



Office / Medical Building Fronting Highway 278

5 Buck Island Rd
Bluffton, South Carolina 29910

Property Highlights

- Class "A" Office/Medical building fronting Highway 278 in Bluffton
- Located at the intersection of Buck Island Road and Highway 278
- Can be subdivided by Floor
- Interior elevator located at the main entrance to the building
- Floor to ceiling windows
- Covered Drive Thru
- See Floor Plan for layout of each floor
- Tenant Improvement Allowance to be determined based on Lease Term and Tenant's needs.

Offering Summary

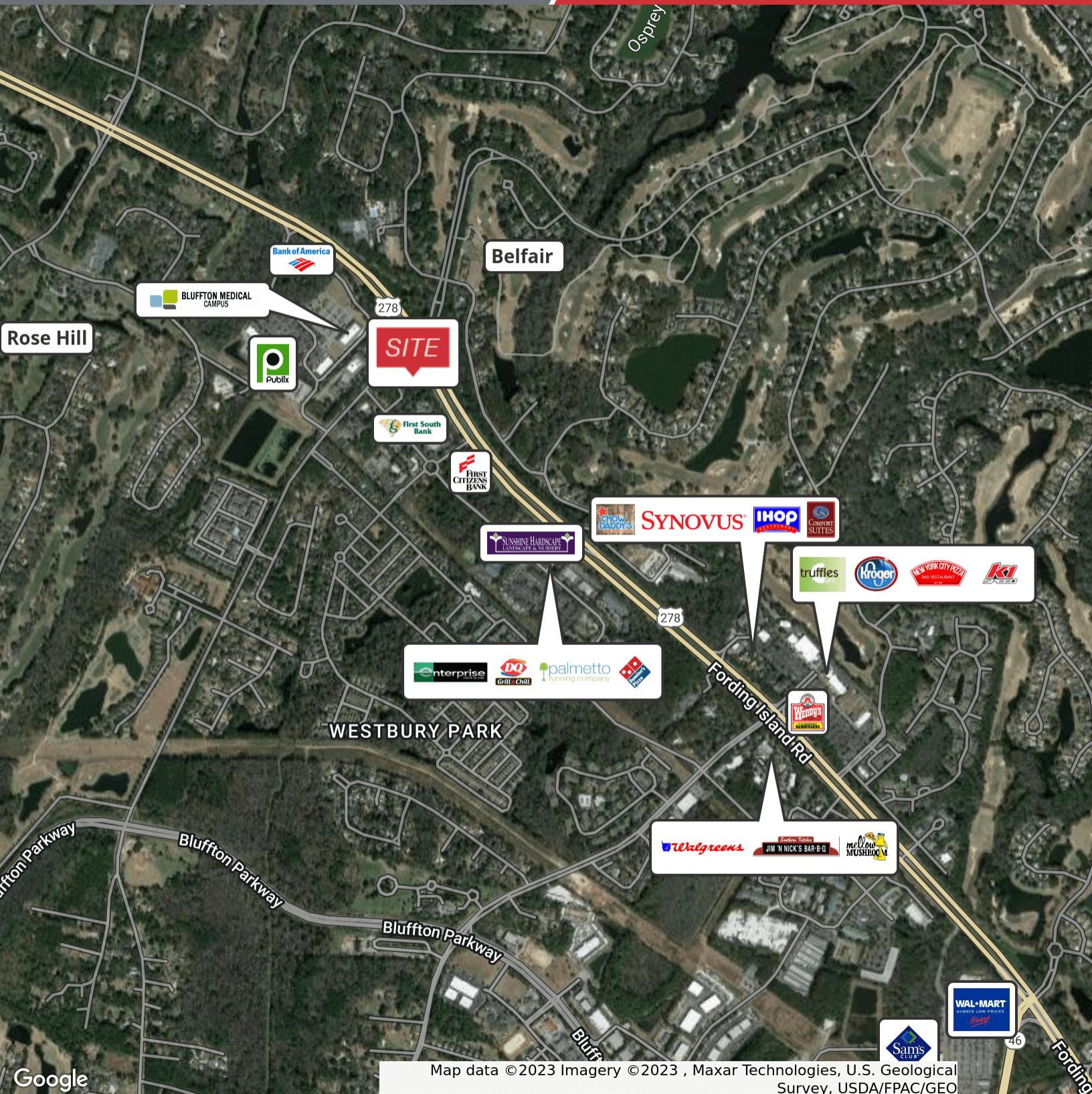
Building Size:	17,525 SF
Approx. SF 1st Floor:	8,725 SF
Approx. SF 2nd Floor:	8,800 SF
Lease Rate:	\$25.00 PSF (NNN)
Lease Term:	5+ Years
Annual Increases:	3%
Parking:	On-Site
Property Type:	Office / Medical

For More Information

Baker Wilkins

O: 843 837 4460 x2
baker@naicarolinacharter.com

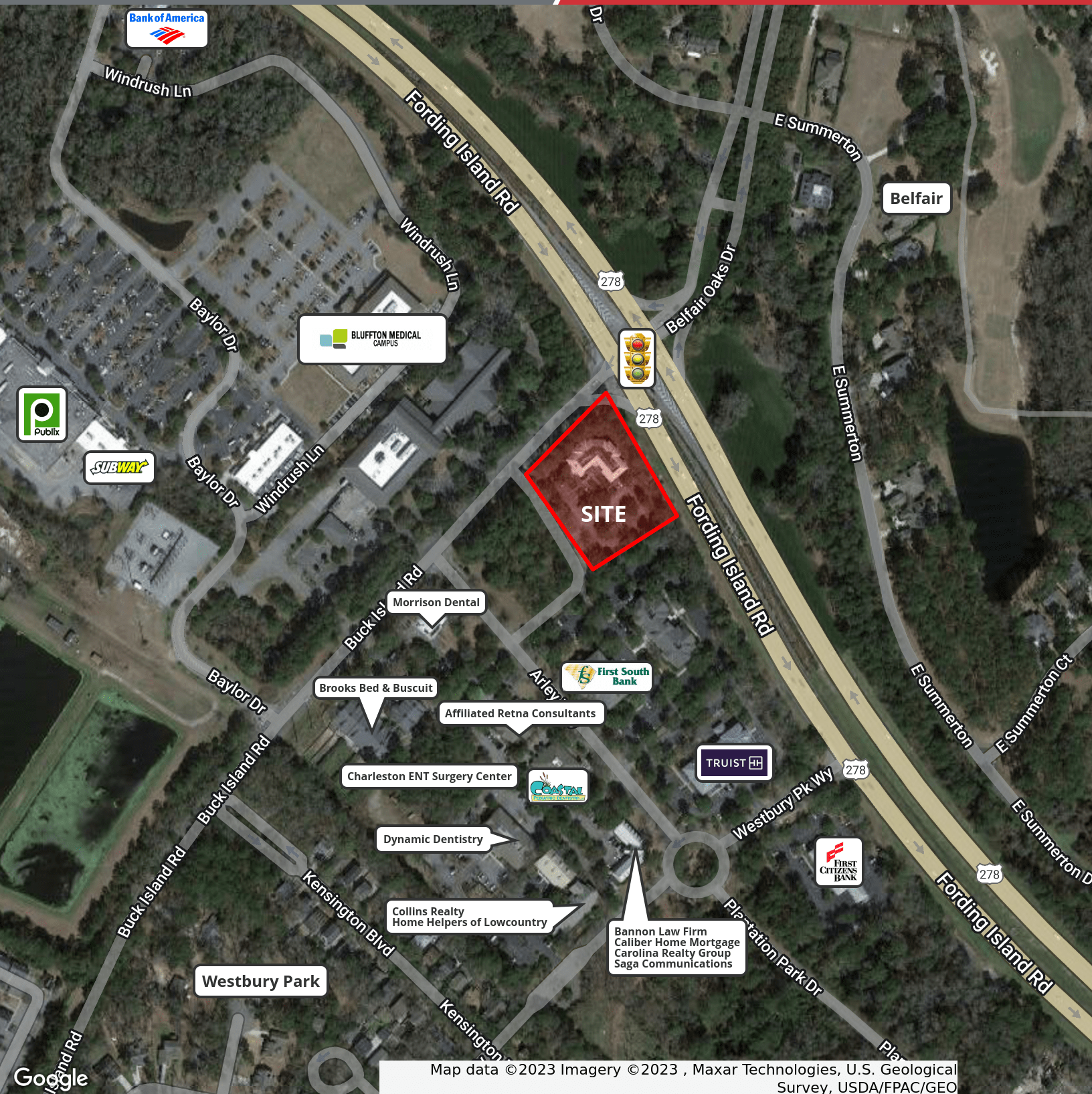




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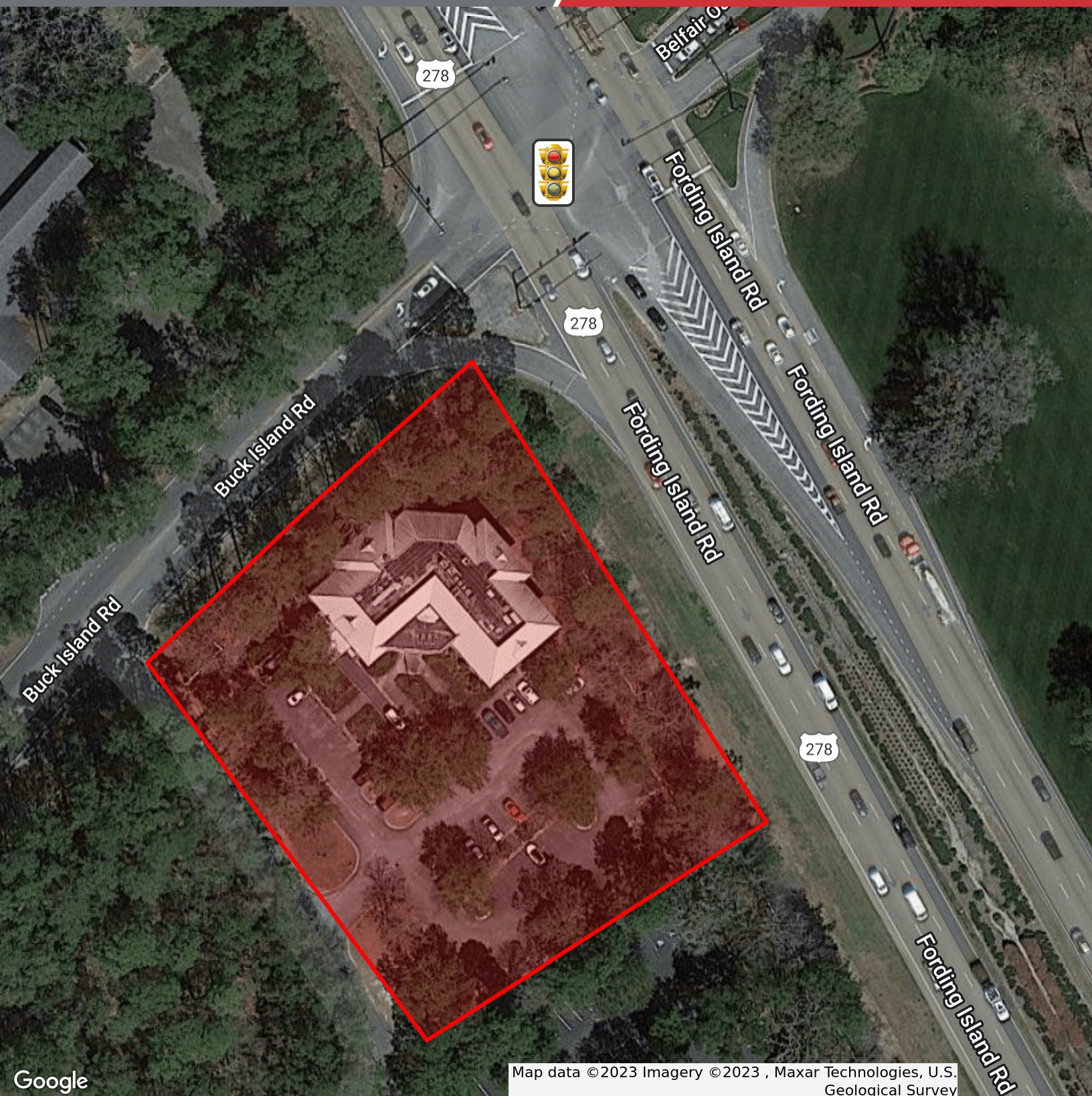
1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
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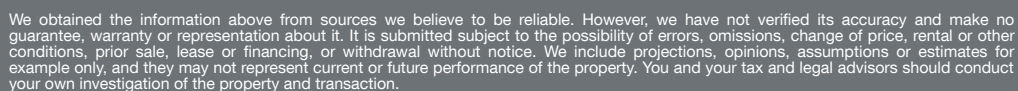
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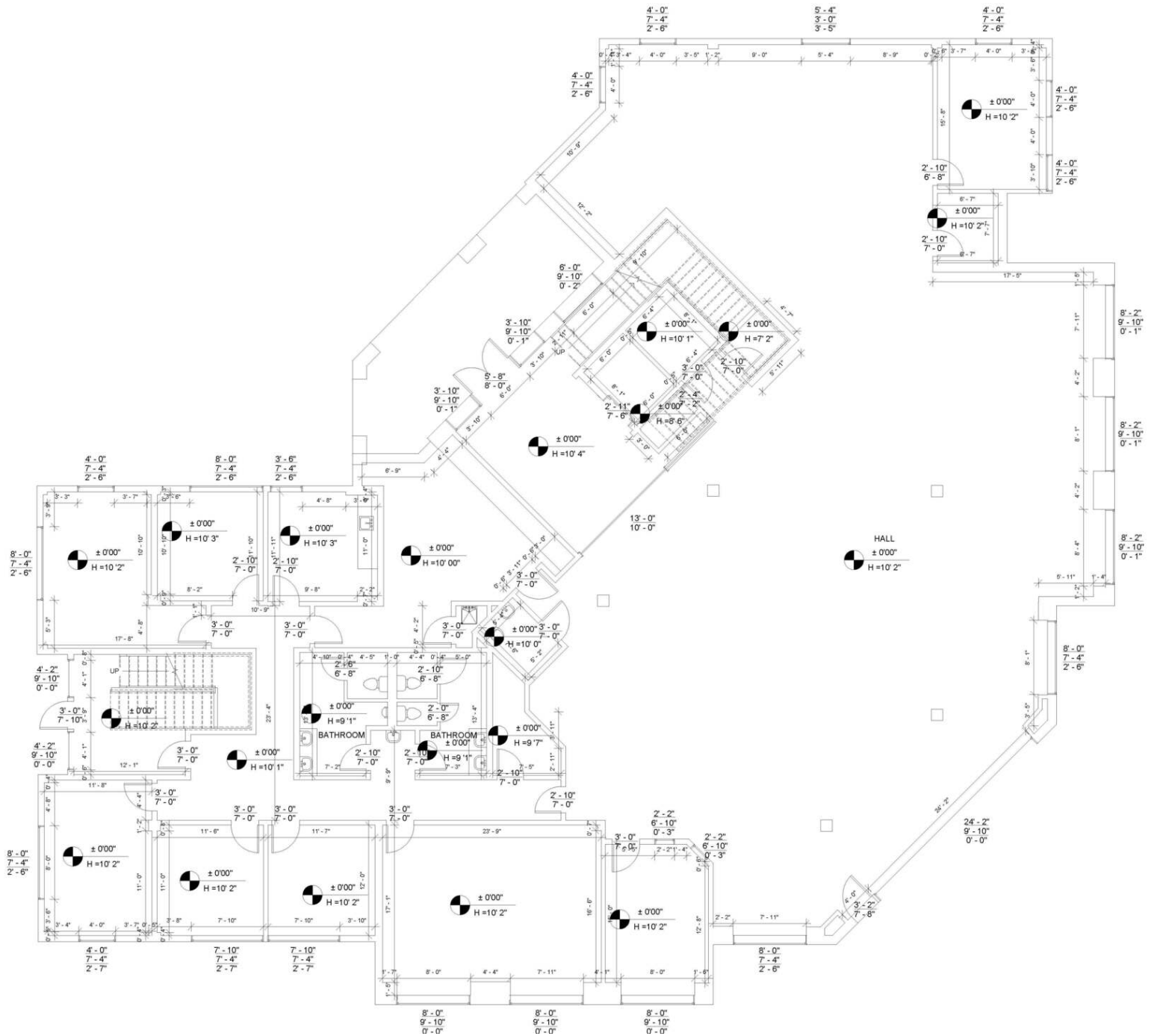
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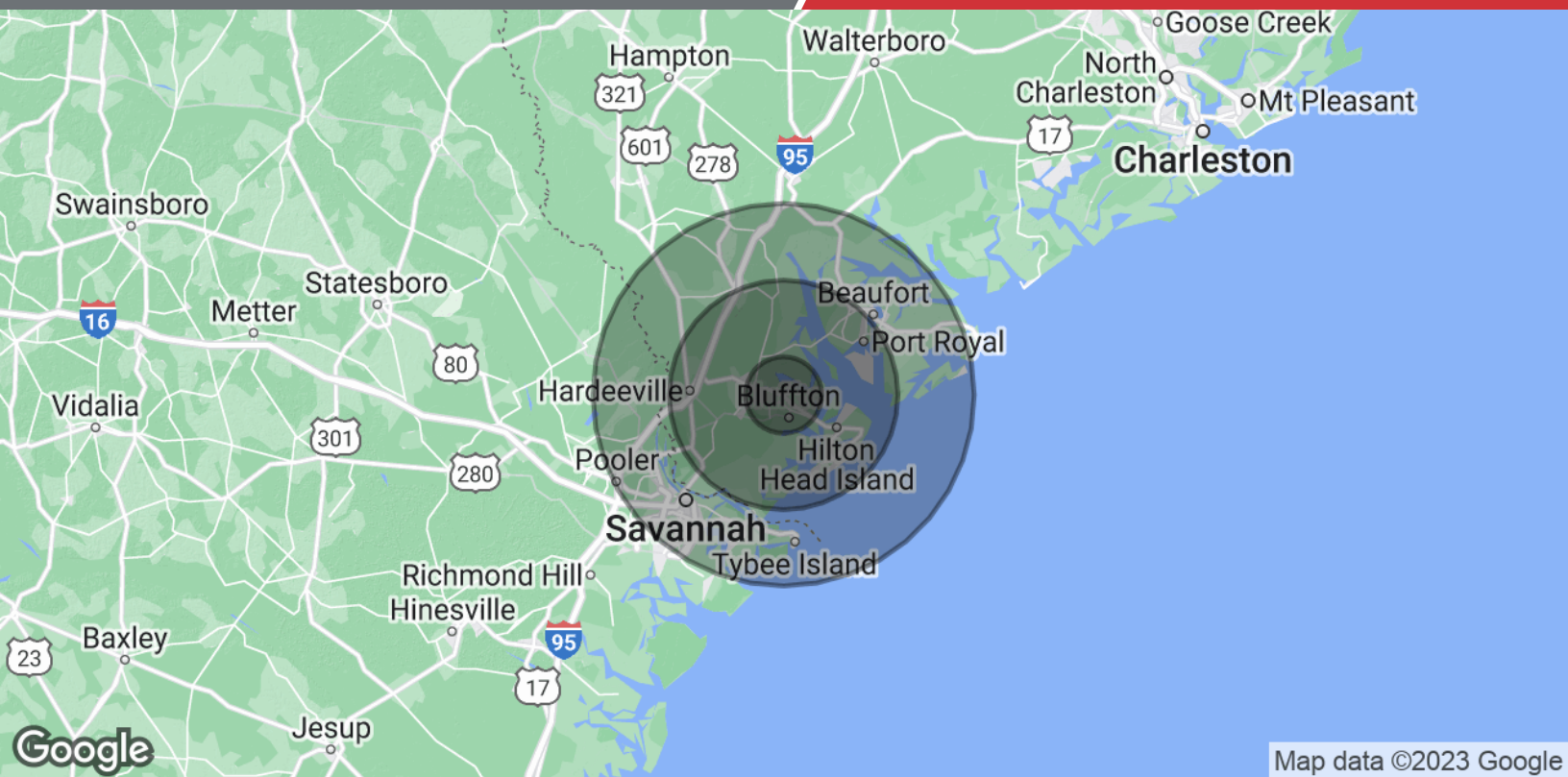


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Geological Survey









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Population	5 Miles	15 Miles	25 Miles
Total Population	40,172	165,439	437,102
Average Age	44.0	46.7	41.1
Average Age (Male)	44.1	46.0	39.6
Average Age (Female)	43.4	47.7	42.4
Households & Income	5 Miles	15 Miles	25 Miles
Total Households	17,940	88,998	207,282
# of Persons per HH	2.2	1.9	2.1
Average HH Income	\$84,019	\$75,279	\$71,263
Average House Value	\$341,359	\$371,633	\$282,651

* Demographic data derived from 2020 ACS - US Census