

PRIME RETAIL SPACE AVAILABLE ADJACENT TO KROGER



PROPERTY DETAILS

Address	27 Discovery Drive Bluffton, SC
Total Square Footage	Suite 102: 1,025 SF
Available Square Footage	1,025 SF
Asking Rent	\$30/psf (NNN)
Anchor	Located adjacent to Kroger Marketplace
Co-Tenants	Other tenants in Shopping Center include: Don Ryan, Tio's, Noire Nail Salon, Icon EV, UPS, Hotworx Outparcels include: Kroger Fuel Center, Chicken Salad Chick, Frankie Bones, McDonalds
Daily Traffic Counts (VPD)	Buckwalter Pkwy: 16,000 Bluffton Pkwy: 16,850 Hwy 278: 32,900

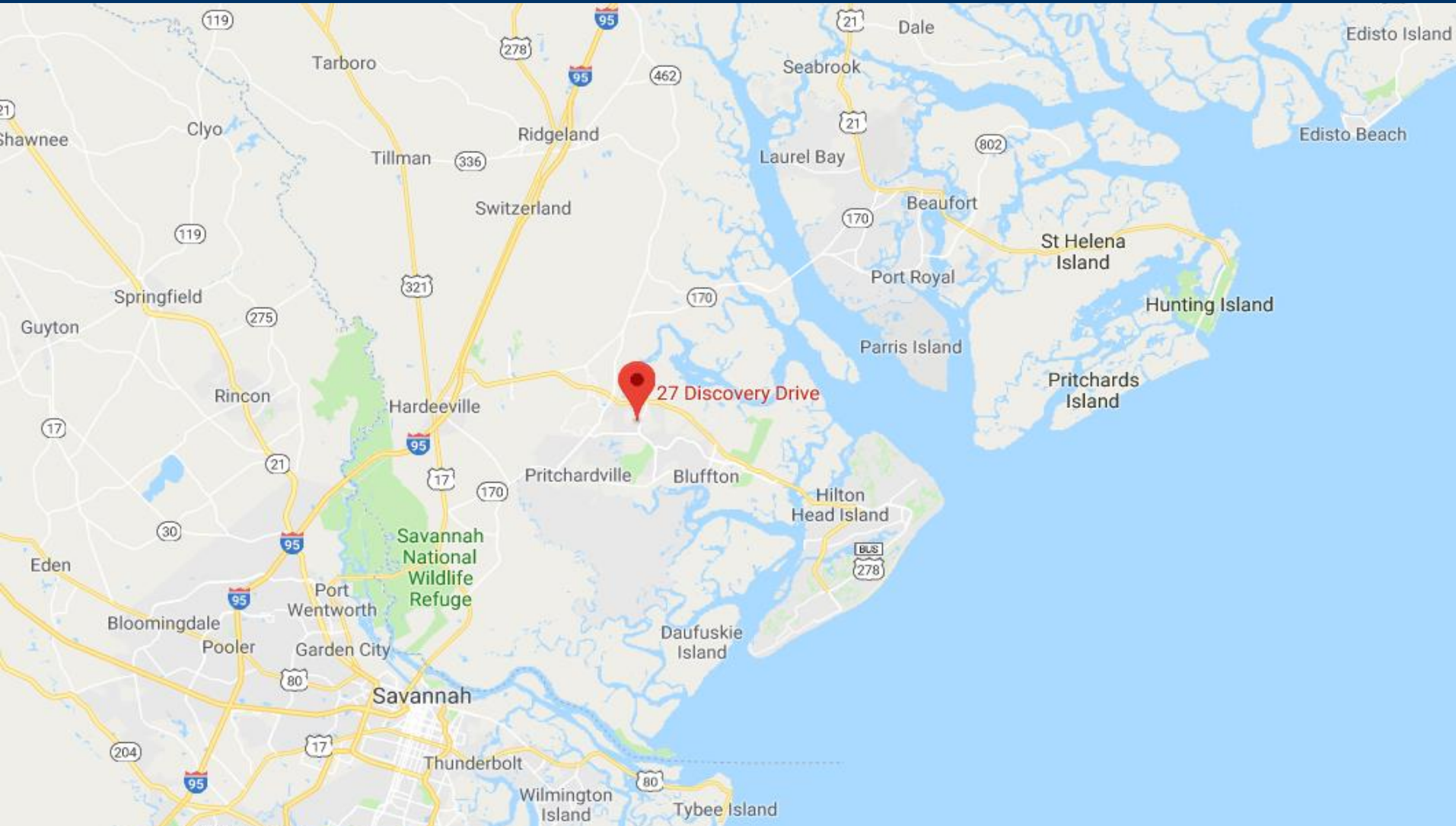
DEMOGRAPHICS

Demographics	HHI	Population
3 miles	\$88,770	29,370
5 miles	\$87,171	58,982
10 miles	\$87,581	79,256



PROPERTY SUMMARY

Buckwalter Place is a brand-new Kroger-anchored center located directly off of Hwy 278, in the heart of Bluffton, SC. Bluffton has been ranked South Carolina's fastest growing city, and Kroger Marketplace neighbors a brand-new St. Joseph hospital, as well as many other retailers such as Publix, Chicken Salad Chick, and McDonalds. Suite 102 available at 1,025 SF.



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ups **ICON**
ELECTRIC VEHICLES
HOTWORX
Tios



ST Joseph's | Candler

Pizza Hut

McDonald's

CHICKEN SALAD
CHICK

Frankie Bones
RESTAURANT
& LOUNGE

Kroger
FUEL
Center

Buckwalter Pkwy <16,000VPD>

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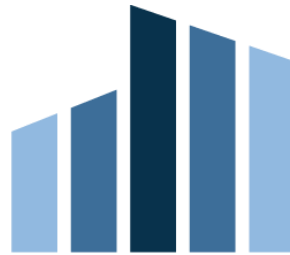
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LEGEND	
(A)	KROGER
(B)	RETAIL
(C)	DON RYAN
(D)	APARTMENTS / RETAIL
(E)	RESTAURANT OUT PARCELS
(F)	KROGER FUEL STATION
(1)	TRAIL SYSTEM, DIRECT PATH TO WALKABLE STREETS & GREENWAY TRAIL SYSTEM
(2)	COMMERCIAL PLAZA - DROP OFF AREA - INTERACTIVE WATER FEATURE - CART & BIKE PARKING - SITTING AXIS TO KROGER, FROM PARKWAY
(3)	40' CLEAR PATH TO KROGER STORE FRONT
(4)	RETAIL SIDEWALK - 4' CLEAR PATH - 2' 6" PLANTING ZONE STREETSIDE - 6-12' STOREFRONT ZONE
(5)	RETAIL STREET - PEDESTRIAN CROSSING REFUGE - RELATE TO ARCHITECTURE - ON STREET PARKING FOR TRAFFIC CALMING
(6)	PARK PLAZA - RAISED STAGE - SIGNAGE - SMALL GATHERING SPACE
(7)	TOWN PARK - LARGE FLEXIBLE OPEN SPACE



SOUTHEASTERN

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