



ONE OF THE LAST RETAIL / MIXED USED PADS IN THE PROMENADE

10 STATE OF MIND STREET
BLUFFTON, SC 29910

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Property Summary



OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	0.03 Acres

PROPERTY OVERVIEW

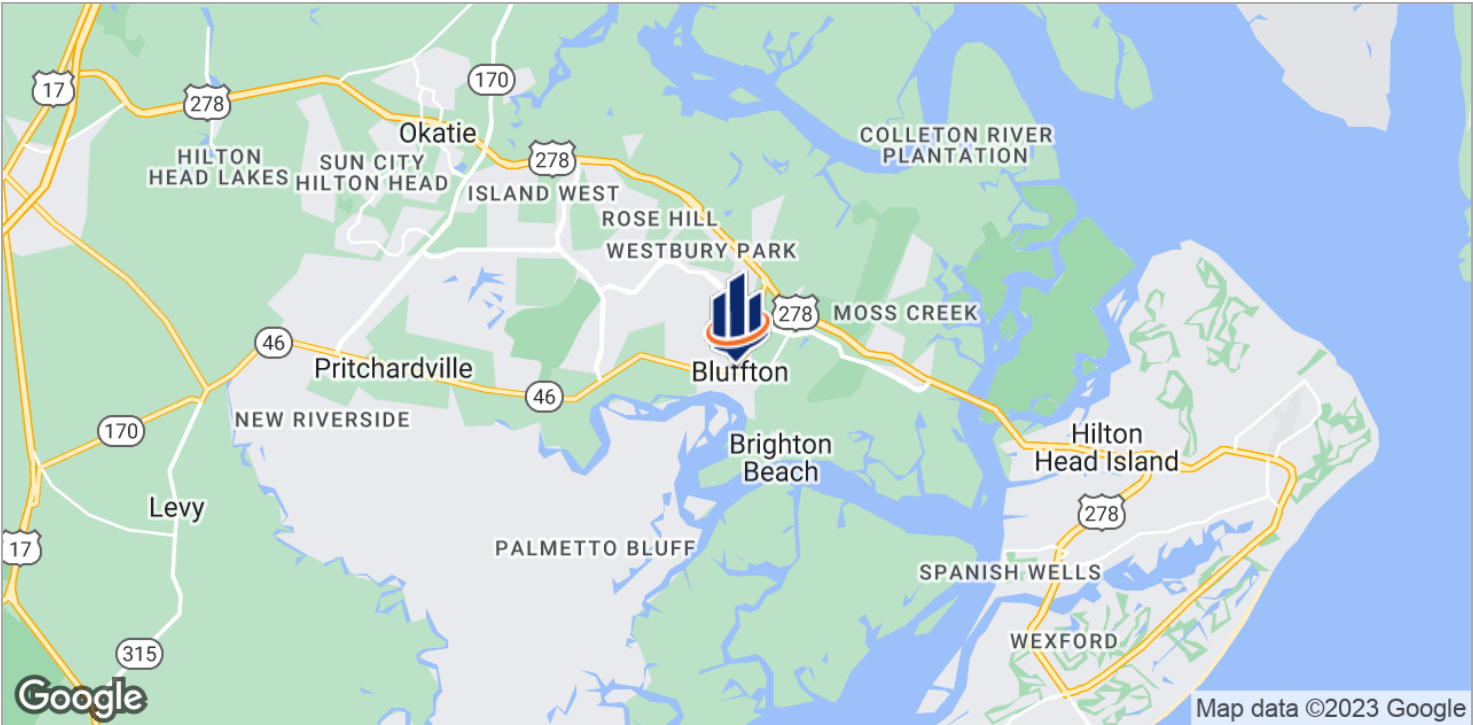
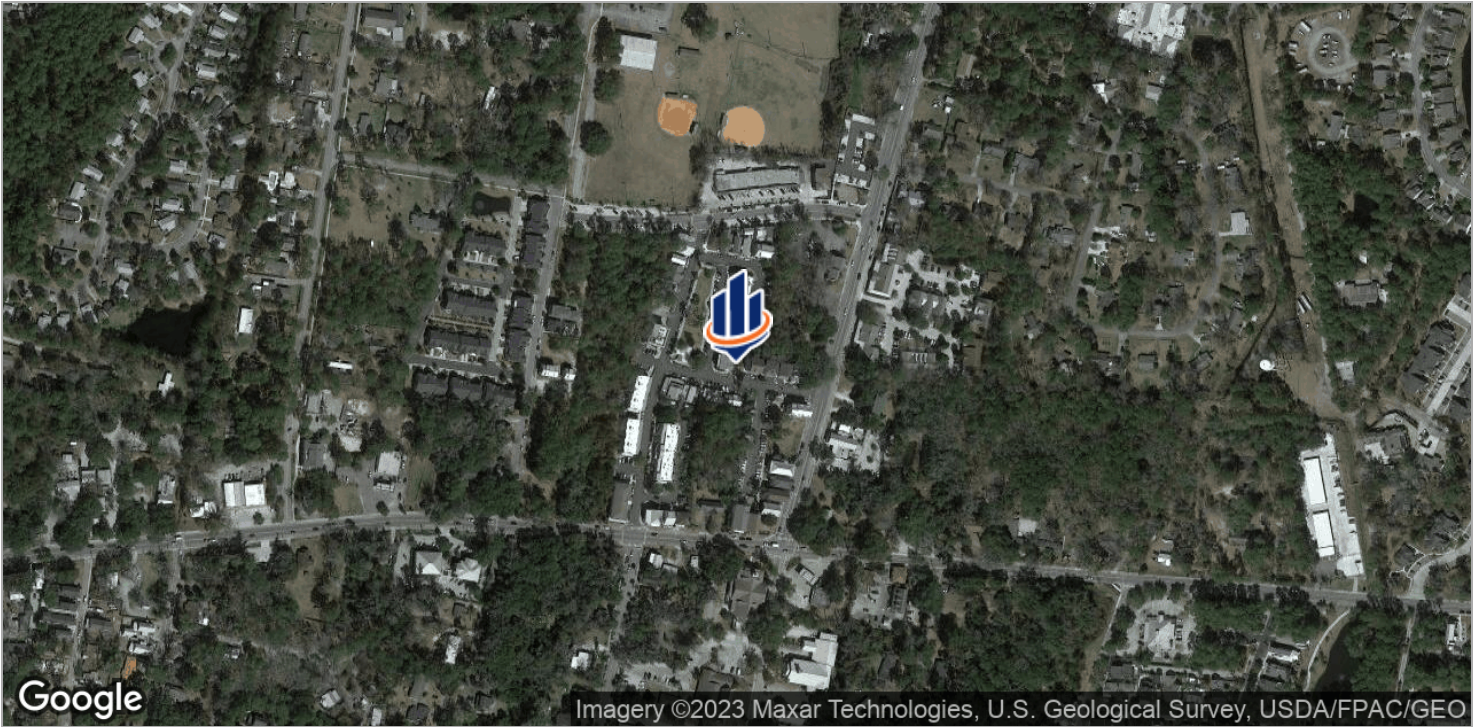
One of the last two remaining lots available in the bustling Calhoun Street Promenade. This pad ready parcel is approximately .03 acres and is ideal for restaurant, retail or professional office uses and possibly residential or vacation rentals on upper levels. This lot can accommodate up to 3,550 square feet depending on use. Dual access to parking areas on front and back of property. Common parking for the Promenade already in place. Complete plans available at additional expense.

LOCATION OVERVIEW

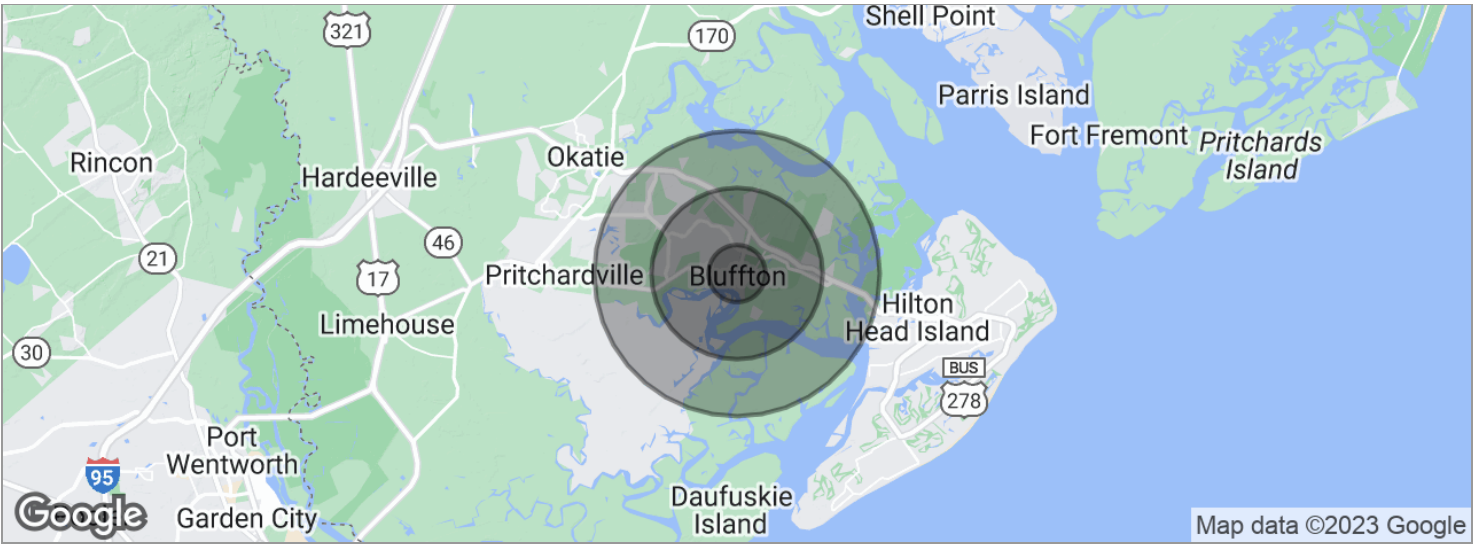
Market:	Bluffton
Price / SF:	\$228.80

Located in the heart of Bluffton's historic downtown district in the highly desirable Calhoun Street Promenade. The historic district is experiencing tremendous growth and demand as a result of the redevelopment of the area. This parcel is located just a few steps from several of the areas busiest restaurants and is surrounded by a variety of retail, office, dining and entertainment options. The Promenade has solidified itself as Bluffton's hottest location for business and is just a minute's drive from the library, post office and brand new Sam's Club / Walmart development. The property is surrounded by residential and commercial developments and is on the commuter path to Savannah. This is a high growth area with strong traffic counts and foot traffic. Proximate to the weekly Farmer's Market, festivals and parades.

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,737	15,052	29,644
Median age	31.7	33.4	35.0
Median age [Male]	32.4	33.8	35.1
Median age [Female]	30.7	33.0	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	995	5,660	11,322
# of persons per HH	2.8	2.7	2.6
Average HH income	\$66,077	\$70,114	\$75,854
Average house value	\$344,917	\$337,428	\$336,477

* Demographic data derived from 2020 ACS - US Census