

**FOR LEASE**



**VM** | REAL ESTATE

# RIVERWALK BUSINESS PARK

61 RIVERWALK BLVD. RIDGELAND, SC 29936



## CONTACT

**VONNIE MAJEWSKI**

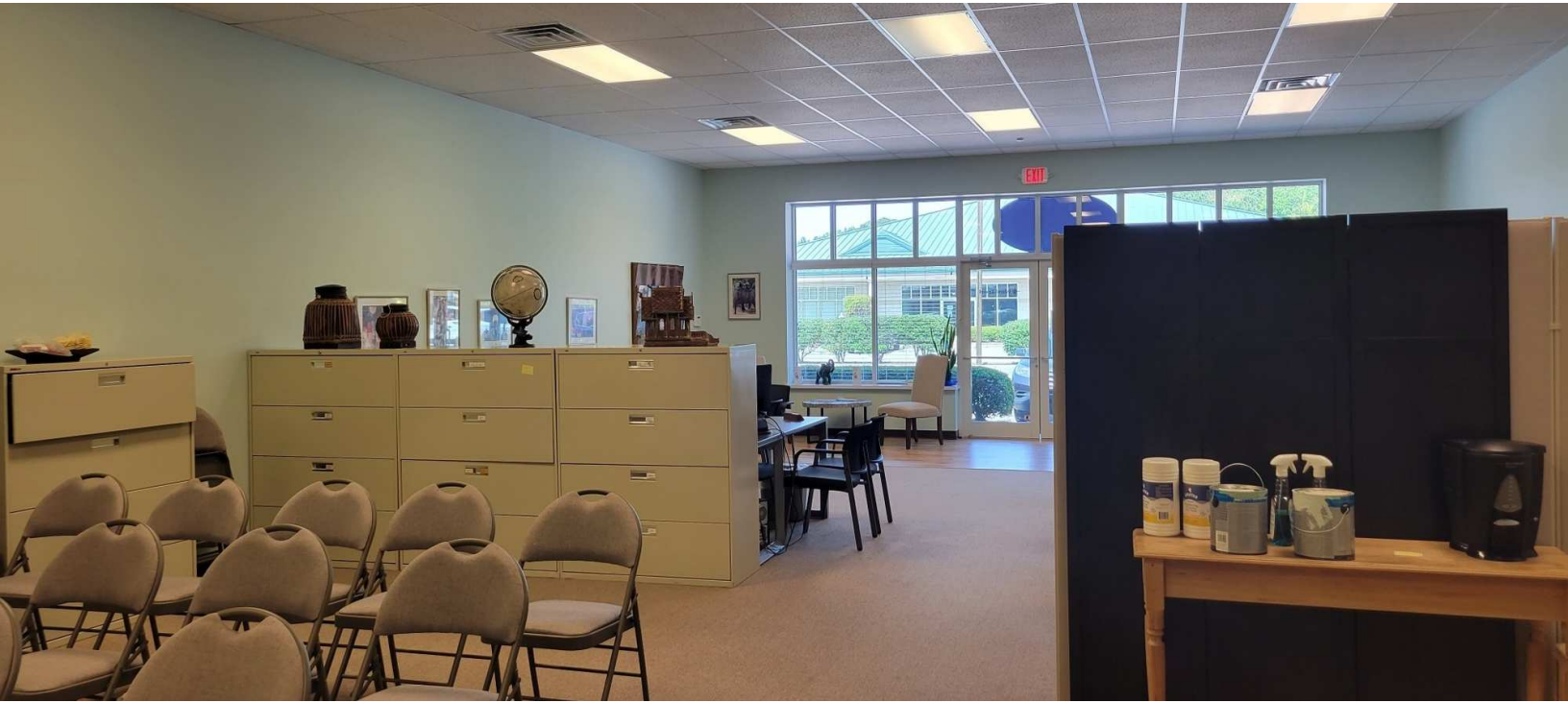
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# PROPERTY OVERVIEW

61 RIVERWALK BLVD. RIDGELAND, SC 29936



## OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$24.00 SF/YR (MG)
Year Built:	2006
Zoning:	GC
Market:	Bluffton / Hilton Head

## PROPERTY HIGHLIGHTS

- 1,500 sf Available in Riverwalk
- Reasonable Rent
- NNN expenses included
- Central Location
- Great Parking

## PROPERTY OVERVIEW

1,500 sf retail / office space in the Riverwalk Business Park available immediately. The space is currently wide open with a kitchenette and restroom. Office users requiring privacy could build offices or create with modular walls. There are large windows across the front, providing considerable natural light. The building is adjacent to Livinggoods and has a good mix of tenants including a chiropractor, counseling office, physical therapist, restaurants and more.

## LOCATION OVERVIEW

Riverwalk Business Park is located on Highway 170, less than 2 miles from the major Highway 278 interchange, proximate to Sun City Hilton Head (with 16,000 residents, age 50+) and two colleges (University of South Carolina/Bluffton and the Technical College of the Lowcountry). This high-traffic and explosive-growth area is centrally located and just minutes from Beaufort, Bluffton, Hilton Head Island and Savannah. Riverwalk Business Park has a broad tenant mix ranging from light industrial to professional office to retail and restaurant tenants.

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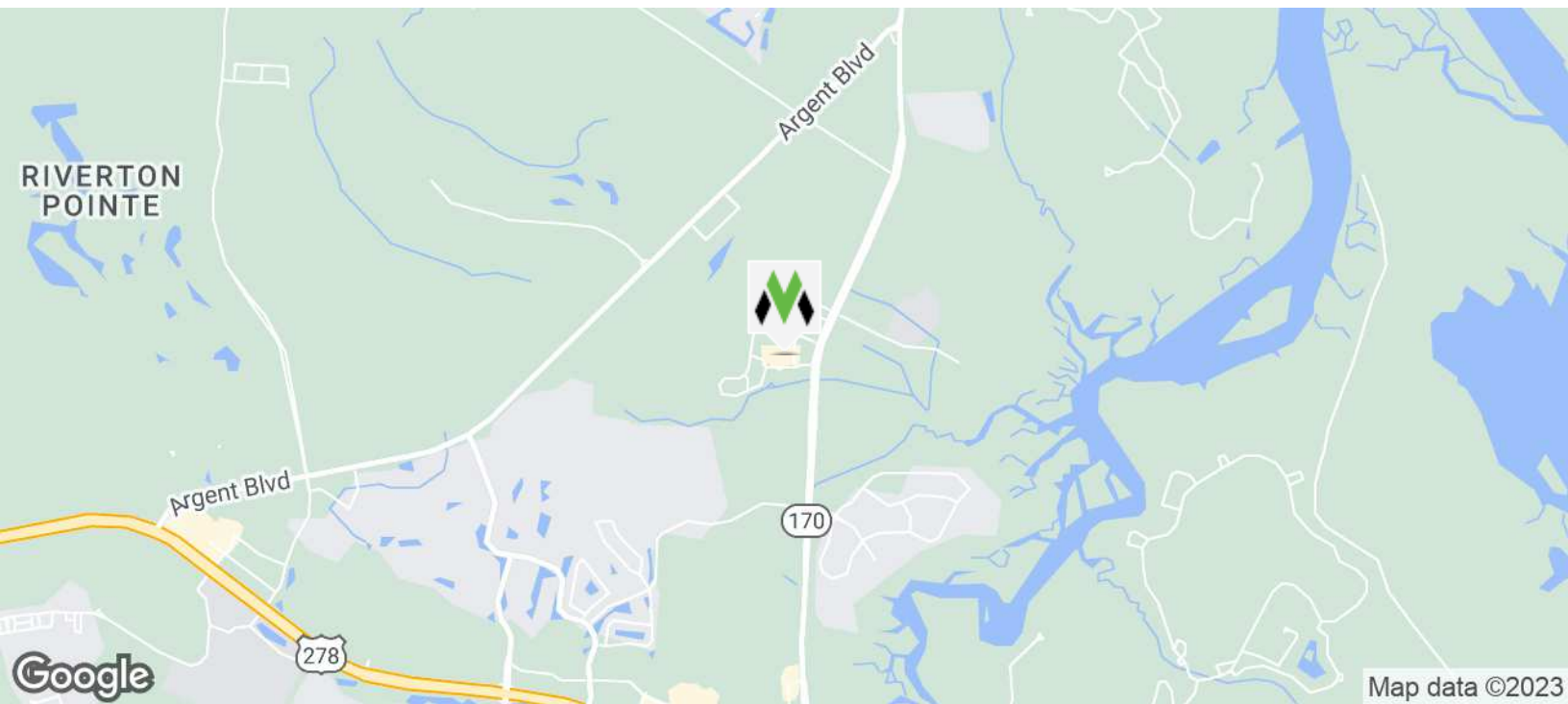
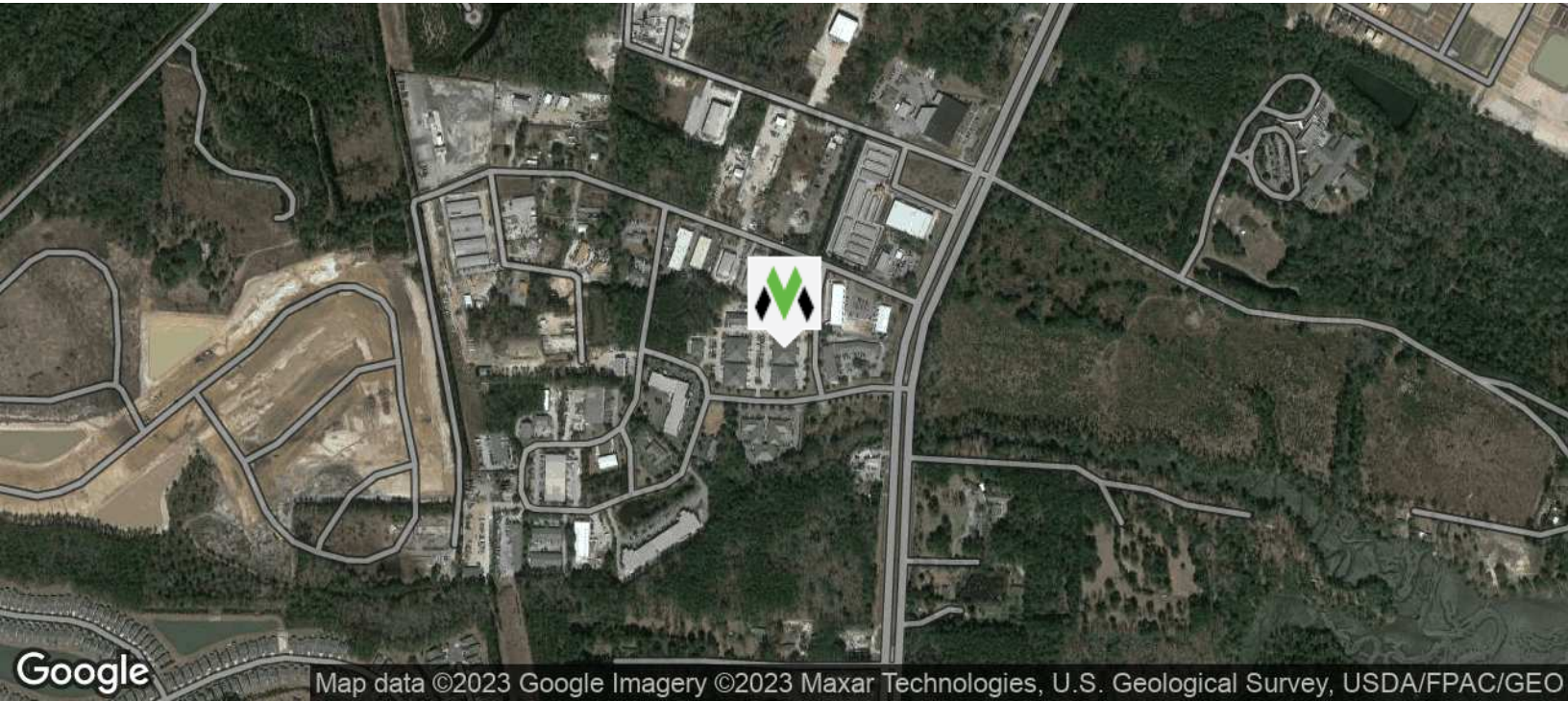


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# LOCATION MAPS

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