



**SALE**

**1.9 Acre Commercial Parcel In The  
May River Shopping Center**

**EVAN WAY**

Bluffton, SC 29910

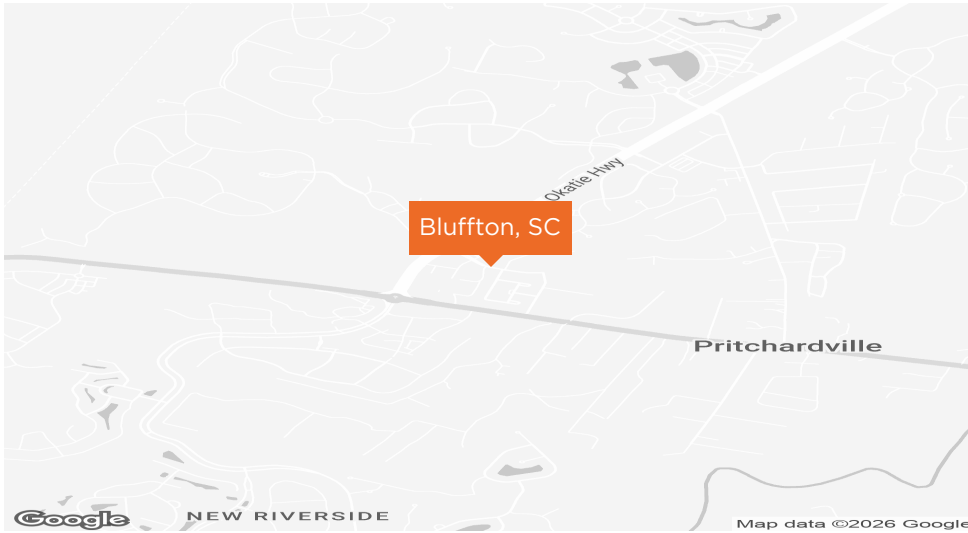


**PRESENTED BY:**

**TOM DEMINT, CCIM**  
Partner

C: 843.816.7191  
tdemint@svn.com

## CITY INFORMATION



**TOM DEMINT, CCIM**  
Partner  
C: 843.816.7191  
tdemint@svn.com

## LOCATION DESCRIPTION

This 1.9 acre commercial parcel is located in Bluffton, SC on Evan Way at The May River Crossing Shopping Center - anchored by Publix. A Parker's Convenience Store adjoins the site and other uses include Wendy's, Fifth Third Bank, Beaufort Memorial Hospital Physicians Center, Chipotle, and Starbucks. There are twelve new residential communities within two miles of this location with annual family incomes approaching \$125,000. Traffic counts at the intersection of May River Rd (Hwy 46) and Hwy 170 exceed 35,000 VPD. Just across Hwy 46, The New River Village mixed use development includes a commercial village, Townhomes, and apartments.. This submarket is one of the fastest growing areas in South Carolina.

## LOCATION DETAILS

<b>MARKET</b>	Bluffton
<b>COUNTY</b>	Beaufort
<b>CROSS STREETS</b>	Hwy 170

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,376,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	1.9 Acres
<b>PRICE / ACRE:</b>	\$724,211
<b>ZONING:</b>	JE/PUD-PTMUC
<b>MARKET:</b>	Bluffton
<b>APN:</b>	R610 036 000 0867 0000

### TOM DEMINT, CCIM

Partner  
C: 843.816.7191  
tdemint@svn.com

### PROPERTY OVERVIEW

This 1.9 Acre parcel is located in The May River Shopping Center anchored by Publix. The parcel is located next to a Parker's Convenience Store and Wendy's. Other users in the center include Fifth Third Bank, Beaufort Memorial Hospital Physicians Center, Chipotle, and Starbucks.

### PROPERTY HIGHLIGHTS

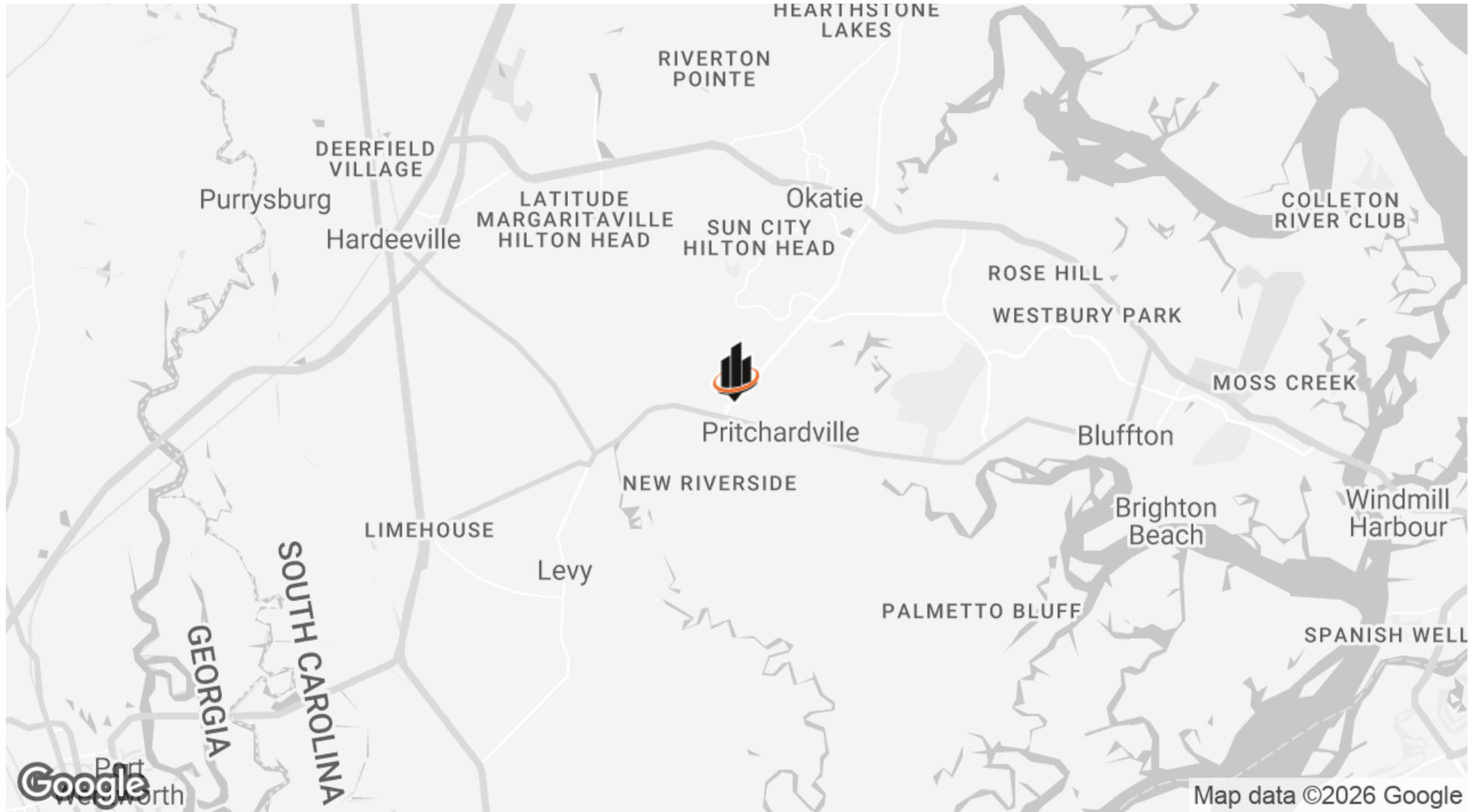
- 1.9 Acre Commercial Parcel In The May River Shopping Center (Publix)
- 12 Residential Communities Located within two miles
- Existing Uses Include Starbucks, Fifth Third Bank, Beaufort Memorial Physicians Center, Chipotle, Parker's Convenience Store

**ADDITIONAL PHOTOS**



**TOM DEMINT, CCIM**  
Partner  
C: 843.816.7191  
tdemint@svn.com

# LOCATION MAP



**TOM DEMINT, CCIM**  
Partner  
C: 843.816.7191  
tdemint@svn.com

# DEMOGRAPHICS MAP & REPORT

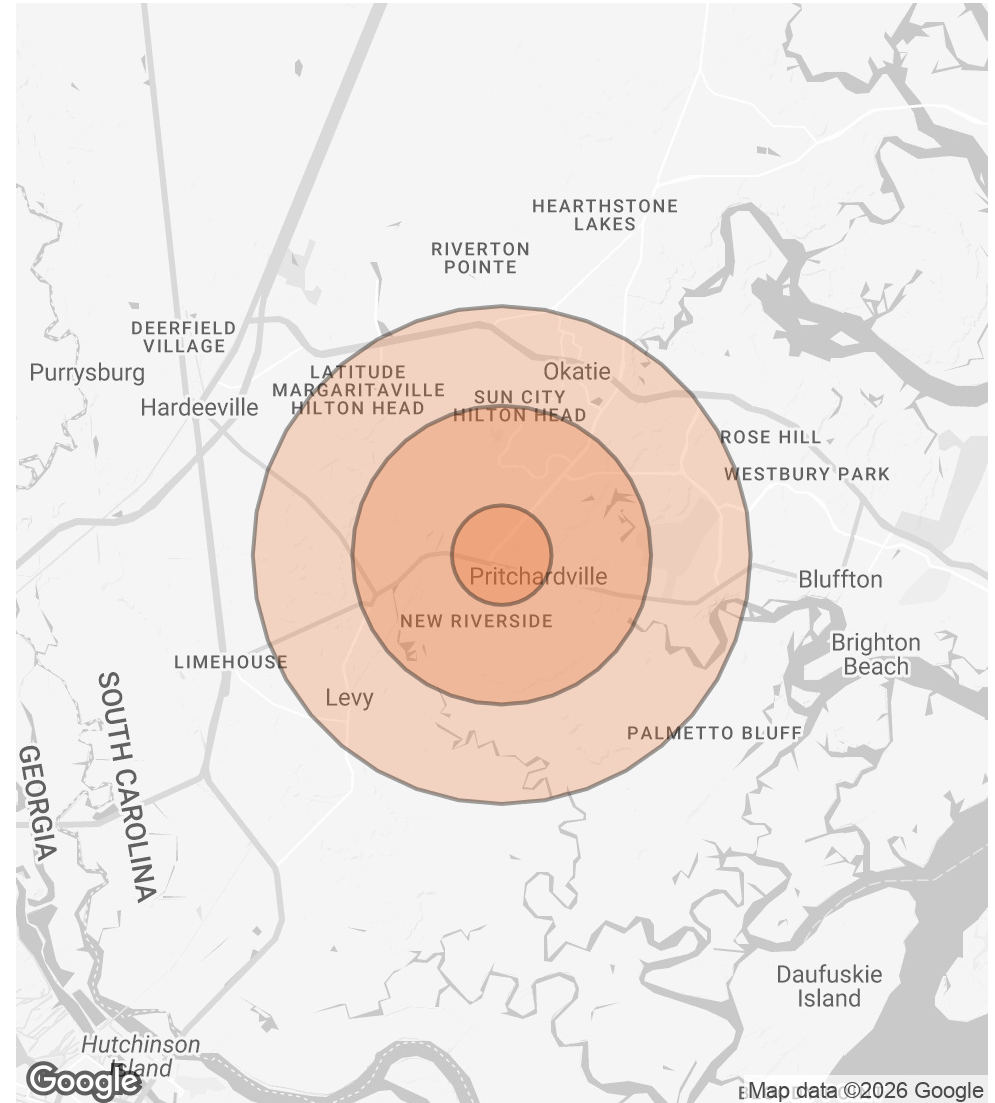
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,615	19,496	40,557
<b>AVERAGE AGE</b>	37.2	52.7	51.9
<b>AVERAGE AGE (MALE)</b>	36.6	51.8	51.3
<b>AVERAGE AGE (FEMALE)</b>	38.3	53.9	53.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	904	8,347	17,093
<b># OF PERSONS PER HH</b>	2.9	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$116,355	\$117,191	\$123,291
<b>AVERAGE HOUSE VALUE</b>	\$460,132	\$506,713	\$484,309

2023 American Community Survey (ACS)



## TOM DEMINT, CCIM

Partner

C: 843.816.7191

tdemint@svn.com

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

### **TOM DEMINT, CCIM**

Partner

C: 843.816.7191

tdemint@svn.com