

FOR SALE

# BUCKWALTER PLACE

103 BUCKWALTER PLACE BOULEVARD BLUFFTON, SC 29910



VM | REAL ESTATE 



## CONTACT

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# PROPERTY OVERVIEW

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## OFFERING SUMMARY

Sale Price:	\$1,350,000
Size:	1.53 Acres
Year Built:	2008
Zoning:	PUD
Market:	Bluffton / Hilton Head

## PROPERTY HIGHLIGHTS

- Last Outparcel Remaining at Buckwalter Place
- Located at the Prime Intersection of Buckwalter Parkway and Bluffton Parkway
- Bustling Shopping Center
- Tremendous Growth Area

## PROPERTY OVERVIEW

VM Real Estate is pleased to offer the last remaining out-parcel in the bustling Buckwalter Place for sale. Lot 100, offered at \$1,350,000, is approximately 1.53 acres and is located on the interior traffic circle. It can accommodate up to two 8,000 sf +/- multi-tenant retail buildings. Utilities are available to the site.

Buckwalter Place has experienced exponential growth, with a newer 120,000 square foot Kroger, Publix, the St. Joseph/Candler Medical Campus and the Technical College of the Lowcountry's Culinary Institute. It is home to one of the areas larger employers, Evicore Healthcare as well as Bluffton's law enforcement center. There are numerous retail and restaurant tenants, financial institutions, a family entertainment center and several medical and dental providers. Although this area boasts an average household income of \$126,763 + within a 1-mile radius, there are limited retail options in the immediate vicinity, making Buckwalter Place a highly desirable destination.

## LOCATION OVERVIEW

Buckwalter Place is a master planned community located on Buckwalter Parkway and the Bluffton Parkway about 1.5 miles from Highway 278. Bluffton Parkway acts as a bypass for Highway 278, running from Hilton Head Island, through Buckwalter Parkway to Highway 170, receiving a major influx of traffic. It is close to Bluffton schools and is at the epicenter of dozens of residential developments. Bluffton is one of the fastest growing areas of South Carolina.

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# LOCATION MAPS

103 BUCKWALTER PLACE BOULEVARD BLUFFTON, SC 29910



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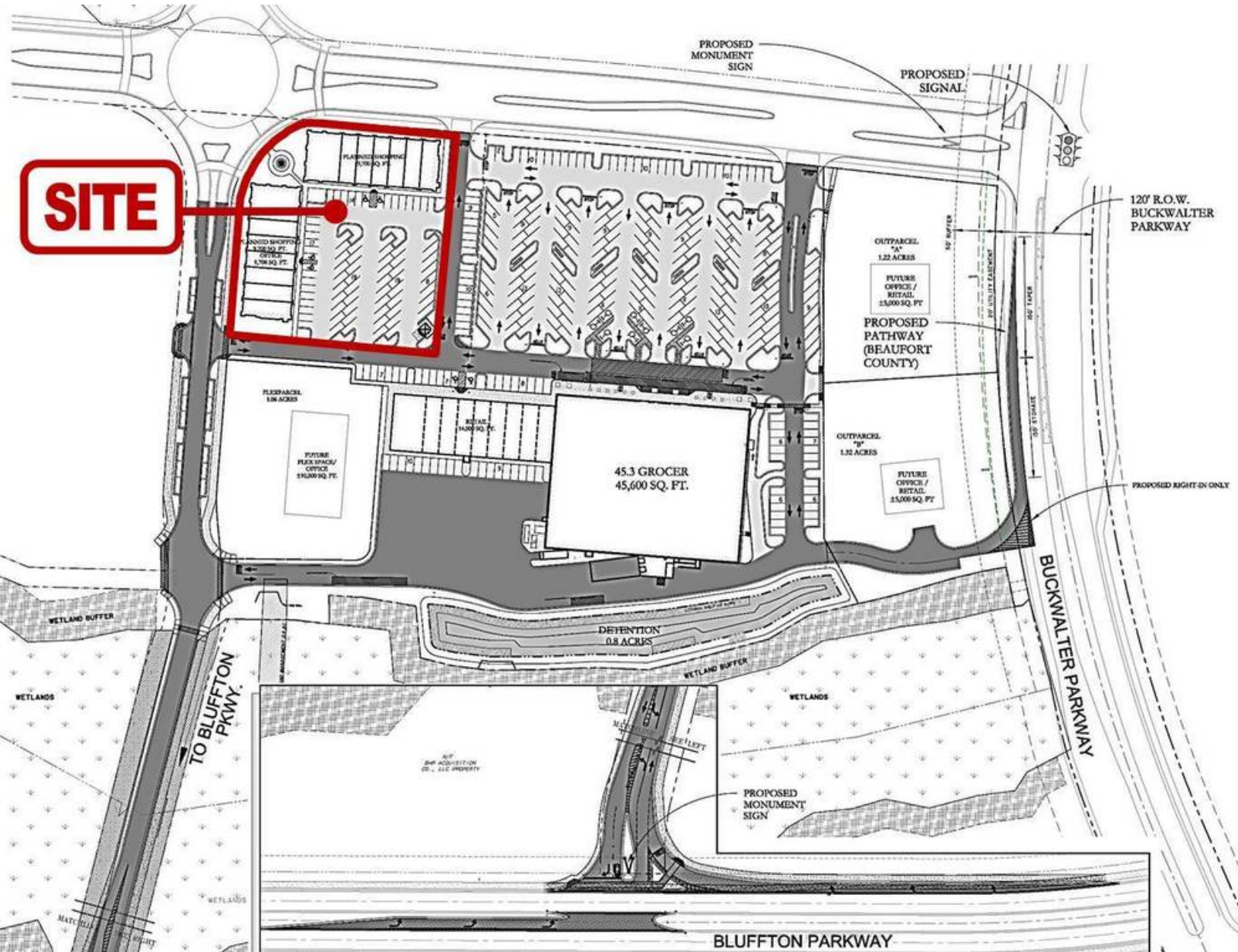
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# SITE PLAN

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