

**FOR LEASE**



# PRIME RETAIL SPACE FOR LEASE

**VM** | REAL ESTATE

32 MALPHRUS ROAD BLUFFTON, SC 29910



## CONTACT

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# PROPERTY OVERVIEW

32 MALPHRUS ROAD BLUFFTON, SC 29910



## OFFERING SUMMARY

Available SF:	2,418 SF
Lease Rate:	\$24.00 SF/YR (NNN)
NNN:	\$5.07/SF/YR
Market:	Bluffton

## PROPERTY HIGHLIGHTS

- Prime End Cap Available
- Heavily Anchored Center
- Restaurant Infrastructure in Place
- Tremendous Foot Traffic and Significant Vehicle Traffic
- Central Location - Fronting Hwy 278 and the Bluffton Parkway
- Abundant Parking

## PROPERTY OVERVIEW

2,418 sf end unit currently occupied by national brand sandwich shop. The space has a good size kitchen with walk in cooler and freezer, a long service counter, large dining area and private restrooms. Considerable natural light from windows on two sides. The space is ideal for a similar use or with minor modifications, it could accommodate a variety of retail uses. Lowcountry Village offers tremendous foot traffic and significant vehicle traffic on three sides of the property. This centrally located shopping center has numerous national anchors, plenty of parking, and easy access.

## LOCATION OVERVIEW

Lowcountry Village Shopping Center fronts Highway 278, the Bluffton Parkway and Malphrus Road in Bluffton. The center has numerous national retailers including Lowes, World Market, Petsmart, Ross, and Michaels. This is a dynamic growth area and this highly visible location is in the central business district, surrounded by commercial and residential developments. Very strong traffic counts and strong demographics including a population of approximately 37,600 people within a five mile radius with average household incomes exceeding \$126,000.

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# SITE PLAN

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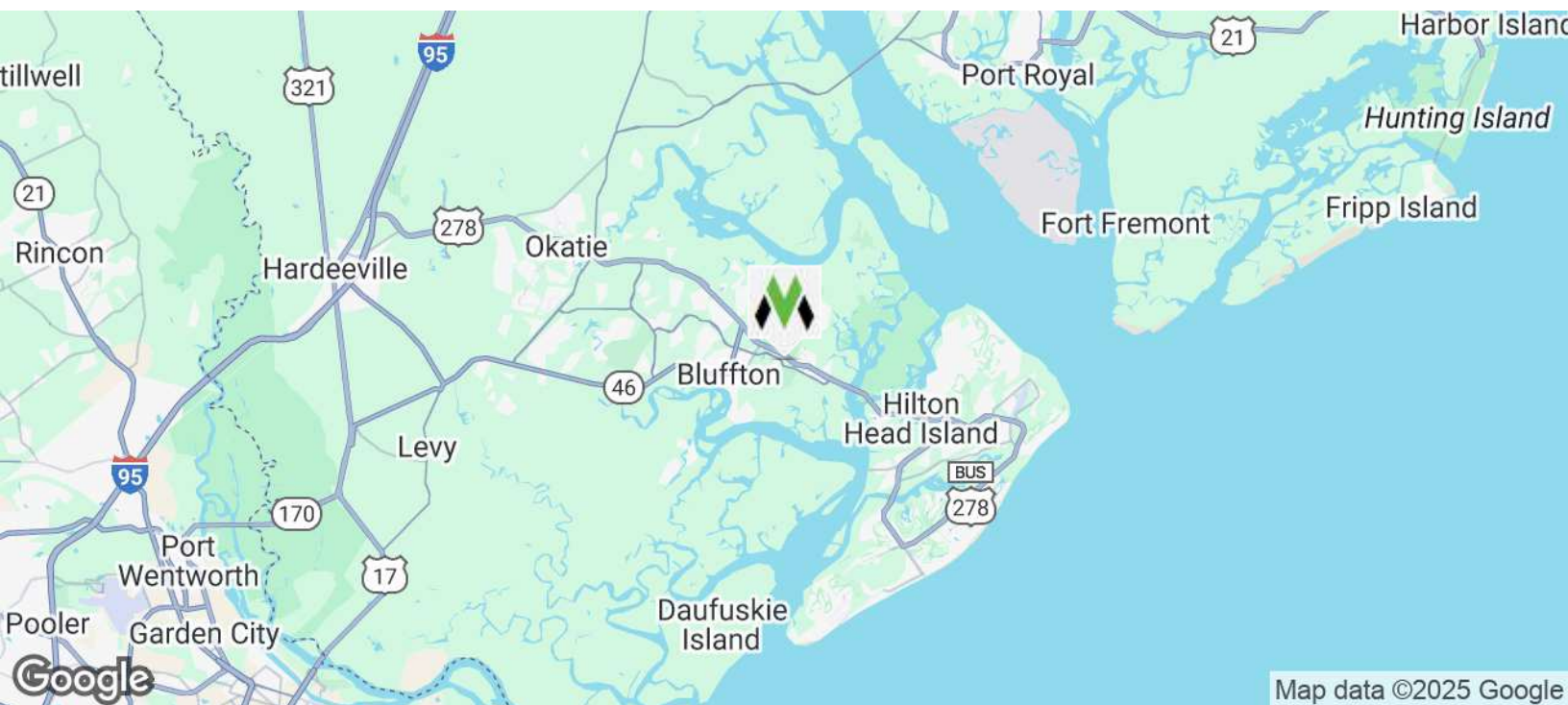
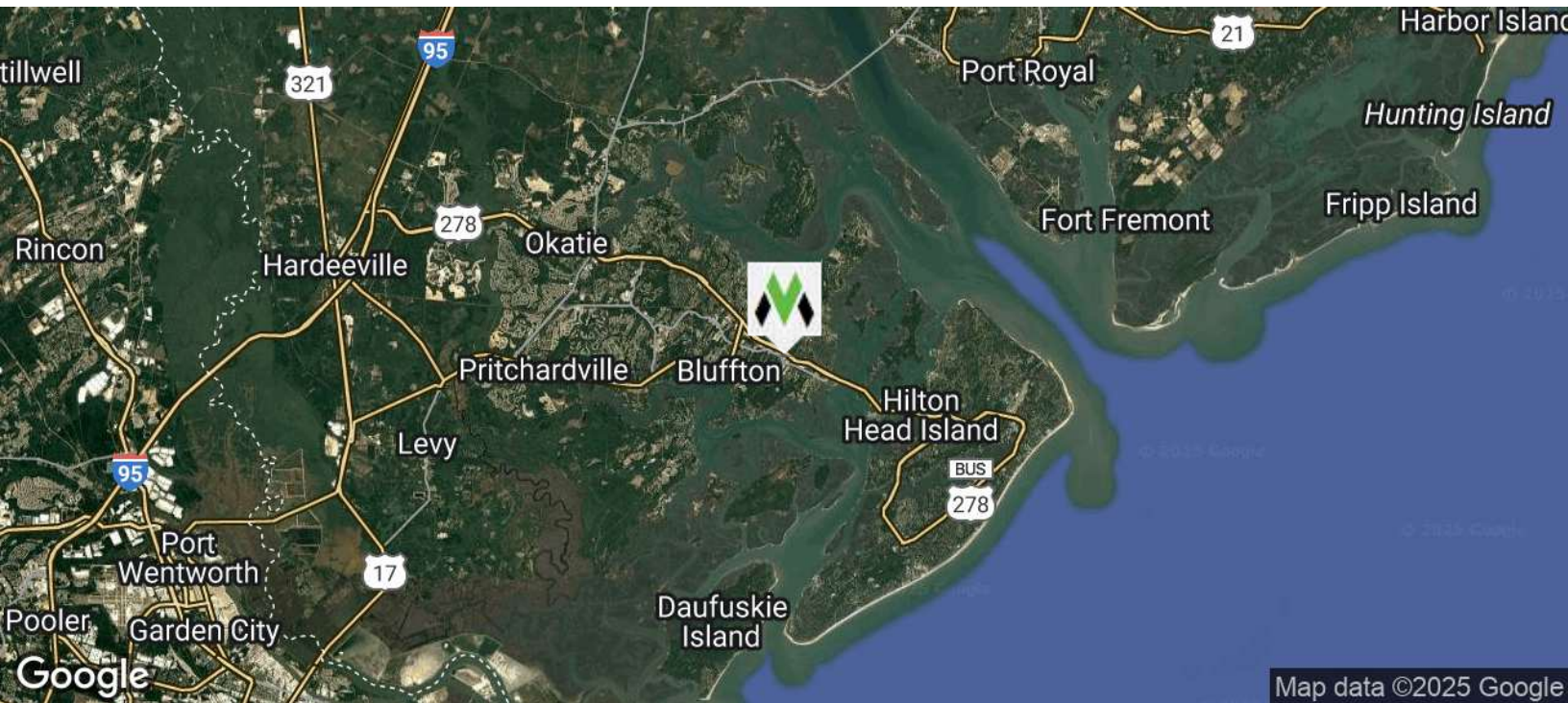
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# LOCATION MAPS

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# LOCATION AERIAL

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# PICTURES

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