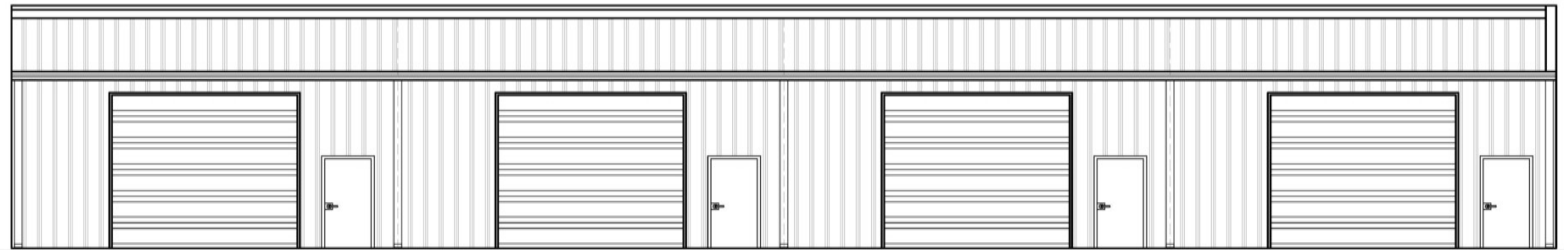


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

Pre-Leasing Flex Building

23 Goethe Road
 Bluffton, South Carolina 29910

Property Highlights

- 5,000 +/- SF flex space with lots of parking
- Located in the heart of Bluffton near the Highway 46 & Bluffton Parkway traffic Circle
- Great location with easy access to Highway 278 and Bluffton Parkway
- Contact Baker Wilkins at baker@naicarolinacharter.com for more information

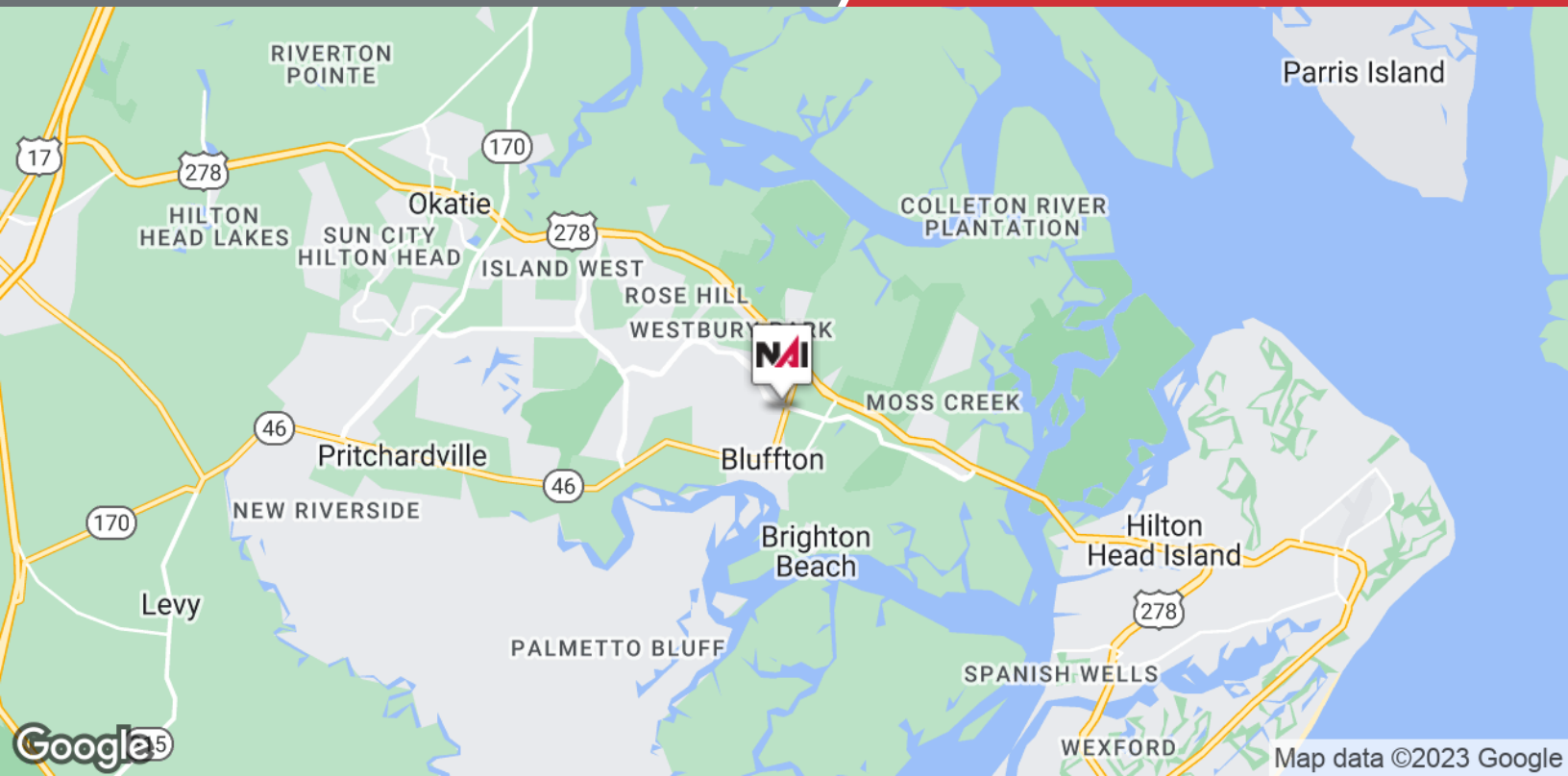
Offering Summary

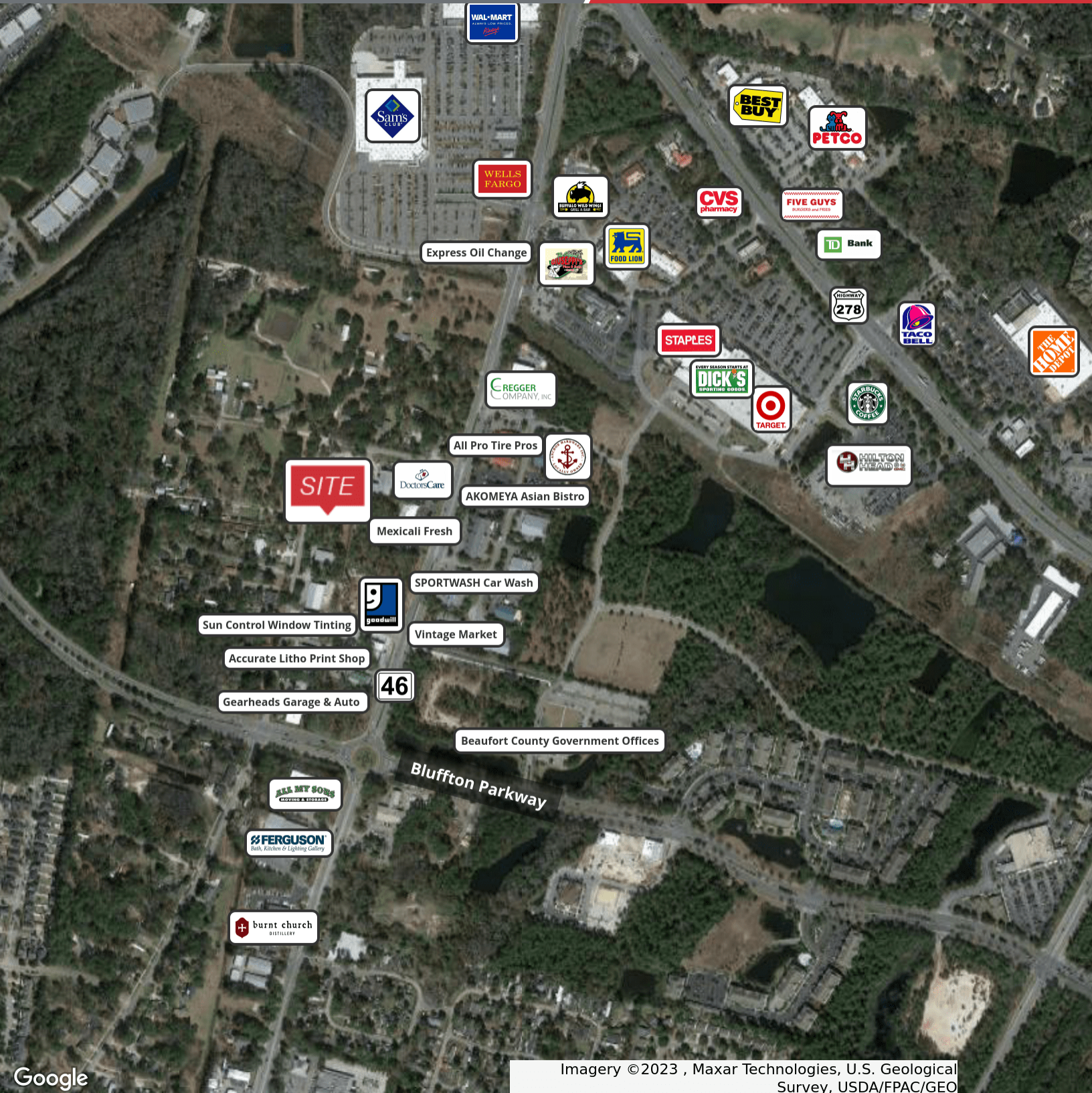
Available SF:	5,000 +/- SF
Lease Rate:	TBD
Lot Size:	.69 Acres
Property Type:	Office/Warehouse
Zoning:	C4 Community Center Mixed Use
Delivery:	Approx. 12 Months
Ceiling Height:	Approx. 20 Feet

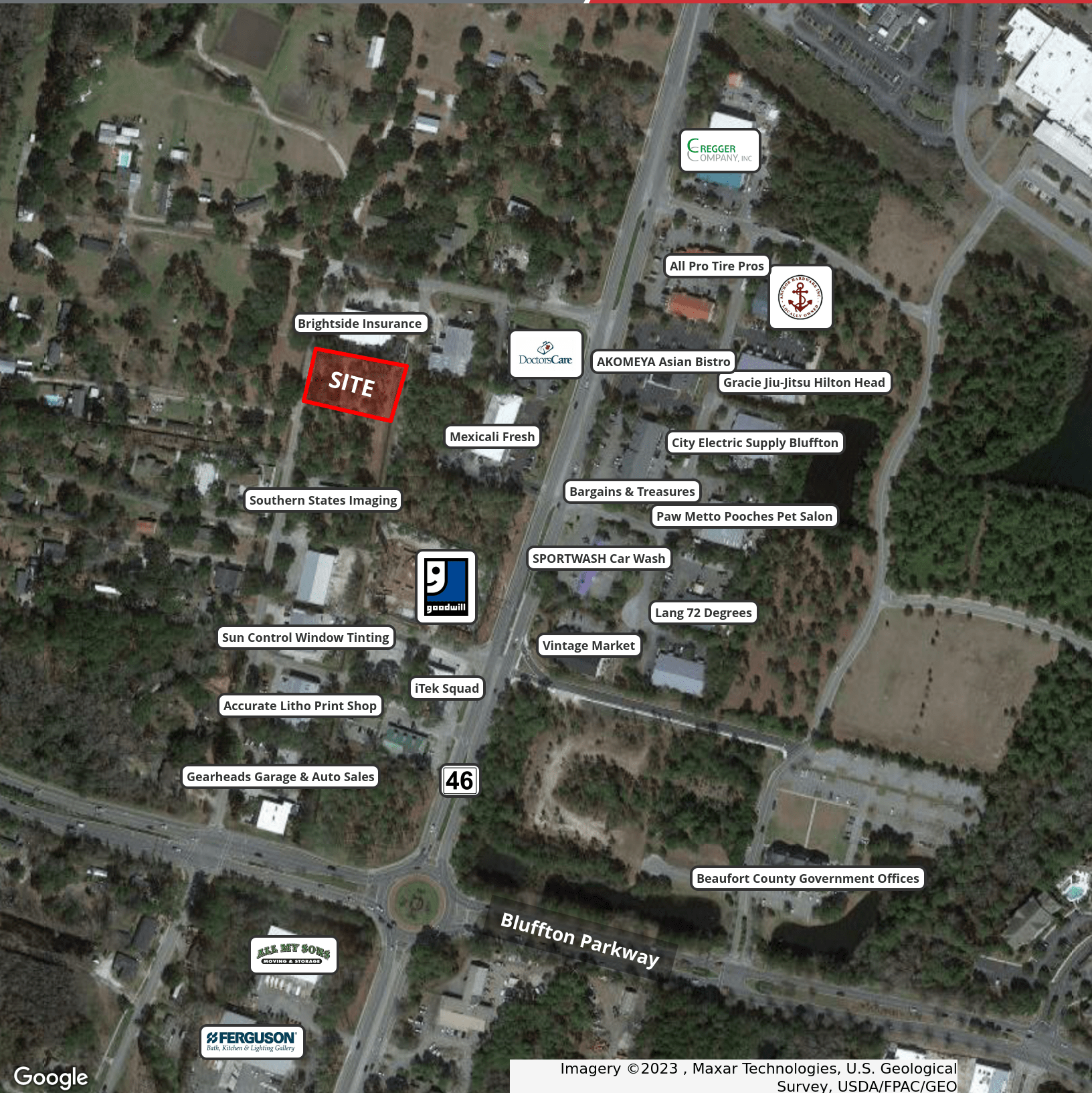
For More Information

Baker Wilkins

O: 843 837 4460 x2
baker@naicarolinacharter.com







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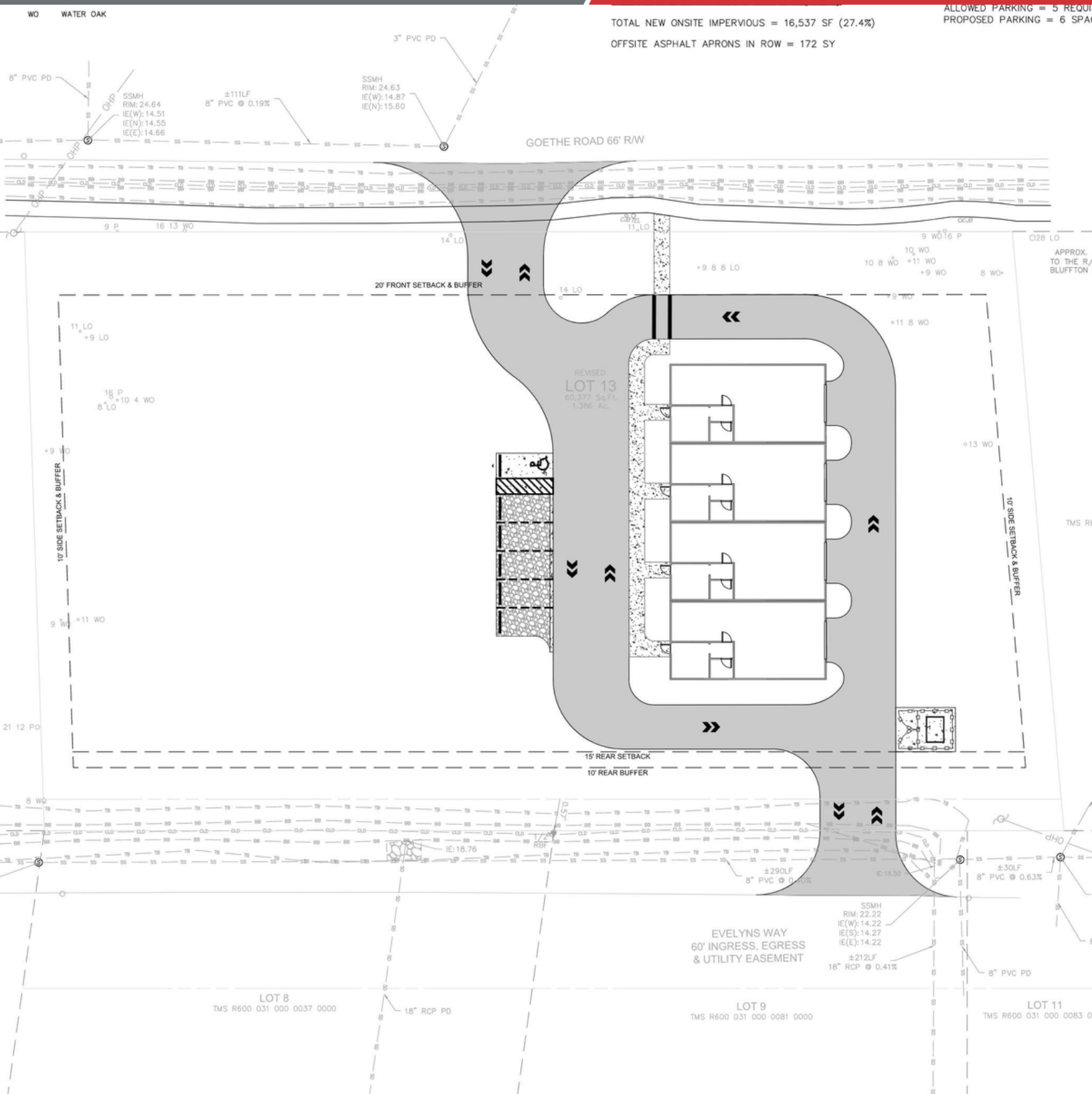
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1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com

Site Plan

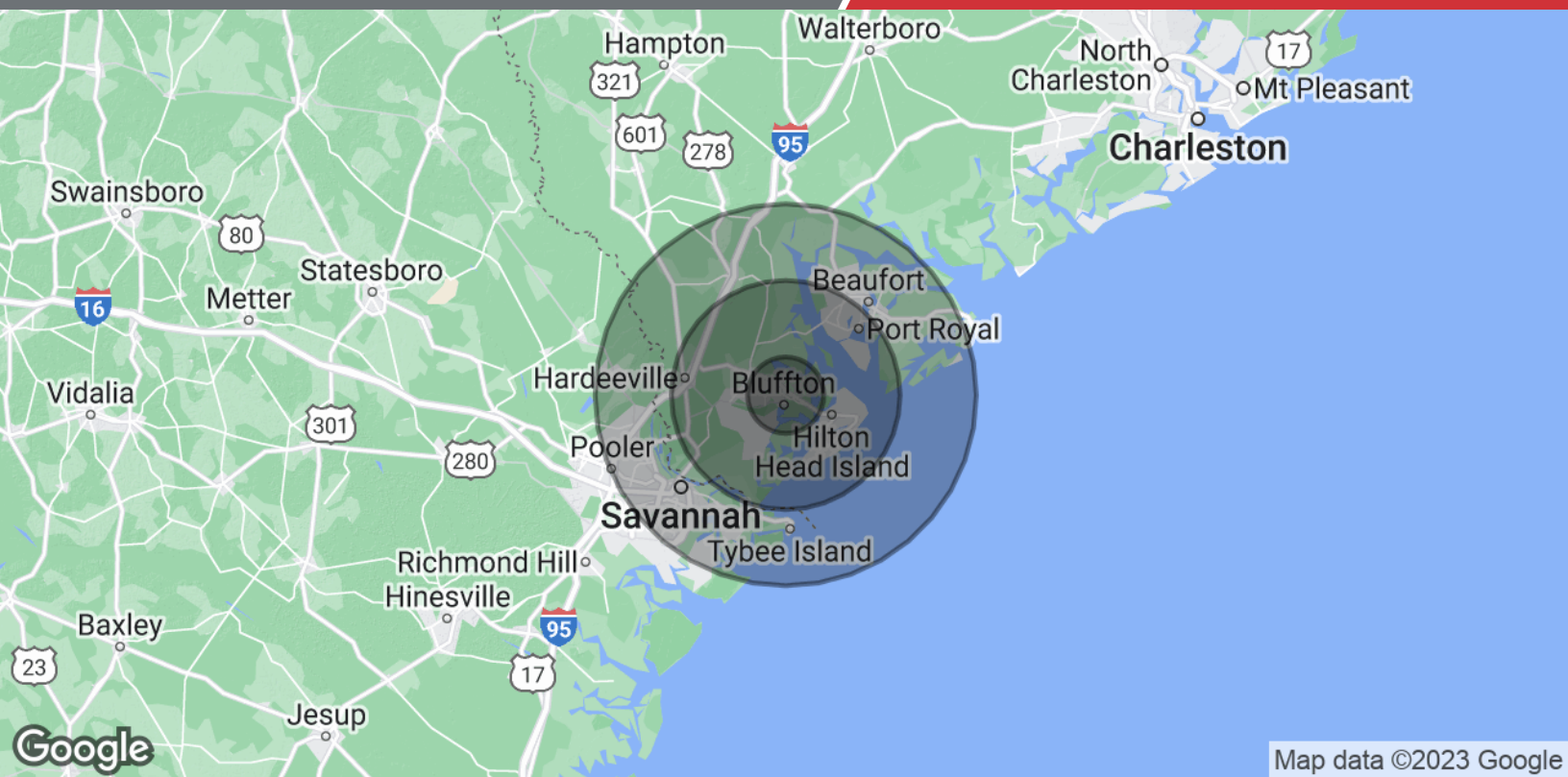
5,000 +/- SF

Flex Building in Bluffton



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Map data ©2023 Google

Population	5 Miles	15 Miles	25 Miles
Total Population	36,147	157,401	436,794
Average Age	42.4	47.4	41.1
Average Age (Male)	42.4	46.8	39.7
Average Age (Female)	41.8	48.3	42.4
Households & Income	5 Miles	15 Miles	25 Miles
Total Households	15,975	86,073	207,095
# of Persons per HH	2.3	1.8	2.1
Average HH Income	\$83,714	\$76,055	\$71,439
Average House Value	\$349,624	\$381,770	\$281,994

* Demographic data derived from 2020 ACS - US Census