

For Sale

Restaurant / Retail Building in Bluffton on 278

\$1,795,000



Retail / Restaurant Building in Bluffton on Highway 278

1196 Fording Island Road
Bluffton, South Carolina 29910

Property Highlights

- Great opportunity to purchase a restaurant/retail building with excellent frontage and visibility on Highway 278 in Bluffton, SC
- Redevelopment opportunity to convert into a multi-tenant building
- Businesses close by are Wild Wing Cafe, Mattress Firm, Advanced Auto Parts, National Tire & Brake (NTB), HUB Insurance, Palm Casual, BMW, and the Tanger Outlets
- Ample cross-eased parking with other buildings located within the PUD
- Contact Agent for further details and potential lease terms.

OFFERING SUMMARY

Sale Price	\$1,795,000
Building Size	11,255 SF
Property Type	Redevelopment
Parking	Cross-Eased
Hwy 278 Traffic Count	41,000 +/- VPD

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	26,118	\$79,573
10 Miles	85,814	\$91,880
15 Miles	131,657	\$83,002

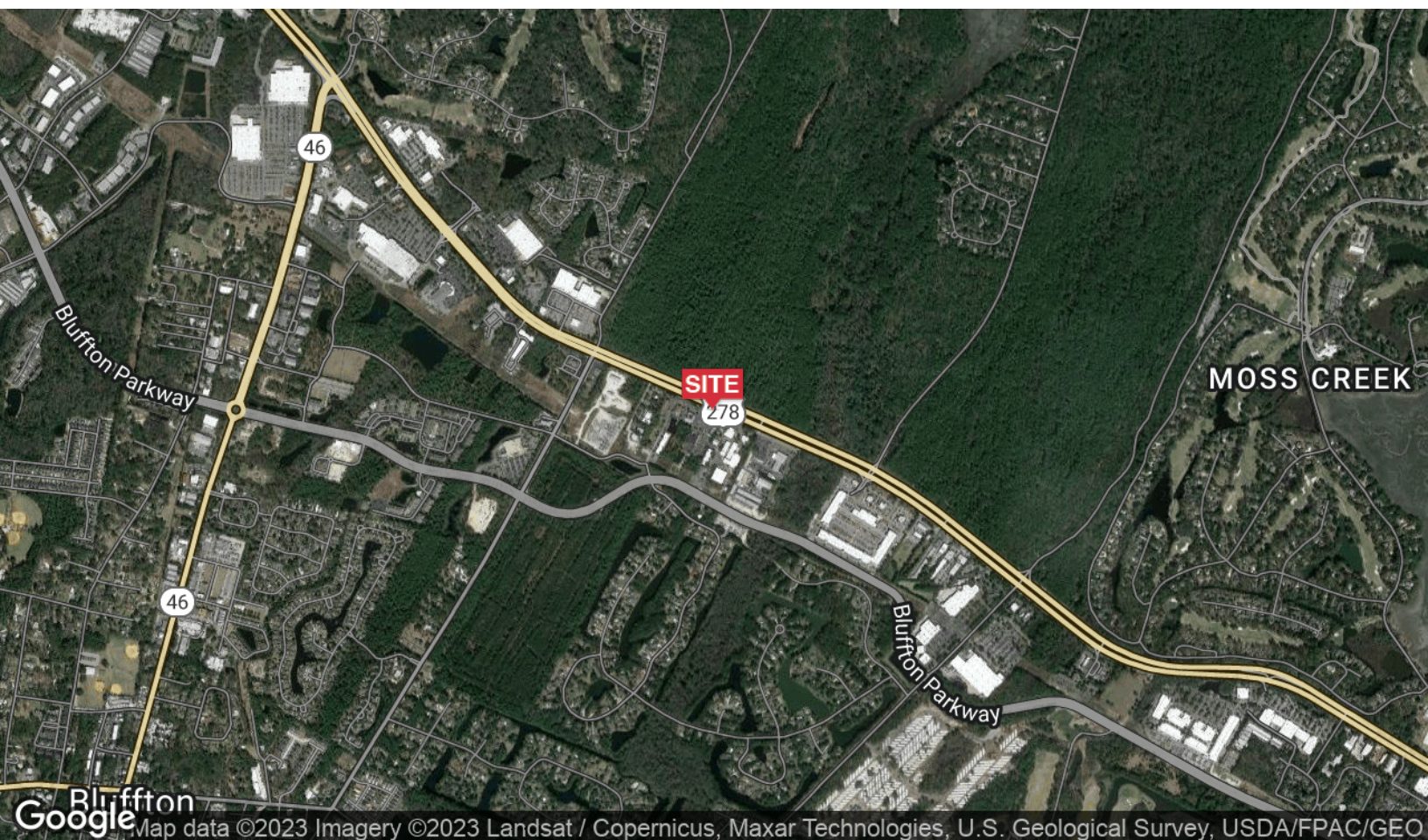
For more information

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

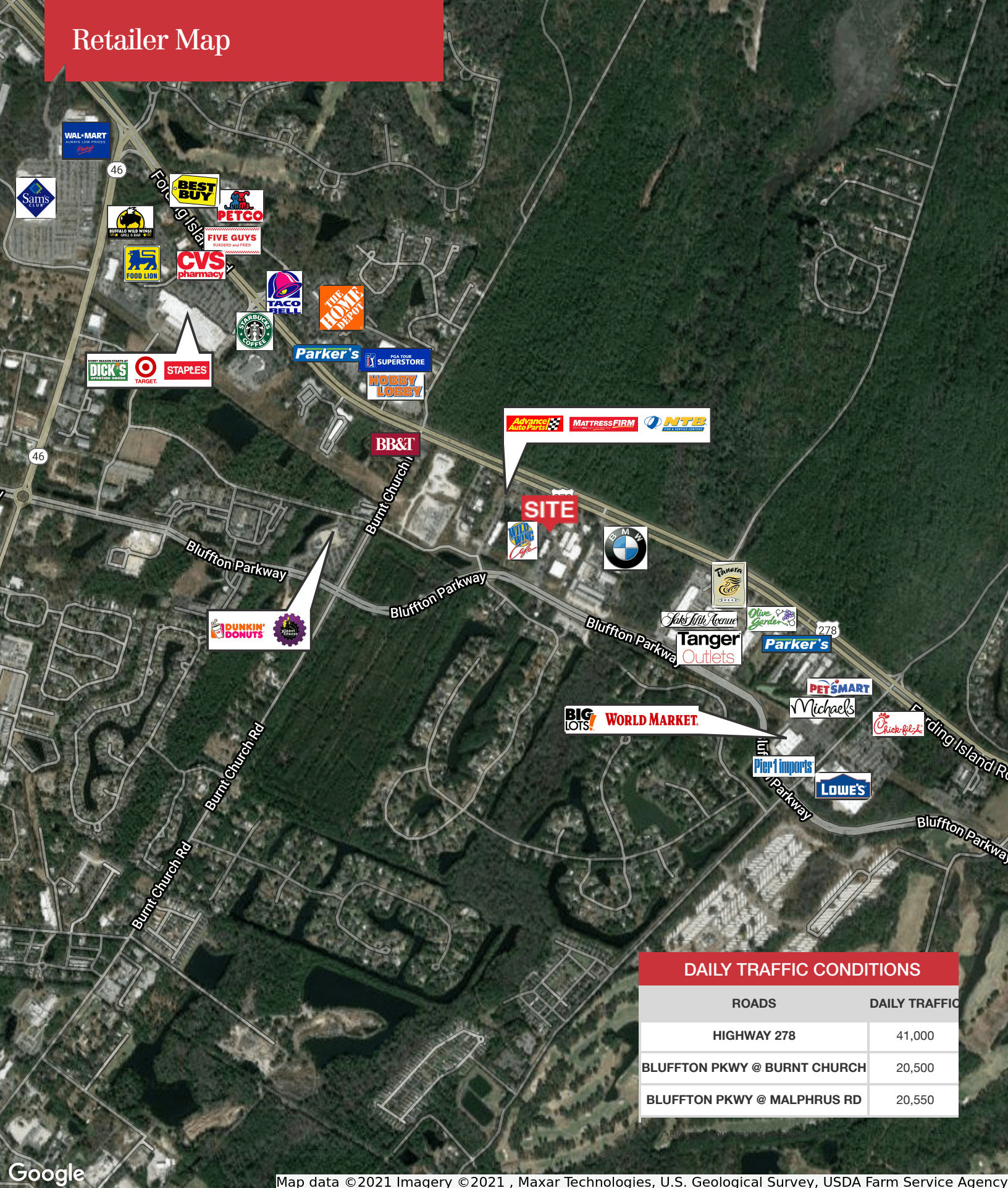
Additional Photos



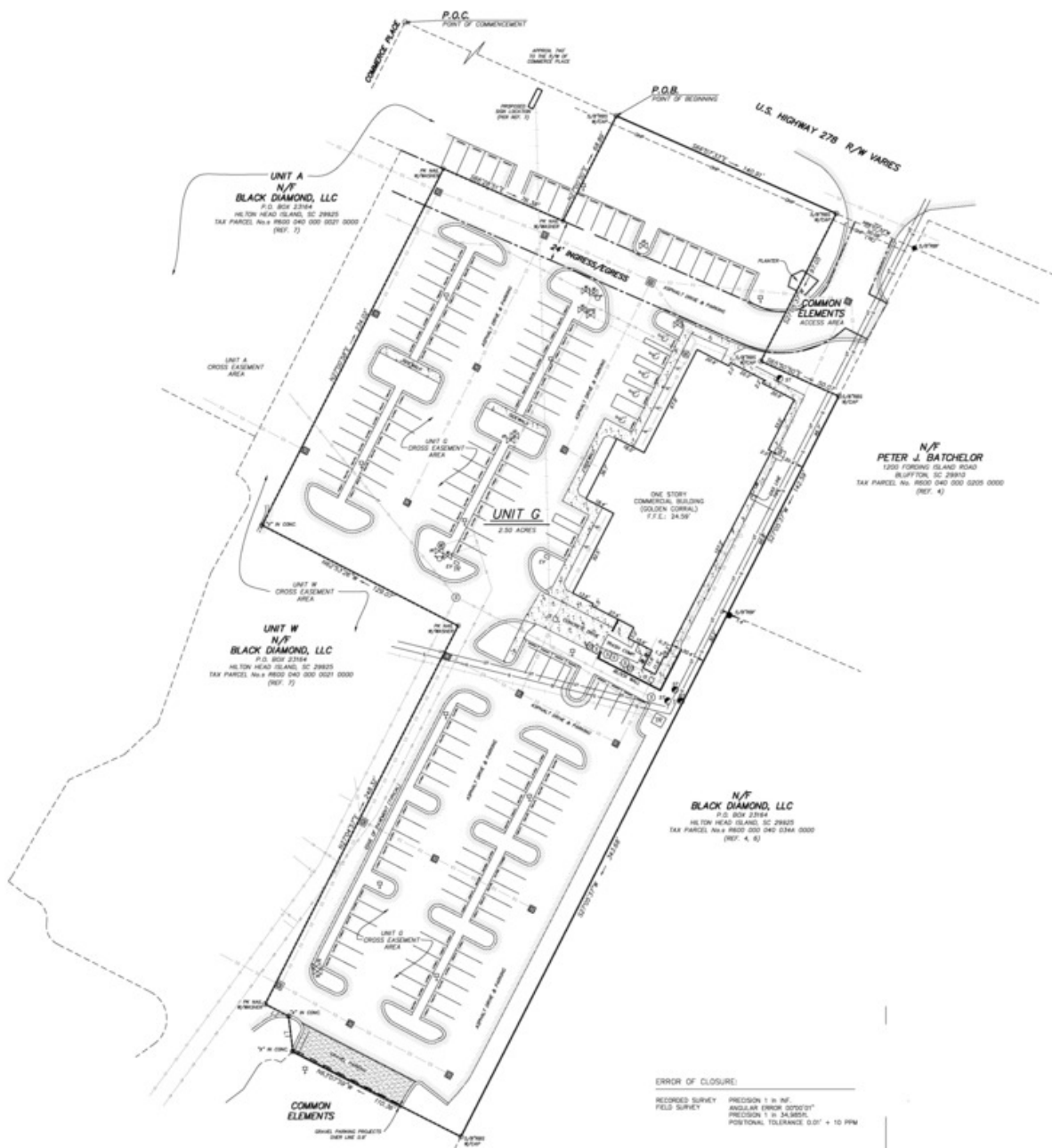
Location Maps



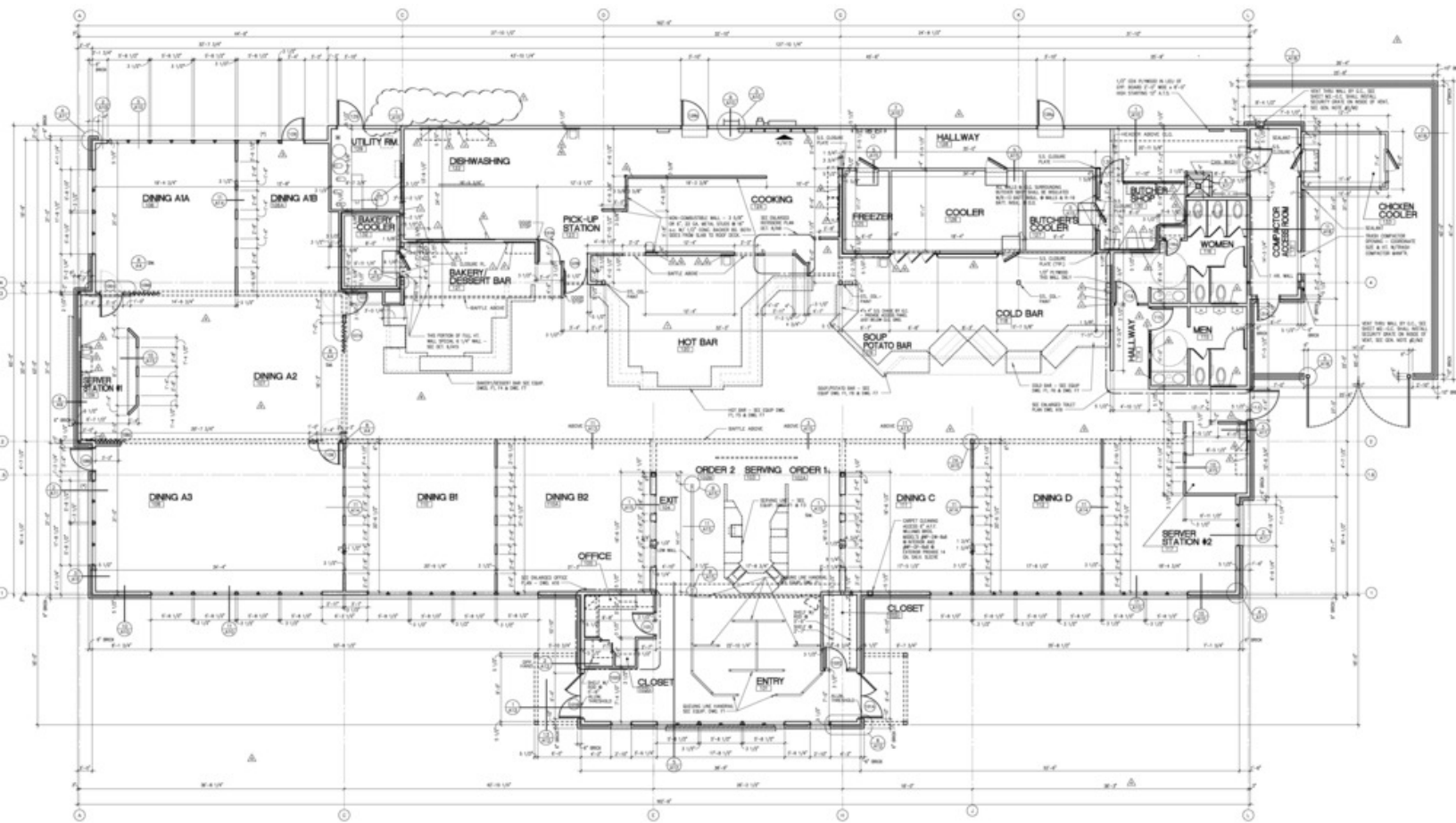
Retailer Map



DAILY TRAFFIC CONDITIONS	
ROADS	DAILY TRAFFIC
HIGHWAY 278	41,000
BLUFFTON PKWY @ BURNT CHURCH	20,500
BLUFFTON PKWY @ MALPHRUS RD	20,550



Floor Plan



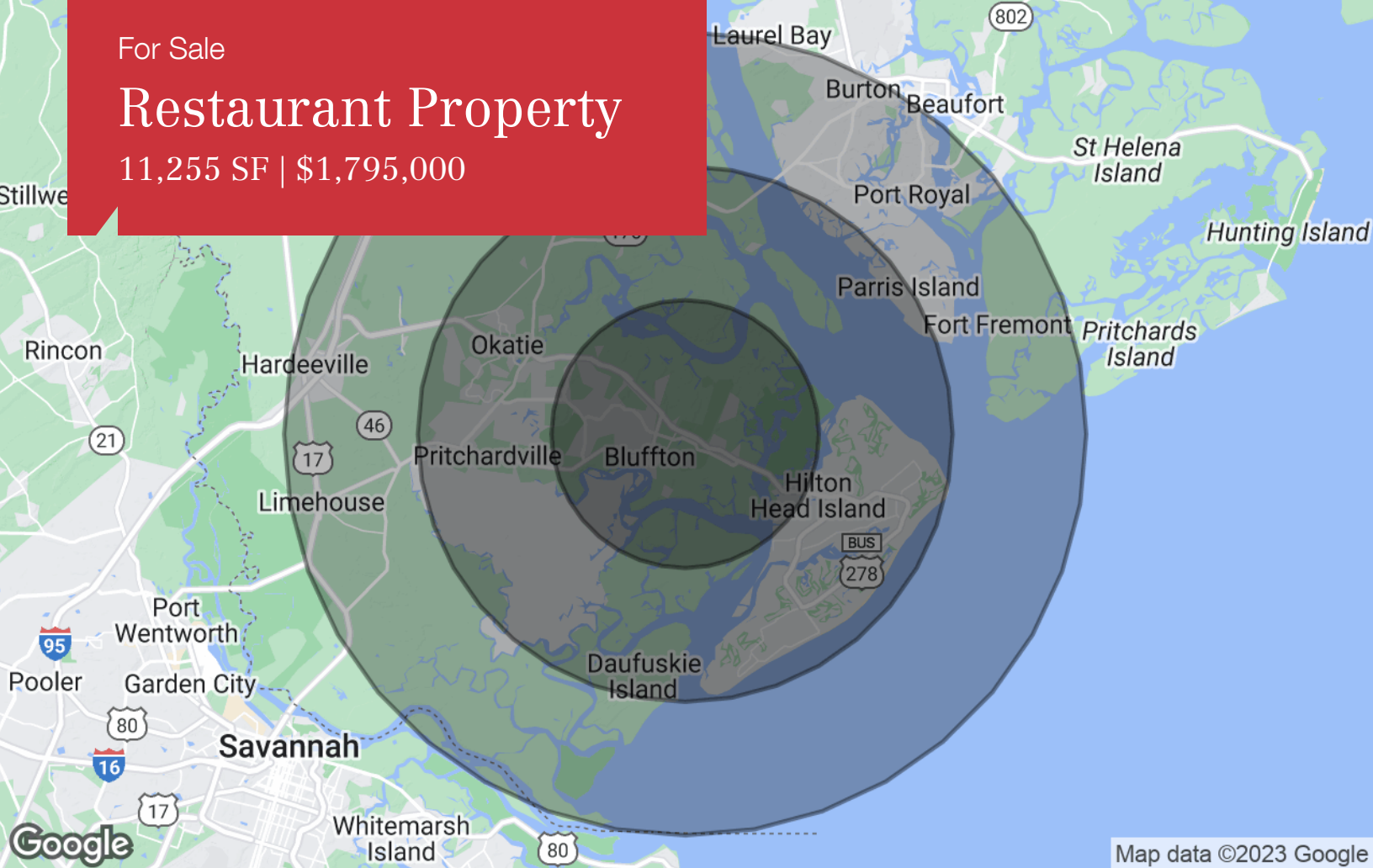
FLOOR PLAN

SCALE: 1/4" = 1'-0"
 (1) INDICATES TINTED GLASS
 (2) ALL TOWERS TO HAVE TINTED GLASS

For Sale

Restaurant Property

11,255 SF | \$1,795,000



Population	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	26,118	85,814	131,657
MEDIAN AGE	37.1	46.3	42.7
MEDIAN AGE (MALE)	37.4	45.8	42.2
MEDIAN AGE (FEMALE)	36.8	46.5	43.0
Households & Income	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	10,146	37,195	54,237
# OF PERSONS PER HH	2.6	2.3	2.4
AVERAGE HH INCOME	\$79,573	\$91,880	\$83,002
AVERAGE HOUSE VALUE	\$346,873	\$425,508	\$378,664

* Demographic data derived from 2020 ACS - US Census