property Type:	Office/Warehouse
Jasper County Zoning:	General Commercial

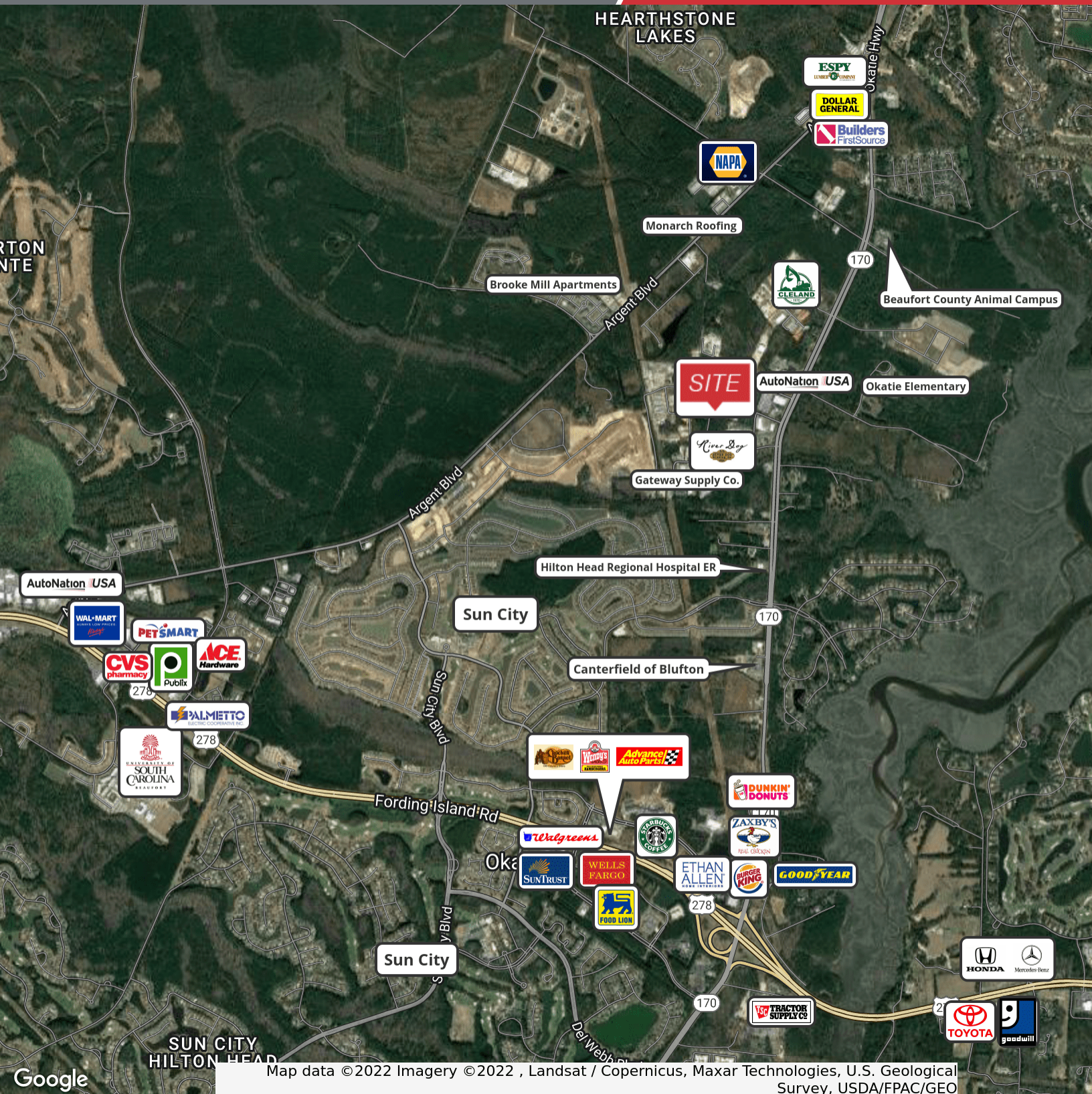
For More Information

Baker Wilkins

O: 843 837 4460 x2

baker@naicarolinacharter.com

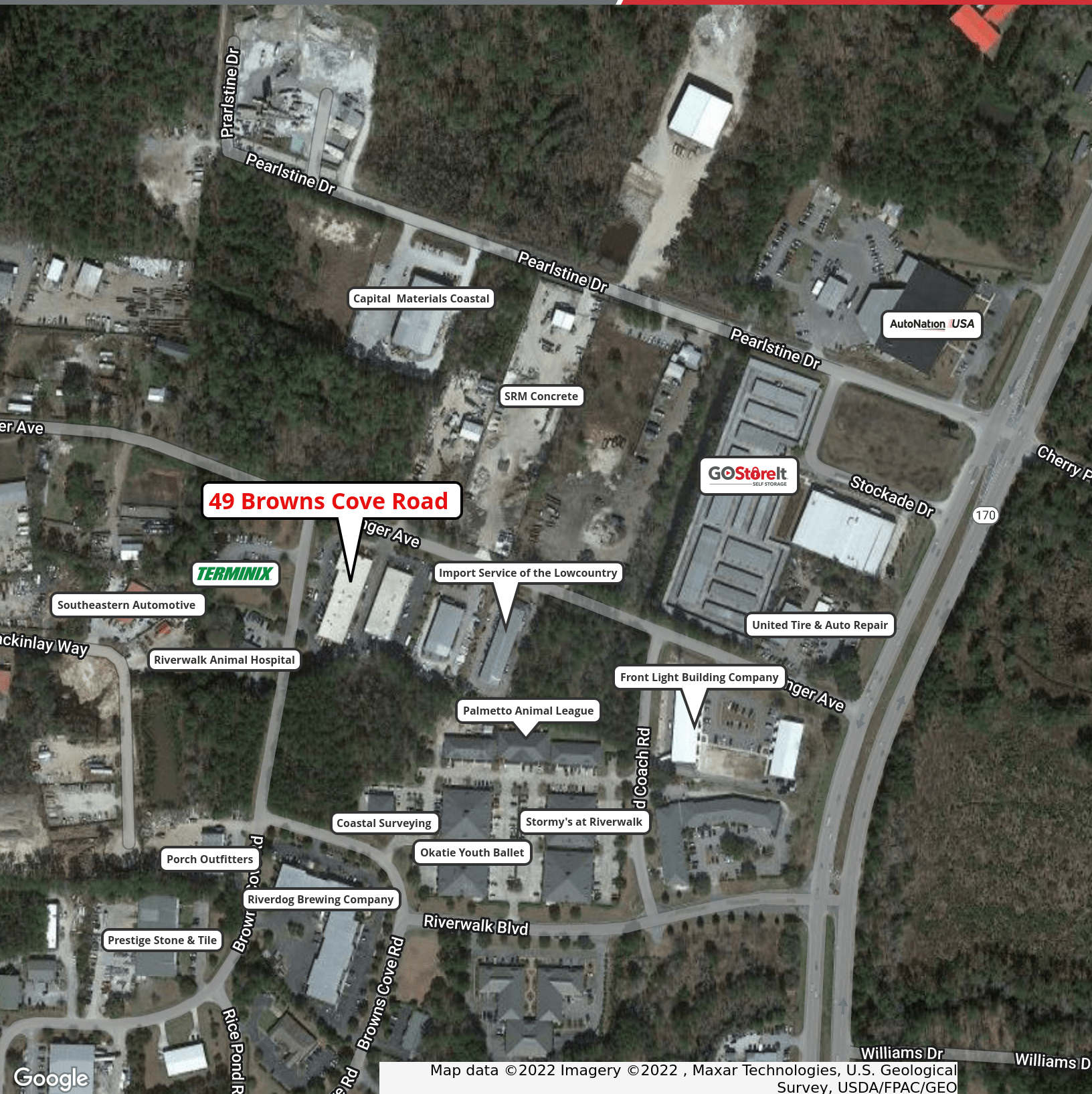




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1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
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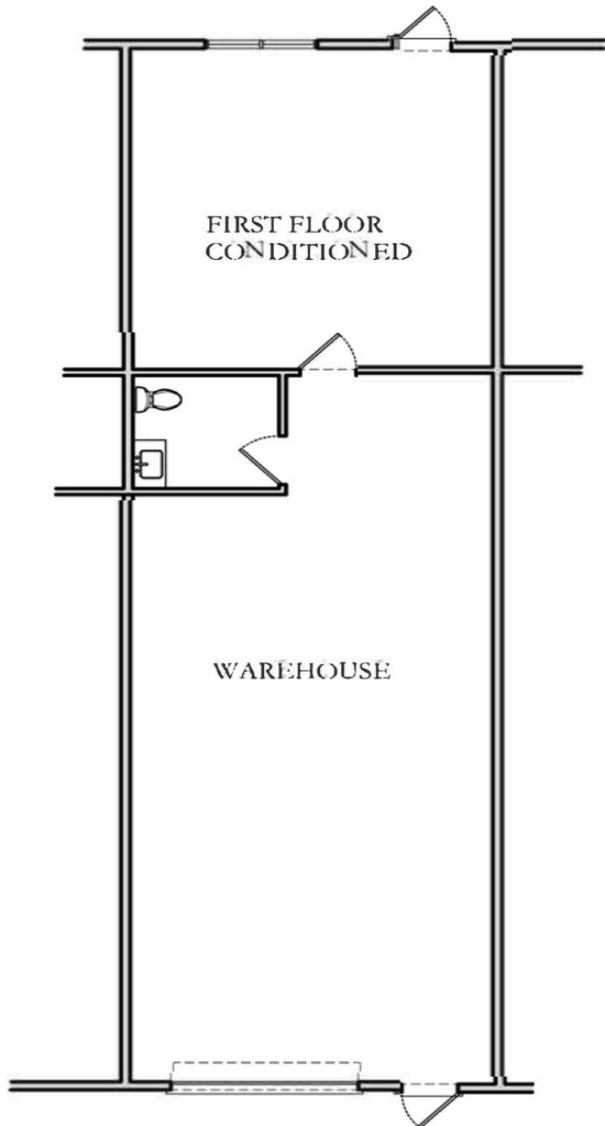
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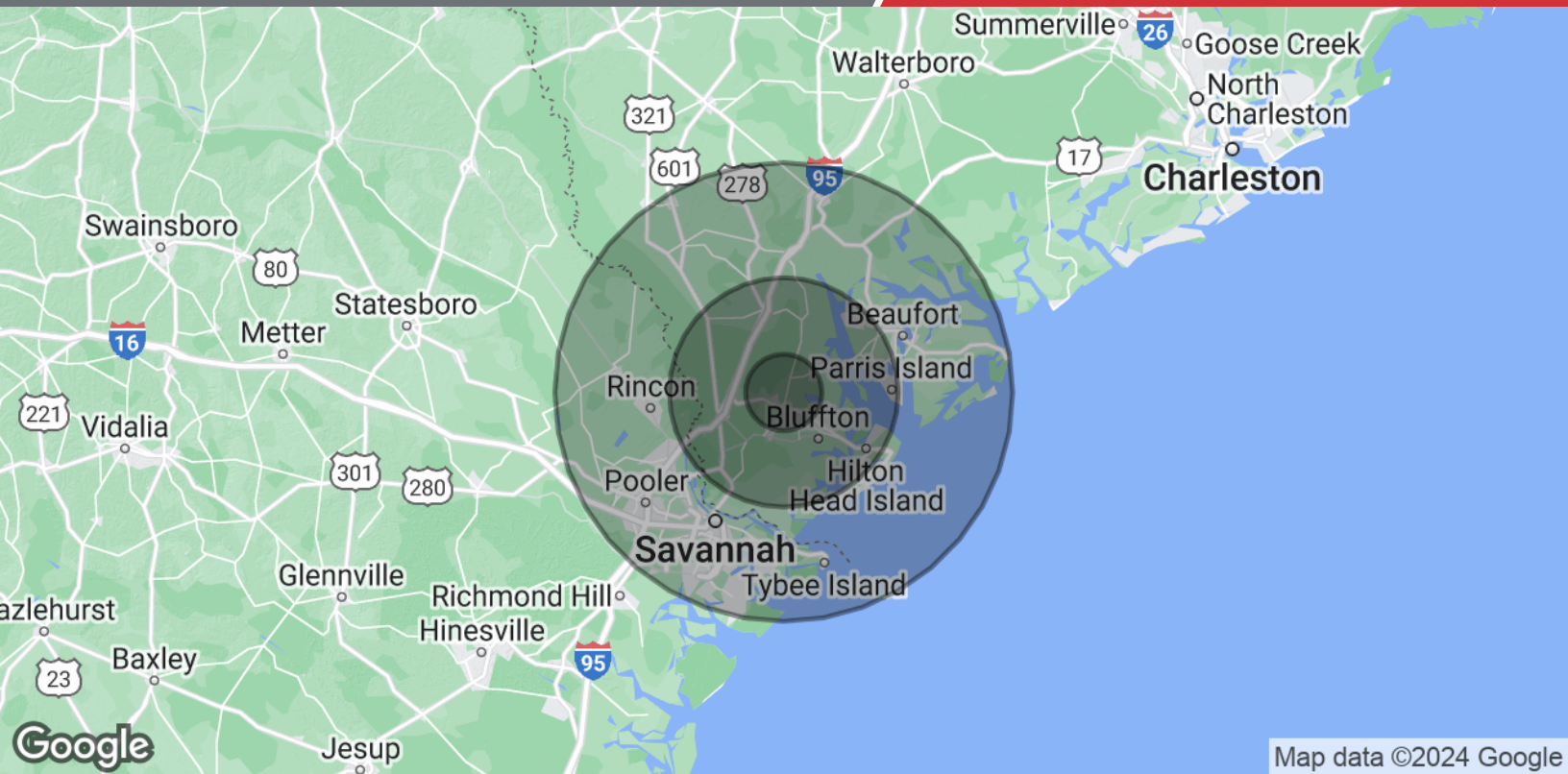


49 Browns Cove Road
@ Riverwalk

UNIT 9

FIRST FLOOR CONDITIONED	420 +/- SF
WAREHOUSE	880 +/-SF
TOTAL	1,300 +/-SF





Population	5 Miles	15 Miles	30 Miles
Total Population	31,291	146,862	565,353
Average Age	57.9	45.6	40.5
Average Age (Male)	58.8	44.8	39.2
Average Age (Female)	57.9	46.3	41.8
Households & Income	5 Miles	15 Miles	30 Miles
Total Households	15,273	66,251	260,580
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$88,106	\$84,007	\$72,034
Average House Value	\$374,937	\$347,410	\$256,719

* Demographic data derived from 2020 ACS - US Census