

**FOR SALE**

# INVESTMENT OPPORTUNITY

6 PROMENADE STREET BLUFFTON, SC 29910



VM | REAL ESTATE



## CONTACT

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# PROPERTY OVERVIEW

6 PROMENADE STREET BLUFFTON, SC 29910



## OFFERING SUMMARY

Sale Price:	\$860,000
Size:	1,359 SF
NOI:	\$43,488
Market:	Bluffton

## PROPERTY HIGHLIGHTS

- Turn-key Investment
- Coveted Downtown Location
- Strong Tenant in Place
- Dynamic Growth Market
- Tremendous Foot Traffic
- Dependable Long Term Investment

## PROPERTY OVERVIEW

Rare opportunity to buy a solid investment in the coveted Calhoun Street Promenade. This 1,359 sf unit is leased to Sotheby's under a five-year lease that commenced October, 2024 offering both stability and long-term income. The space blends character and functionality with exposed ceilings, open-concept workspace, a light-filled corner conference room, private office, two restrooms, a kitchenette, and ample storage. Future flexibility is built in, as the unit can be divided into two smaller spaces if needed. Sotheby's covers all operating expenses, and the lease provides a dependable annual NOI of \$43,488—making this a truly turnkey investment.

## LOCATION OVERVIEW

Located in the heart of historic downtown Bluffton in the Calhoun Street Promenade, this property benefits from exceptional foot traffic and a vibrant mix of nearby shops, restaurants, and residential communities. The area boasts strong demographics, with approximately 45,400 residents within a five-mile radius and average household incomes exceeding \$137,000. Historic downtown Bluffton continues to experience dynamic growth, solidifying its position as one of the region's most desirable destinations. The location also offers convenient access throughout the market, including Savannah, which is less than 30 minutes away.

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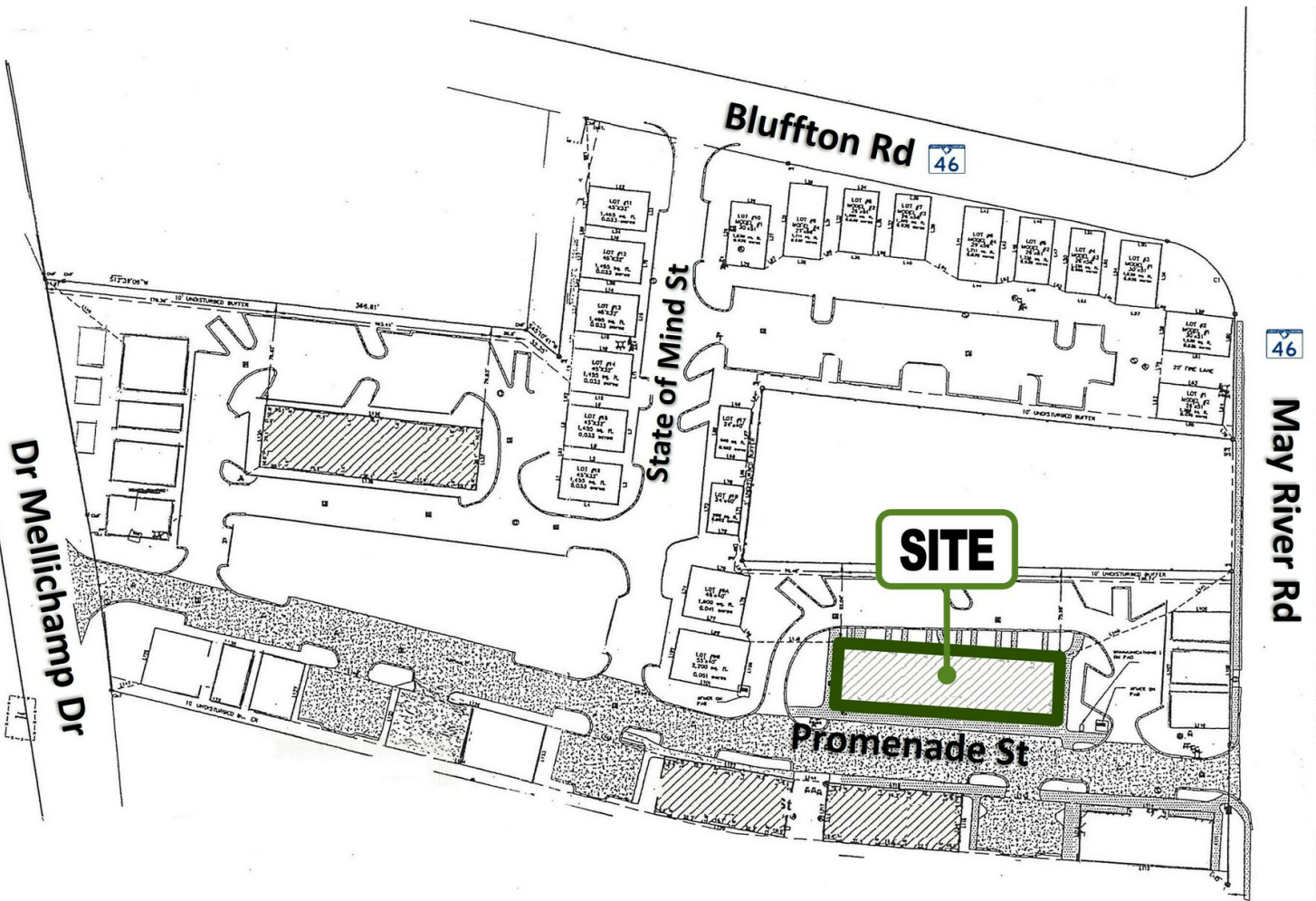


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# SITE PLAN

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# PROPERTY AERIAL

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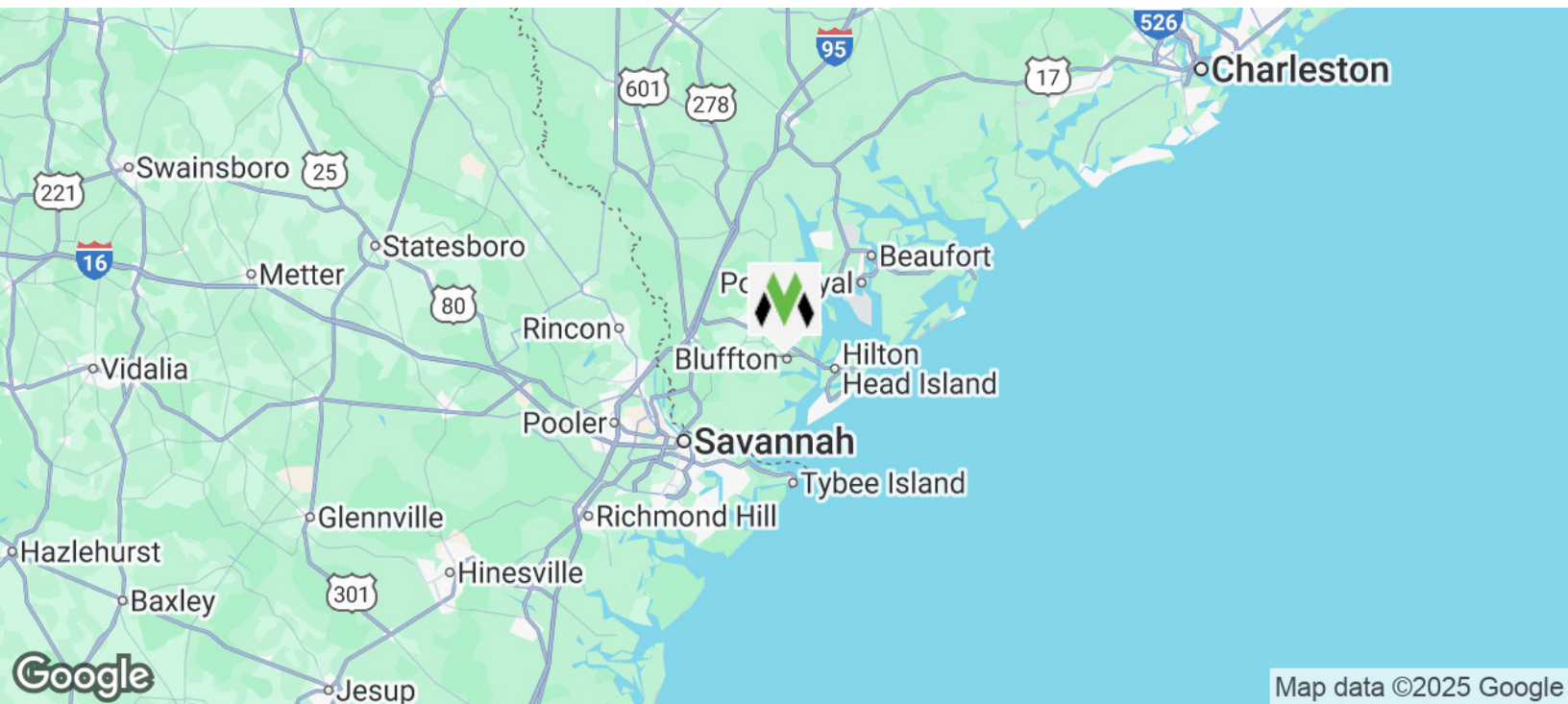
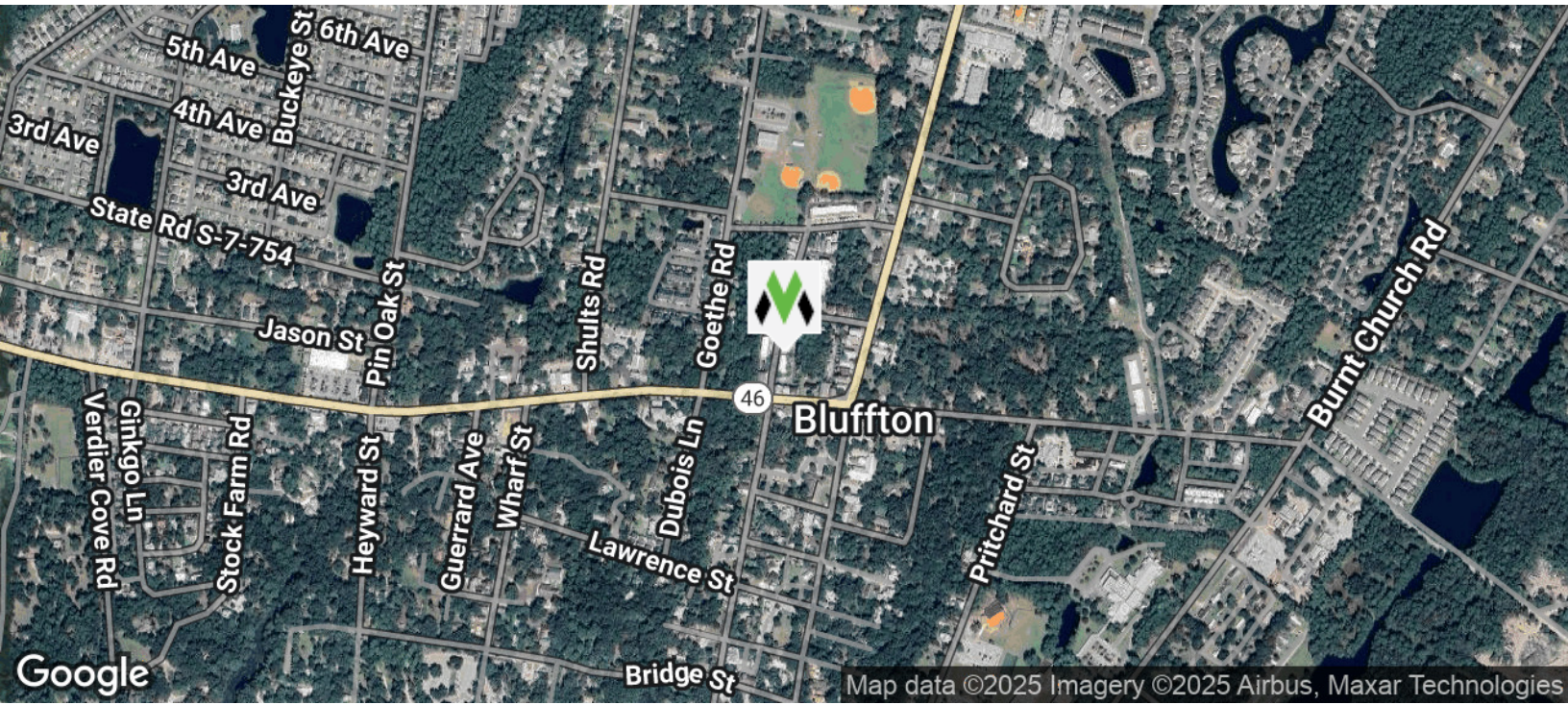


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# LOCATION MAPS

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# PICTURES

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