

FOR LEASE

6983 N OKATIE HIGHWAY

6983 N OKATIE HIGHWAY RIDGELAND, SC 29936



VM | REAL ESTATE 



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

6983 N OKATIE HIGHWAY RIDGELAND, SC 29936



OFFERING SUMMARY

Available SF:	1,400 - 5,565 SF
Lease Rate:	\$18.00 SF/YR (NNN)
NNN:	\$4.00/SF/YR
Zoning:	GC
Market:	Bluffton / Beaufort

PROPERTY HIGHLIGHTS

- 1,400 - 5,565 SF Flex Unit For Lease
- Great Visibility on Highway 170
- Centrally Located
- High Growth Market

PROPERTY OVERVIEW

Showroom /office / warehouse / retail space for lease with great visibility and nearly 120' of frontage on Highway 170. Individual units range from 1,400 sf to 2,765 sf and can be combined for up to 5,565 sf of contiguous space. The property is zoned general commercial (GC) which allows for just about all commercial uses. The unit is ideal for service providers, office users and retailers looking to serve the entire market within minutes. Great visibility, easy access and good parking.

LOCATION OVERVIEW

Situated on Highway 170 at Hazzard Creek Road. While the property has a Ridgeland zip code, the area is considered Okatie and is centrally located between Bluffton and Beaufort, allowing easy access throughout the market in just a few minutes drive. 2024 demographics confirm a population of approximately 53,000 residents within a twenty minute drive with annual household incomes of approximately \$118,400. Tremendous growth market with 2024 traffic counts of approximately 35,000 vpd in front of the property . There are numerous retail and commercial developments in the immediate vicinity and considerable existing and new residential developments surrounding the property.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

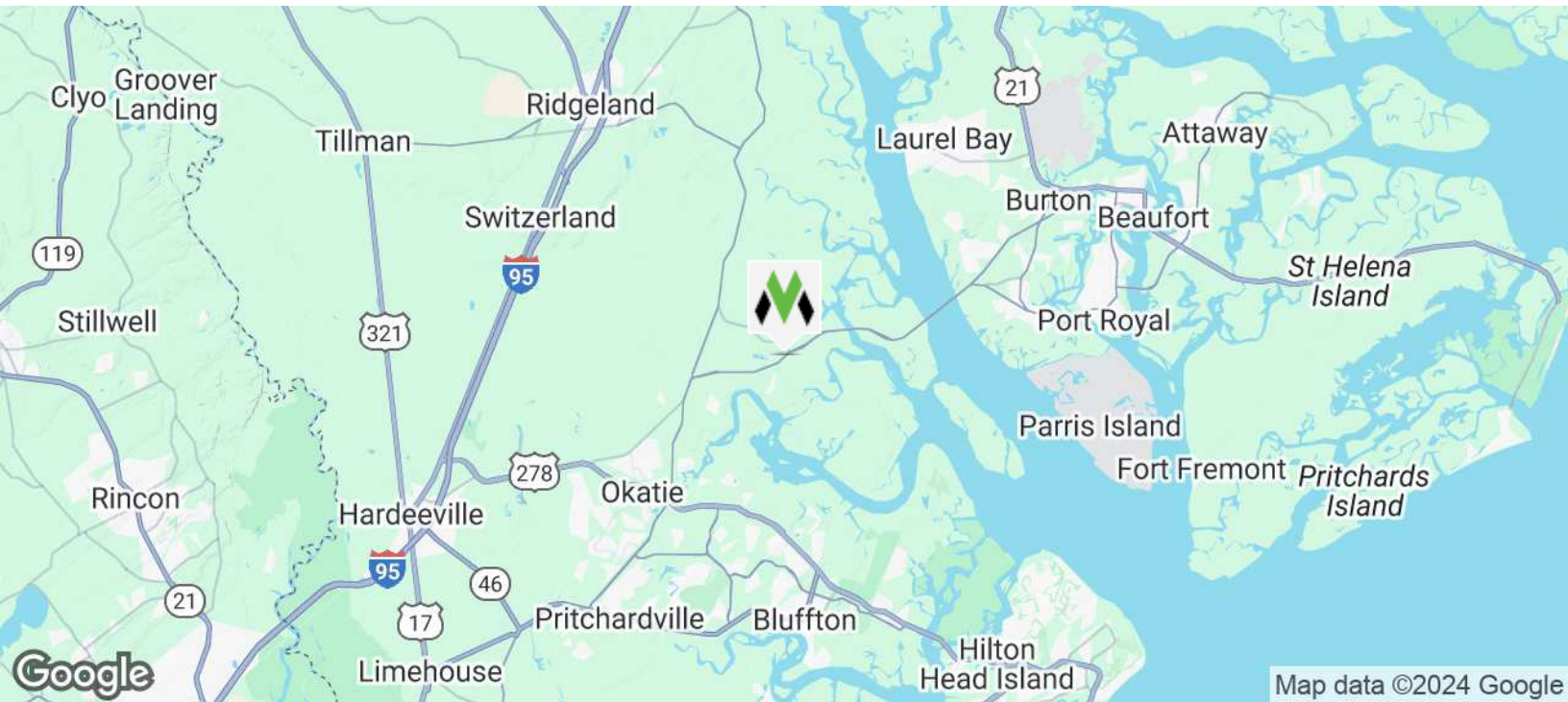
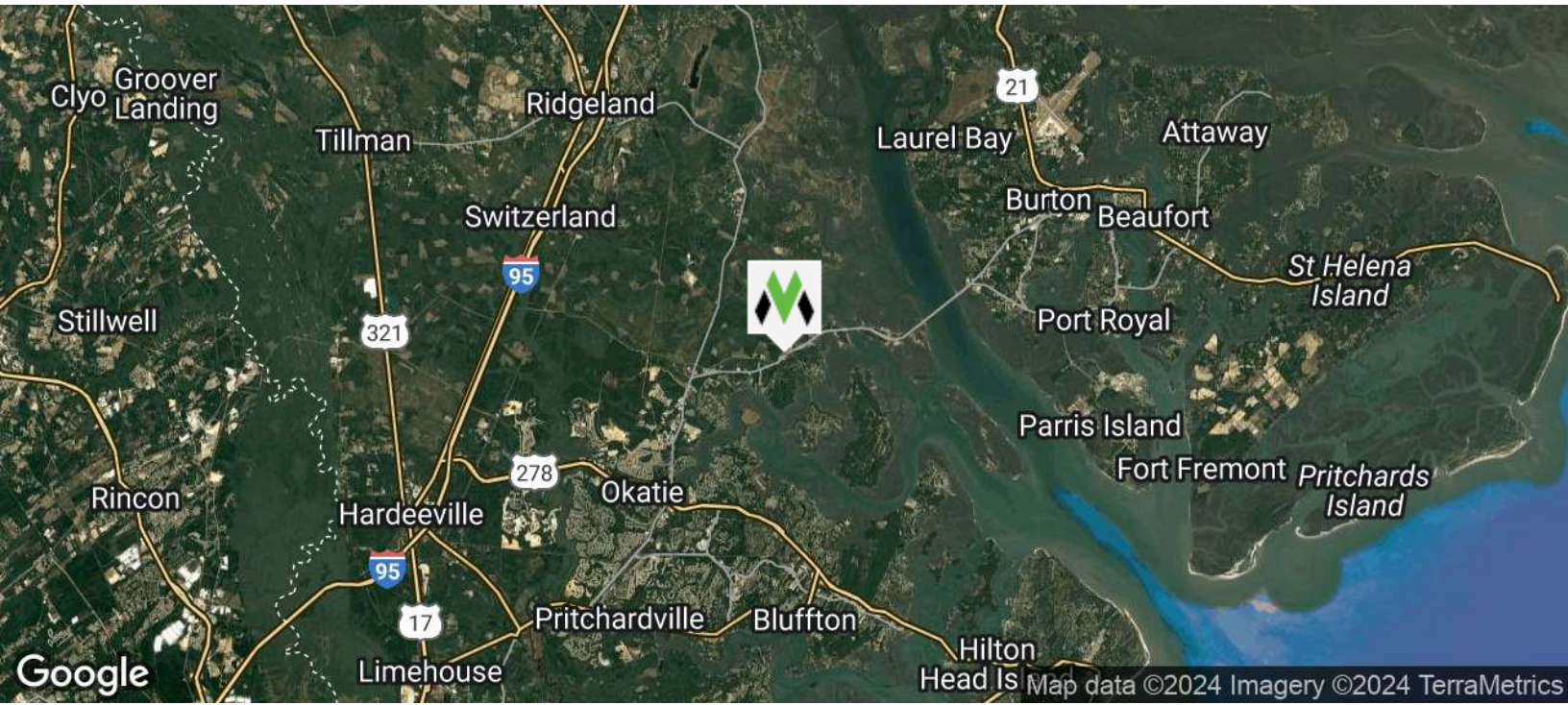


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LOCATION MAPS

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PICTURES

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