



## Showroom / Warehouse For Sale

53 Persimmon Street, Suite 103  
Bluffton, South Carolina 29910

### Property Highlights

- Excellent location with direct access to Bluffton Parkway and Sheridan Park for access to Highway 278.
- Very attractive Showroom, Conditioned Warehouse with shelving and 12' x 12" roll up door and two restrooms.
- Great Tenant Mix including; Closet Factory, Signarama, Silhouette Hair Studio & Cosmetic Skin and Laser Center

### Offering Summary

Sale Price:	\$950,000
2025 Property Taxes:	\$5,624.01
Monthly Regime Fees:	\$583.17
Zoning:	PUD
Approx. Square Feet:	3,539 SF
Initial Term:	5 Years
Annual Base Rent for Year 1:	\$21.00 PSF (NNN)
Increase to Base Rent:	3% Annually
2025 Estimated Annual NNN Budget:	\$4.00 PSF
Power:	In Tenant's Name

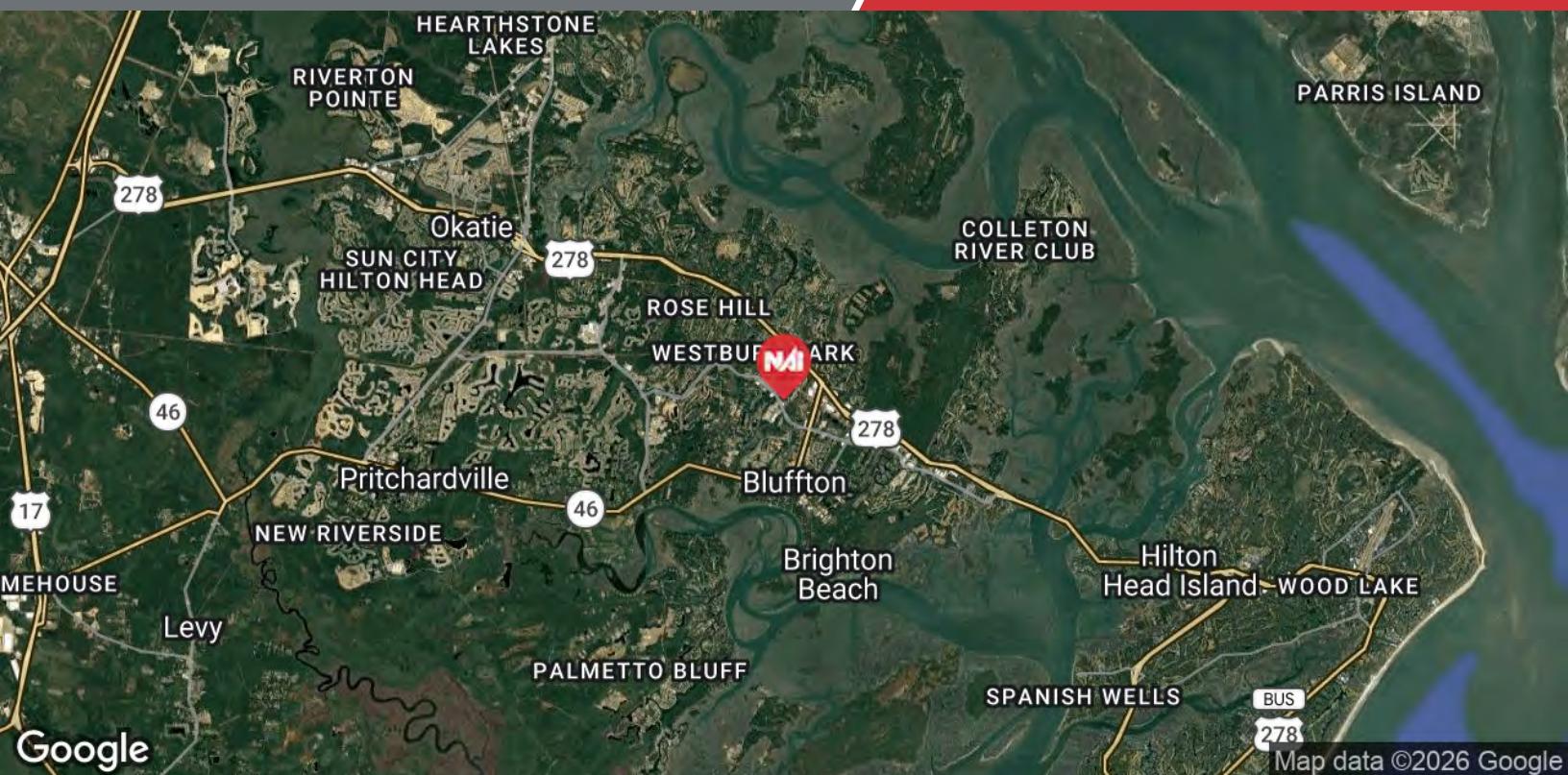
### For More Information

#### Baker Wilkins

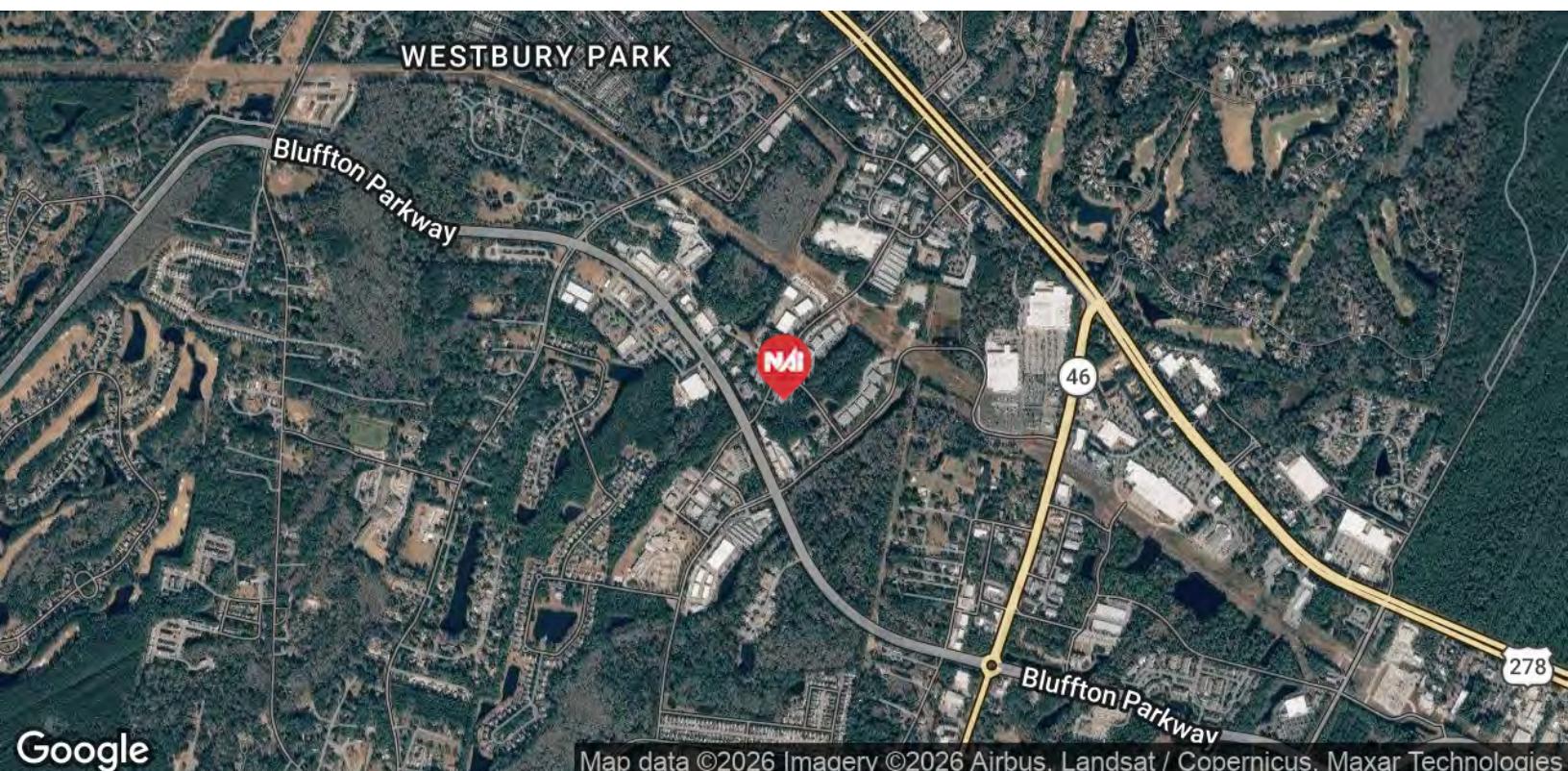
O: 843 837 4460 x2  
baker@naicarolinacharter.com

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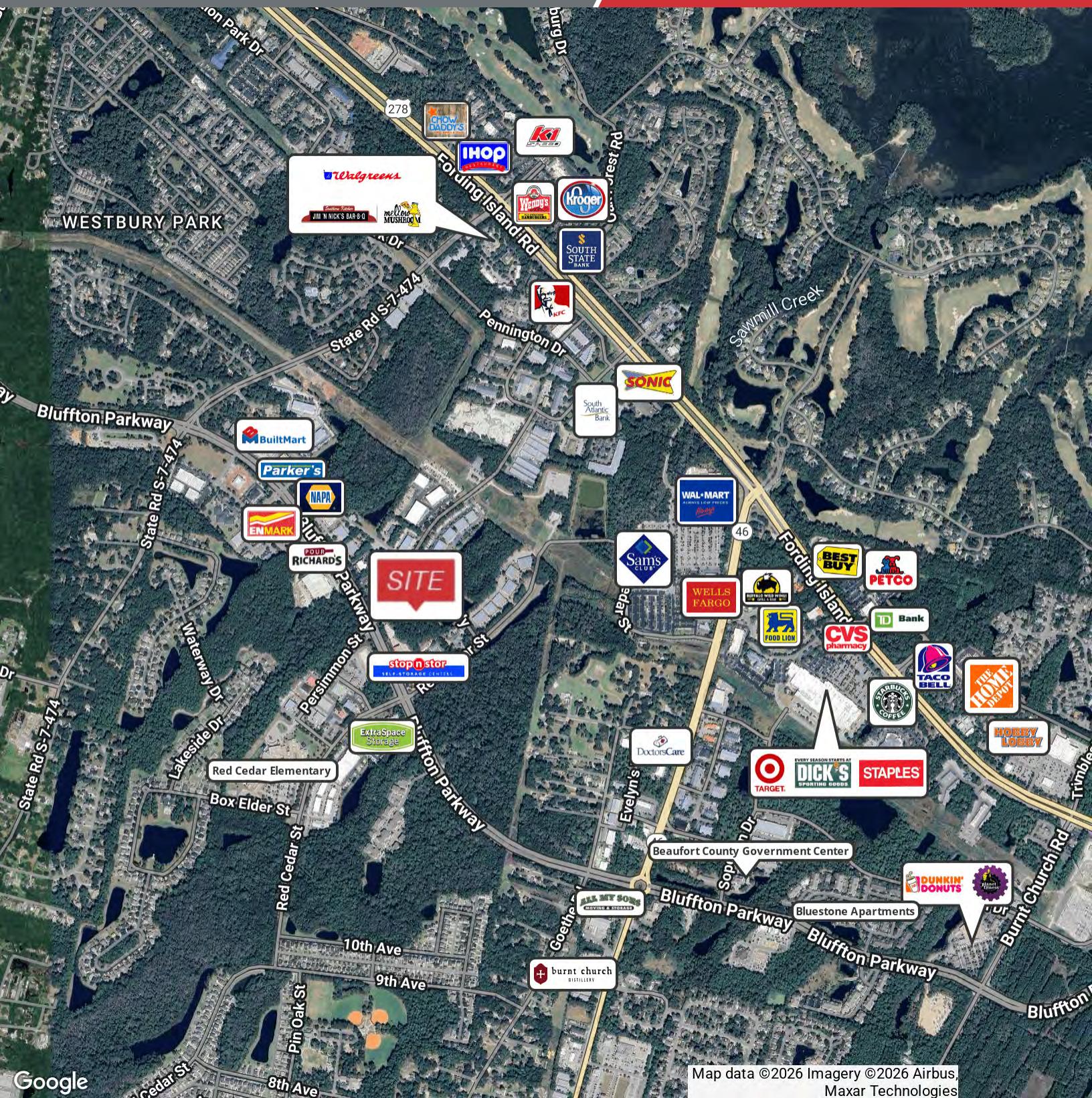
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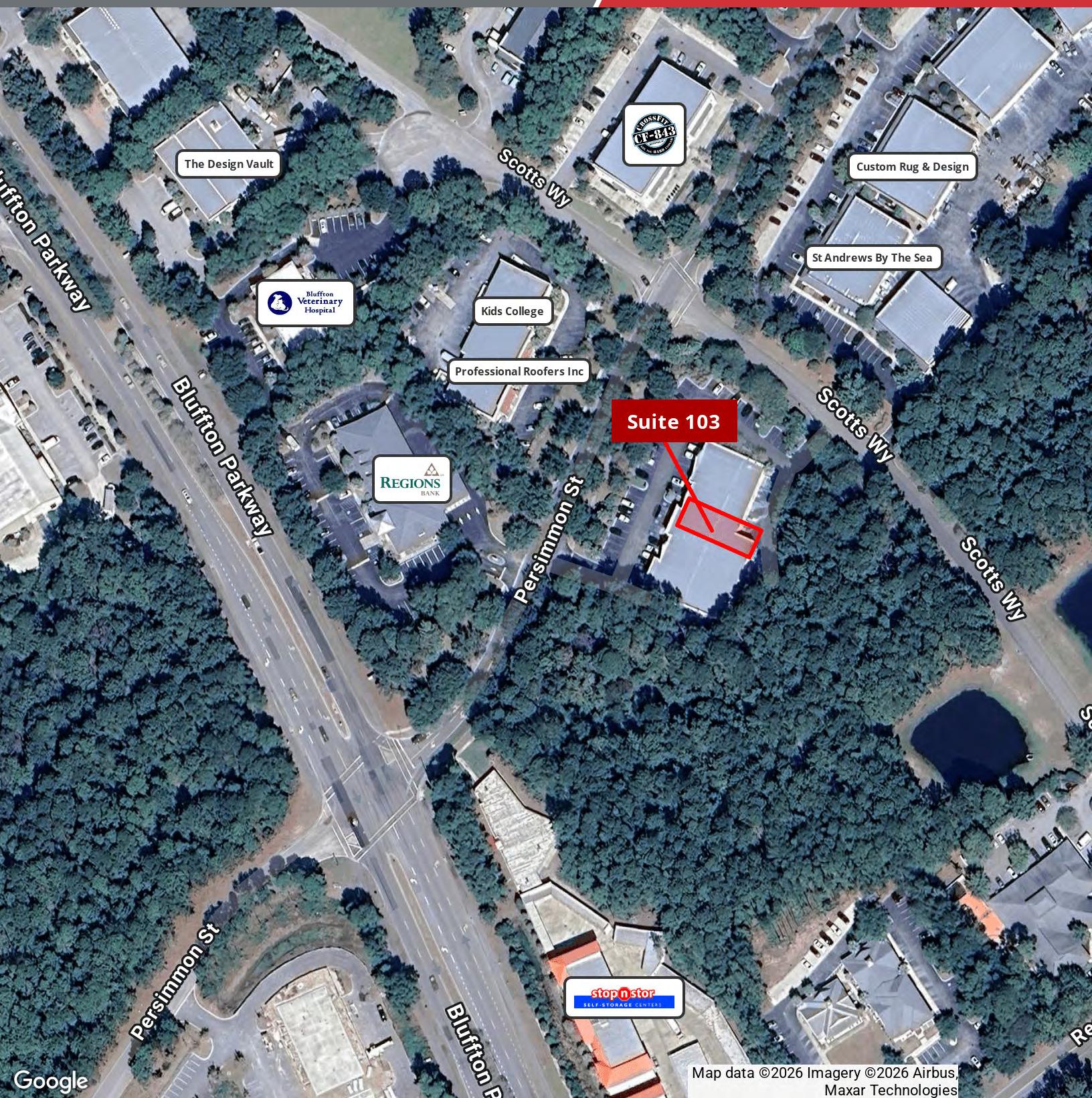
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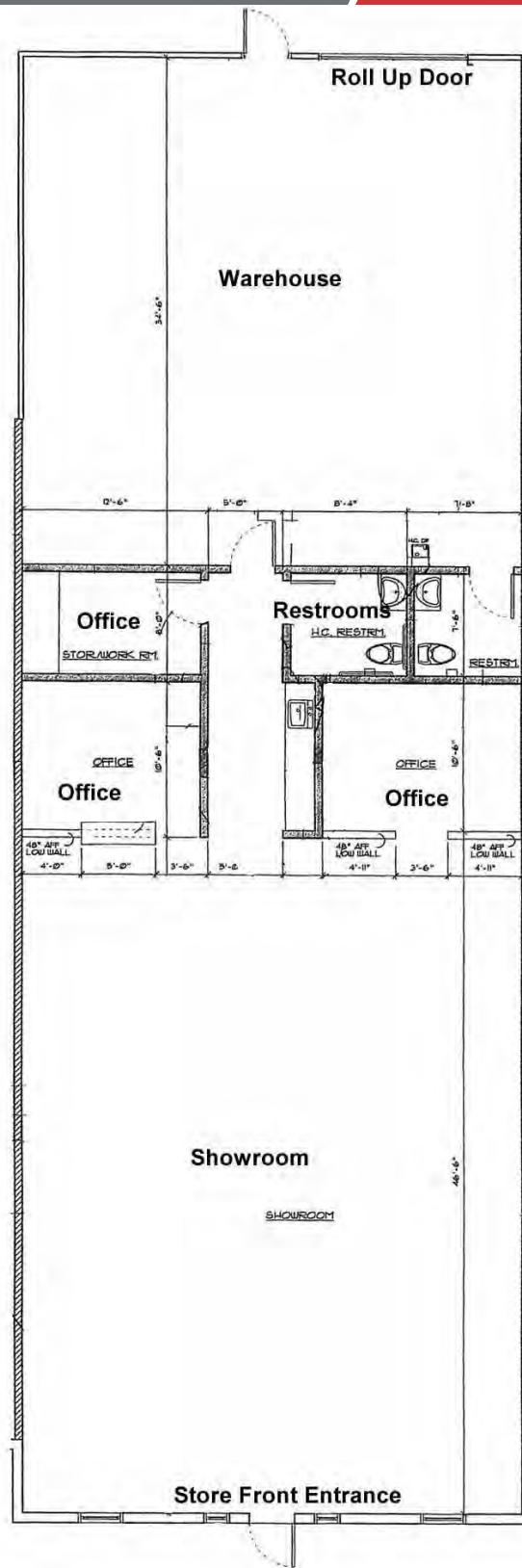
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