



Class "A" Office Building

1 Carecore Drive

Bluffton, South Carolina 29910

Property Highlights

- Class "A" Office Building for lease in Buckwalter Place
- 1 Carecore Drive is LEED Certified by the U.S. Green Building Council
- Great location just off Buckwalter Parkway with nearby businesses that include eviCore Healthcare, St. Joseph Candler, Kroger, Publix, Starbucks, Ace Hardware, Southern Barrel Brewing Company, Station 300, Frankie Bones, Plantation Cafe, and many others
- There are 400+/- parking spaces which are shared between 1 Care Core and 400 Buckwalter Place.

Offering Summary

Suites 101, 201, 201A, 202 and 202A:	EXECUTED LOI's
Suite 102 Available:	5,600+/- USF 7,347+/- RSF
Suite 103 Available:	2,861+/- USF 3,754+/- RSF
Suite 203 Available:	2,429+/- USF 3,187+/- RSF
Lease Rate for 1st Floor:	\$25.00 per RSF
Lease Rate 2nd Floor:	\$22.00 per RSF
2024 Estimated NNN:	\$7.21 per RSF
TIA:	TBD per USF

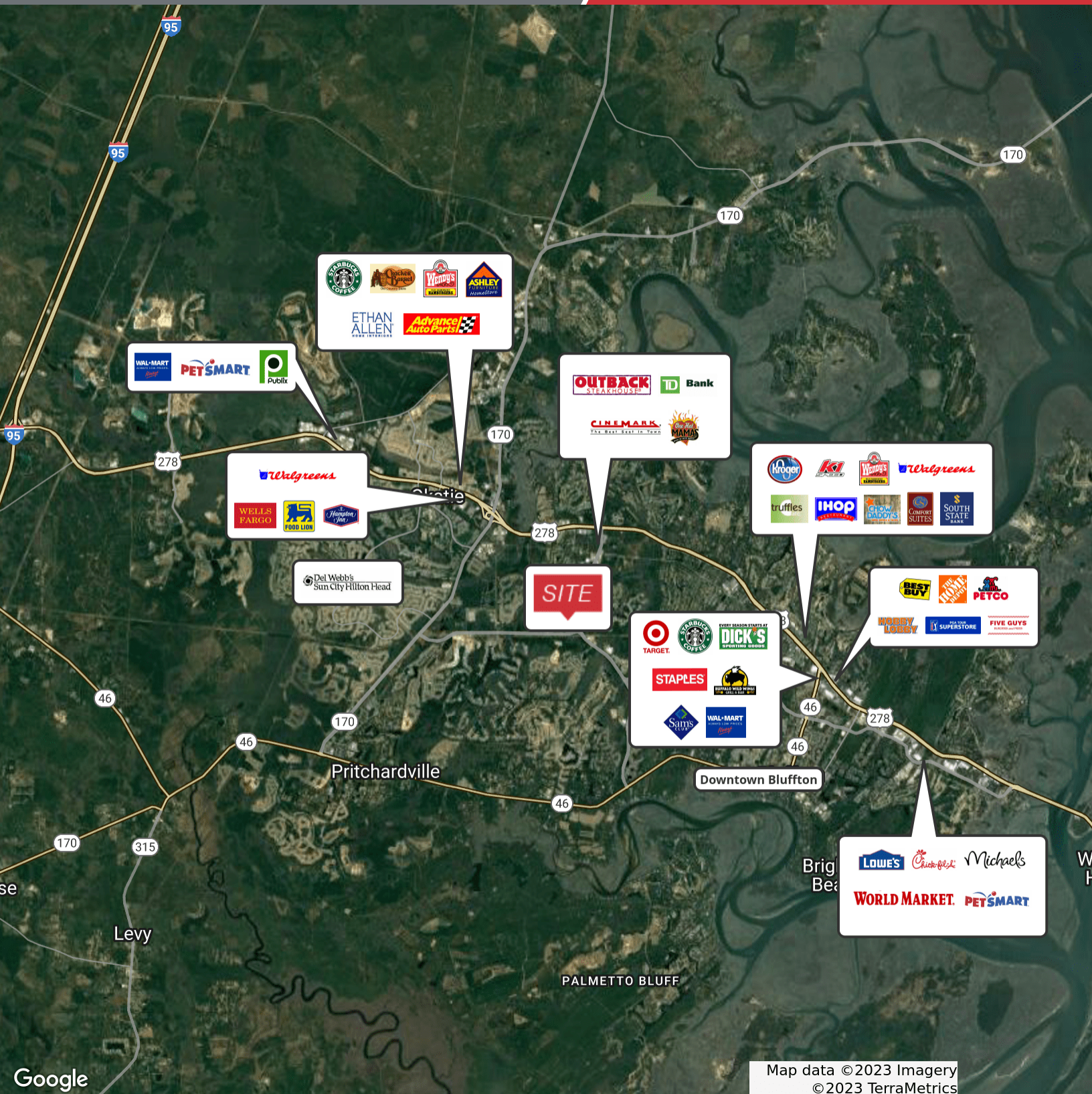
For More Information

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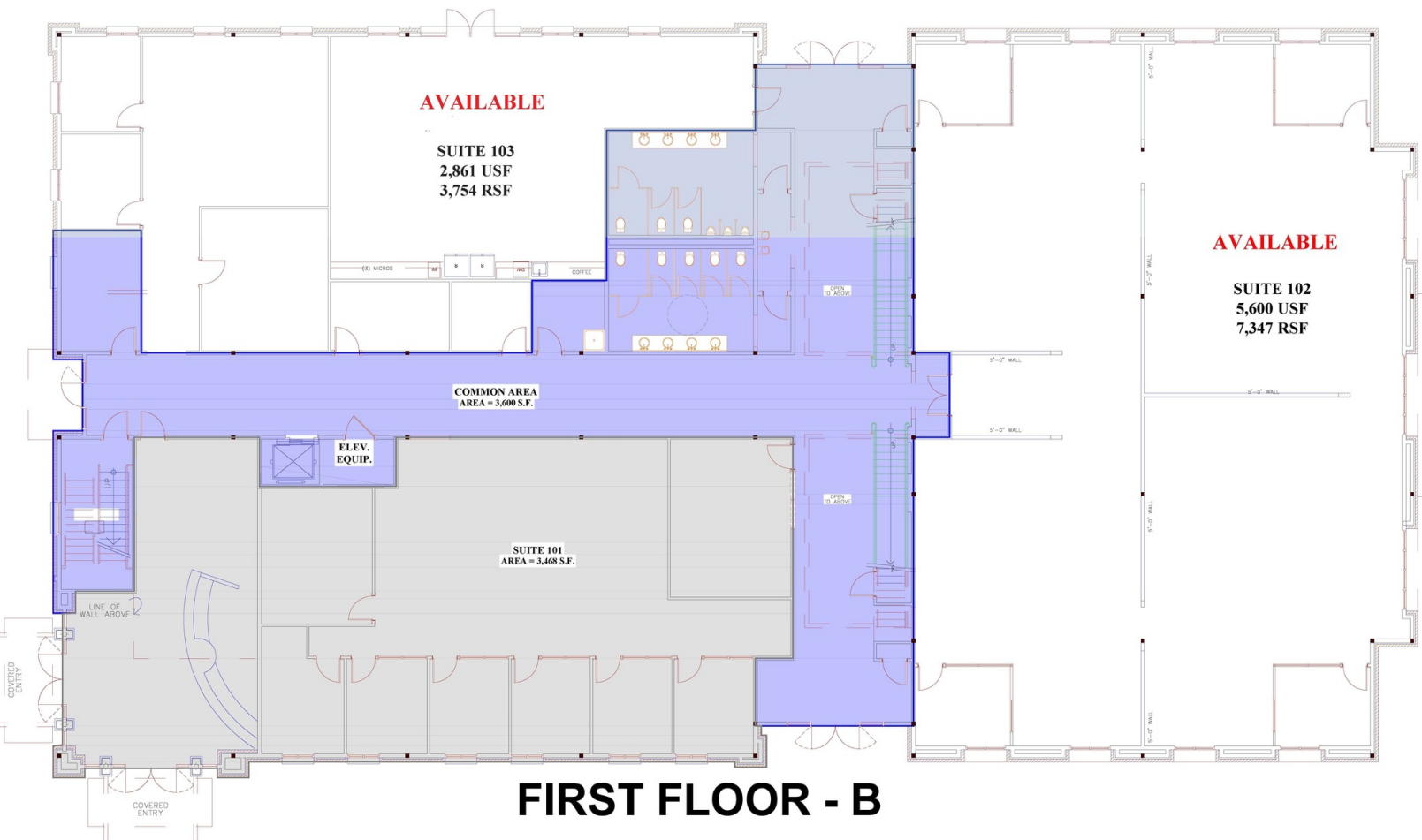
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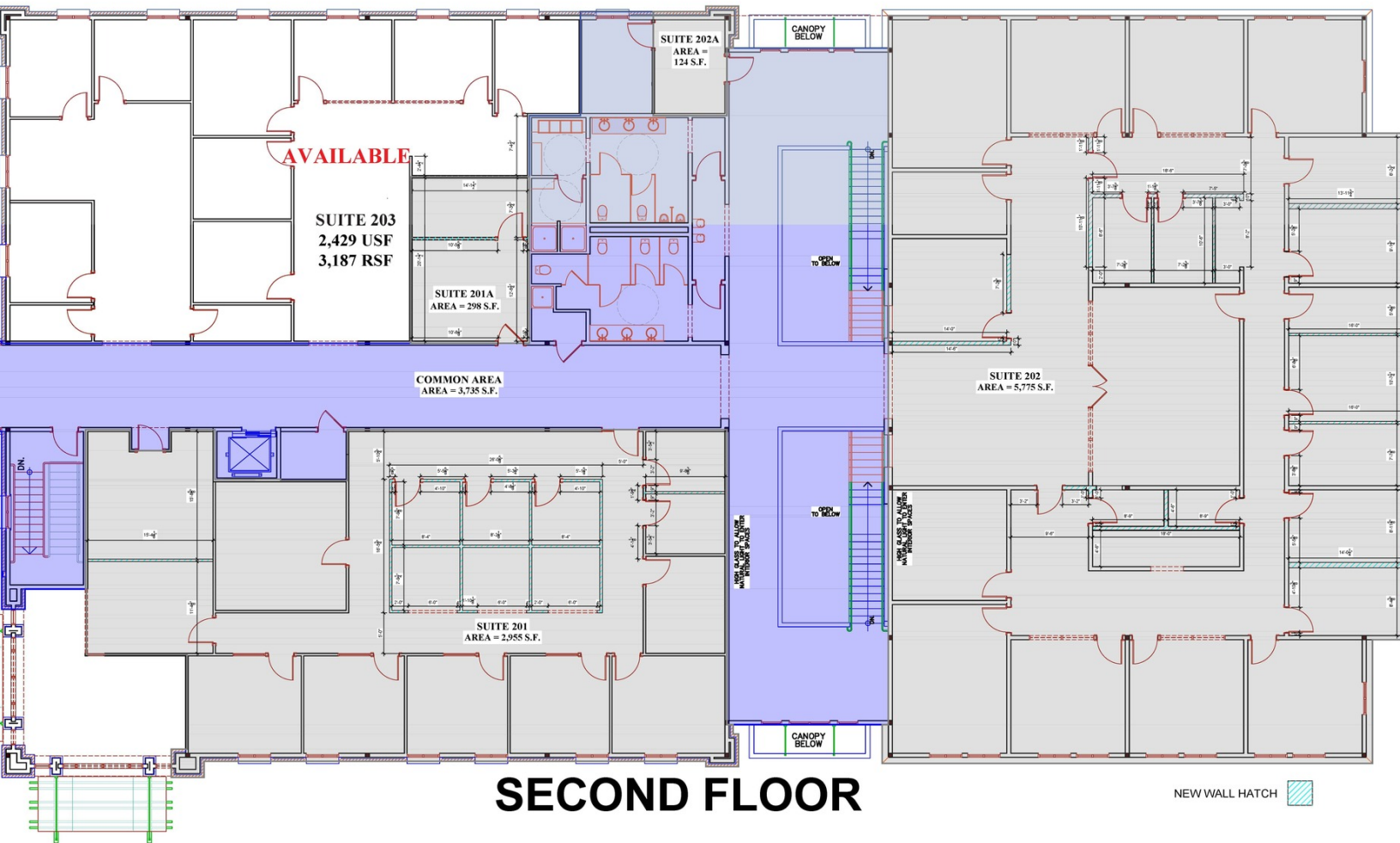


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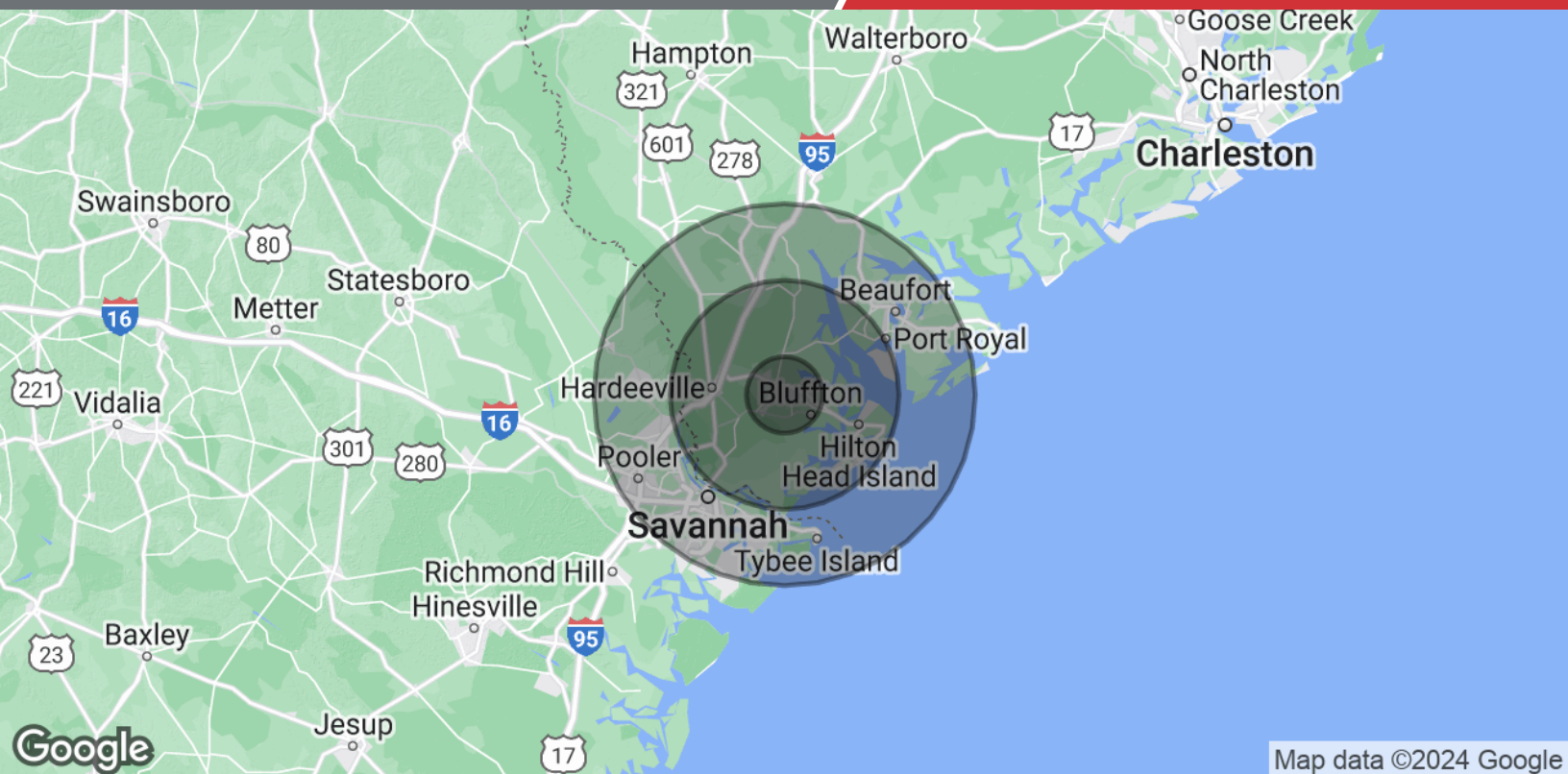
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Population	5 Miles	15 Miles	25 Miles
Total Population	51,259	147,723	489,149
Average Age	48.4	48.0	40.7
Average Age (Male)	48.7	47.4	39.2
Average Age (Female)	48.2	48.4	42.0
Households & Income	5 Miles	15 Miles	25 Miles
Total Households	22,922	81,678	228,103
# of Persons per HH	2.2	1.8	2.1
Average HH Income	\$85,158	\$75,991	\$72,284
Average House Value	\$317,625	\$386,166	\$270,579

* Demographic data derived from 2020 ACS - US Census