An aerial photograph of a commercial area in Okatie, South Carolina. The image shows a large commercial building with a white roof and a parking lot, situated next to a multi-lane highway with a bridge. There are green spaces, trees, and a pond in the foreground. The overall scene is a mix of developed commercial land and natural greenery.

SALE

High Profile Commercial Parcel At Okatie Crossing

109 OKATIE CENTER BLVD

Okatie , SC 29910

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$899,000
AVAILABLE SF:	
LOT SIZE:	1.35 Acres
PRICE / ACRE:	\$665,926
ZONING:	Commercial
APN:	R600 021 000 0042 0000

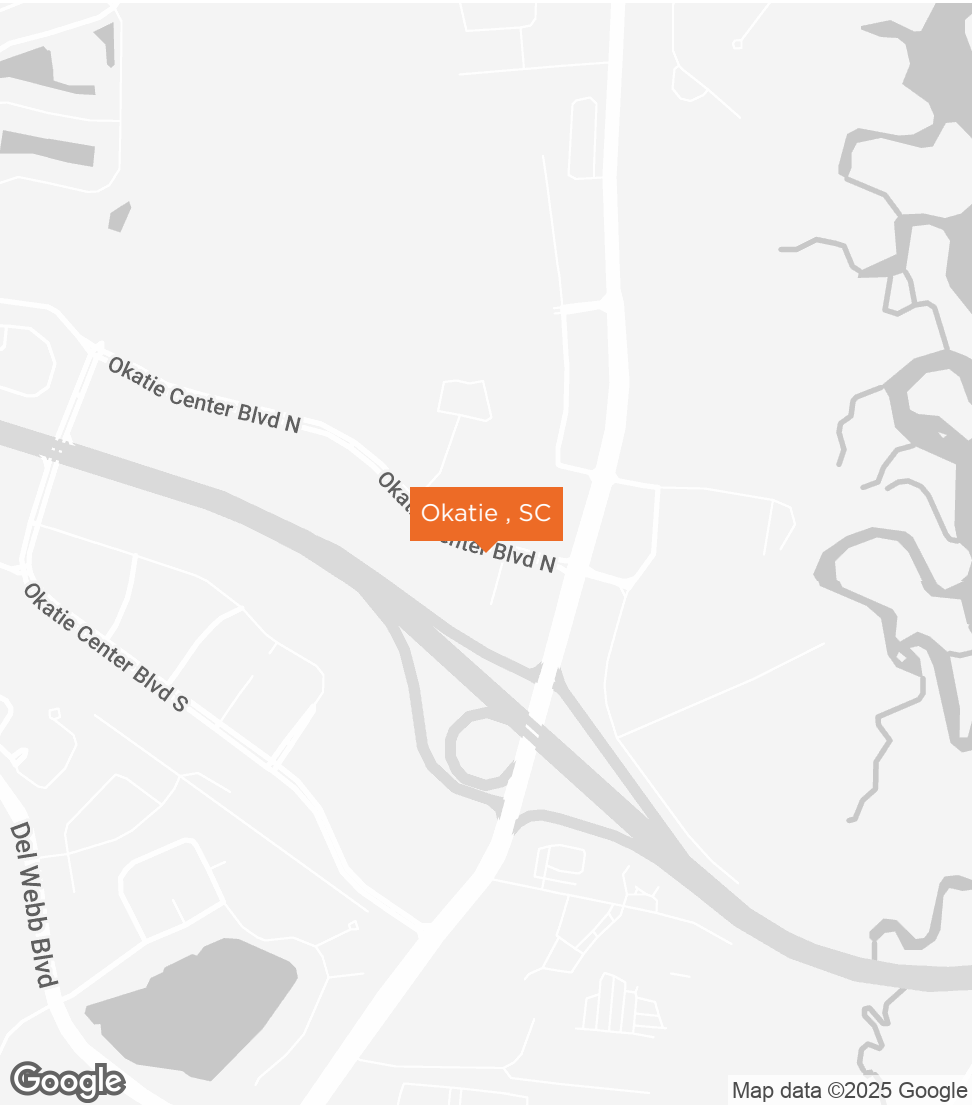
PROPERTY OVERVIEW

High quality 1.35 acre commercial parcel located in The Okatie Crossing Development with direct frontage on OKatie Center Blvd. The site also has visibility from Hwy 278 which is the main traffic artery in the market with traffic counts exceeding 40,000 VPD. Okatie Crossing is centrally located and is convenient to Bluffton, Hilton Head Island, Hardeeville, and the cities of Beaufort and Port Royal.

PROPERTY HIGHLIGHTS

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CITY INFORMATION



LOCATION DESCRIPTION

Okatie Crossing is located in the center of the Beaufort & Jasper County Markets at the intersection of Hwy 278 & Hwy 170. Many destination retailers/restaurants have chosen this location because of its convenient access to Hardeeville, Beaufort, Bluffton, and Hilton Head Island. Ethan Allen Furniture, Ashley Furniture, Verizon, Starbucks, Cracker Barrel, Firestone, Dunkin, Burger King, Zaxby's, and Wendy's are all located at Okatie Crossing. The new Beaufort Memorial Hospital Medical Complex and Okatie Pines Retirement Center are located in this development. The property is less than one half mile from Sun City (16,000 residents) and close to the Margaritaville Retirement Community.

LOCATION DETAILS

COUNTY	Beaufort
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ADDITIONAL PHOTOS

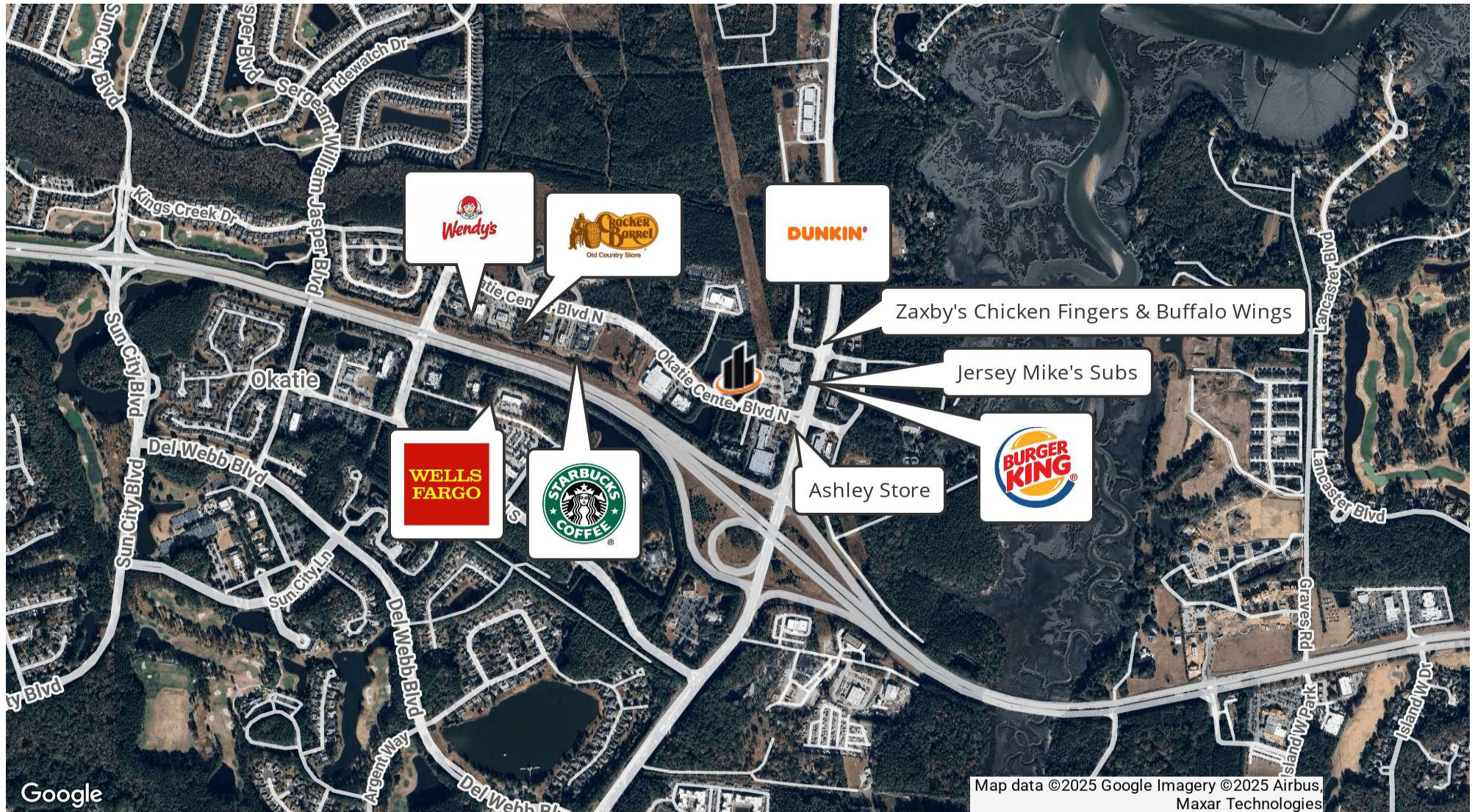


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RETAILER MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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