



Retail / Office / Medical For Lease In Indigo Plaza Phase II

128 Bluffton Road
South Carolina Bluffton, 29910

Property Highlights

- Single story Retail / Office / Medical building located in the heart of Bluffton just south of the traffic circle at the intersection of Bluffton Road and Bluffton Parkway
- Directly across the street from Bluffton Village which is a mixed-use master-planned community with the Bluffton Post Office, Bluffton Library, and various retail and offices in place
- Walking distance to the Promenade and downtown Bluffton
- Phase I tenants include; Joelle Restaurant, Colourbar, FORET Architectural Millwork, Spartina, Sentry, Horton & Associates and K Hovnanian

Offering Summary

Estimated Delivery:	Early 2027
Retail / Office / Medical SF:	1,560 - 10,130 SF
TI Allowance	TBD
Base Rent:	See Page 2
NNN Expenses (2025 Budget):	\$6.00+/- PSF
Type:	Retail / Office / Medical/ Restaurant
Zoning:	C4 Community Center Mixed Use

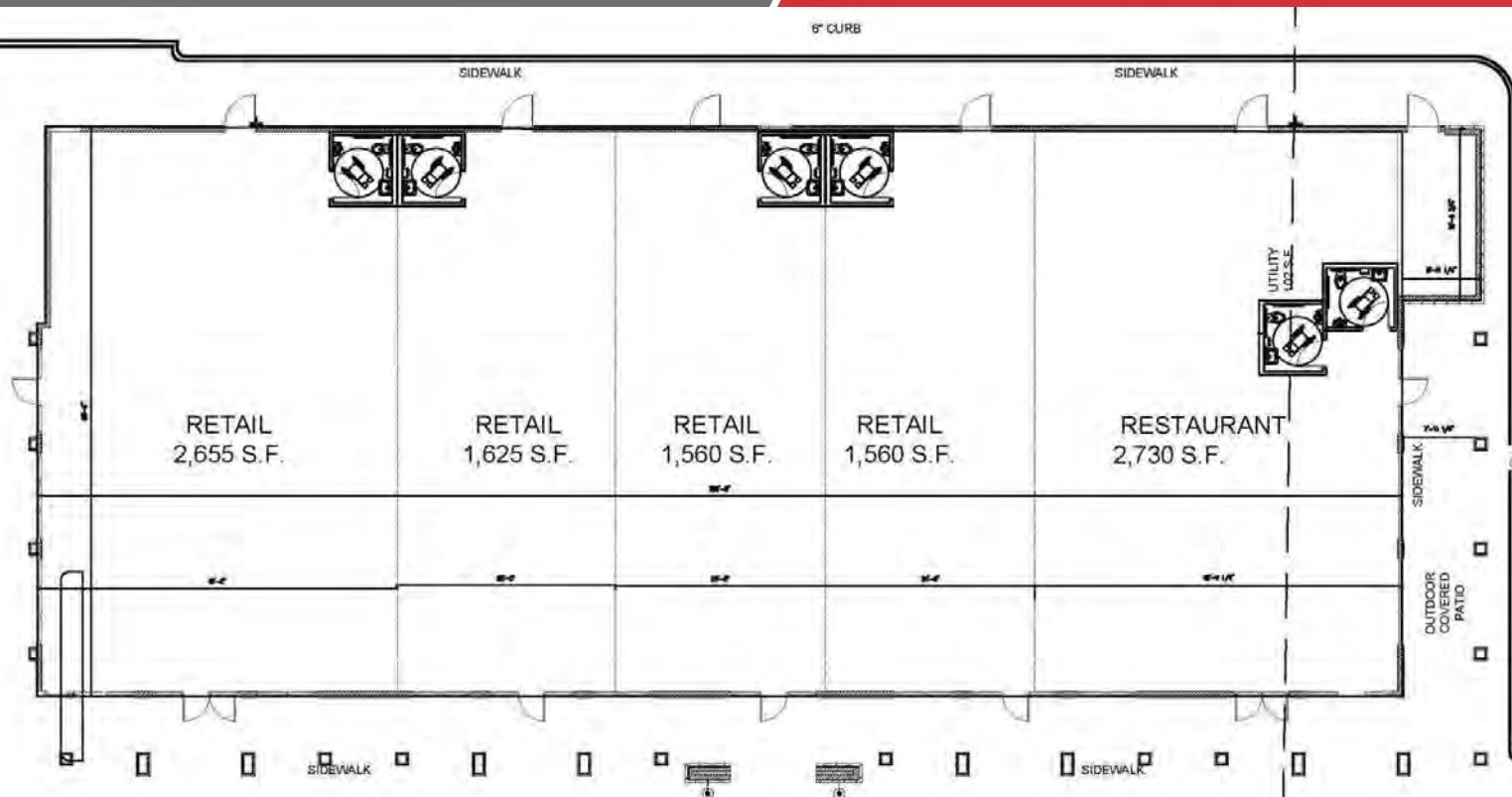
For More Information

Baker Wilkins

O: 843 837 4460 x2
baker@naicarolinacharter.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



Lease Information

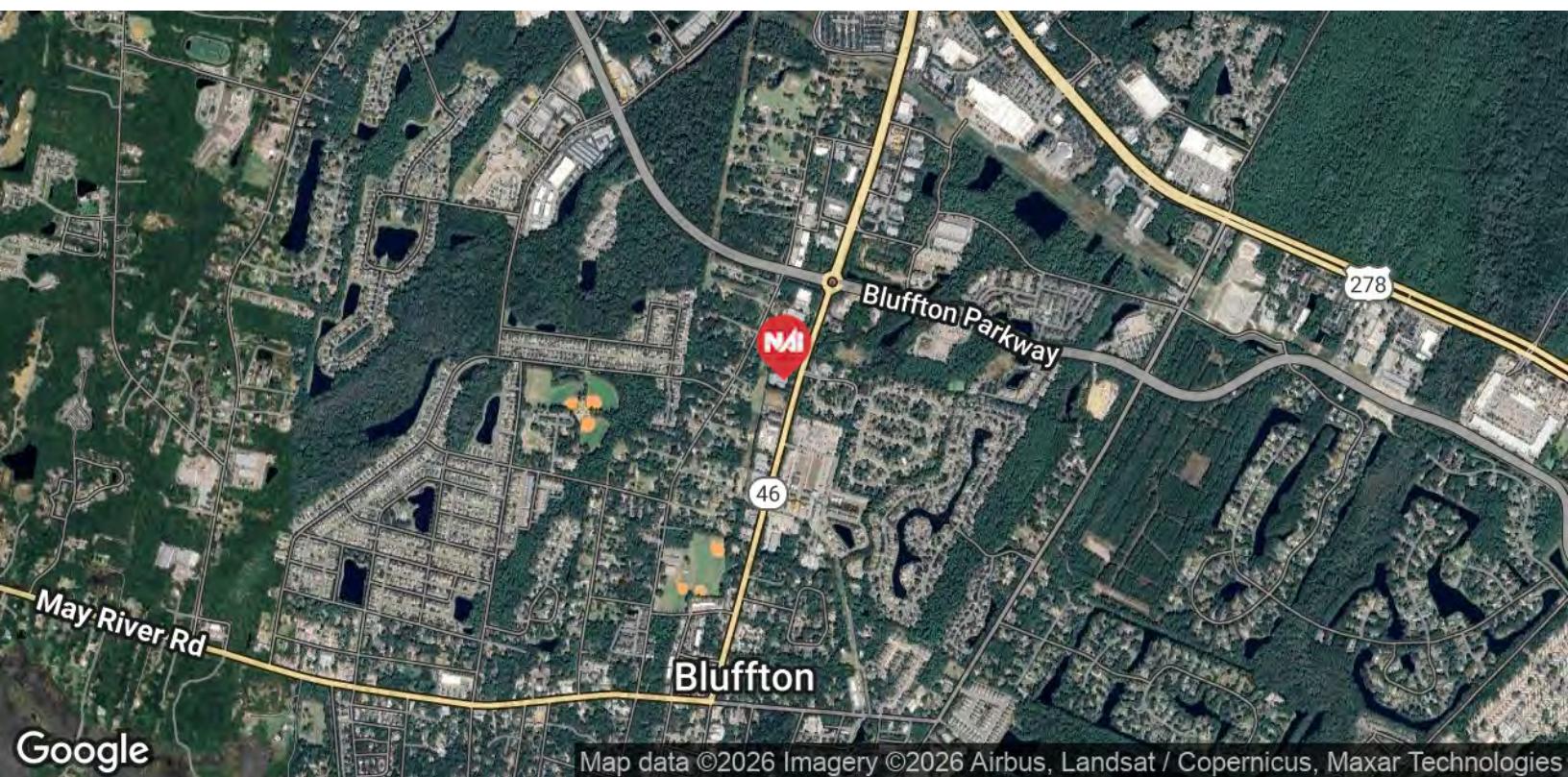
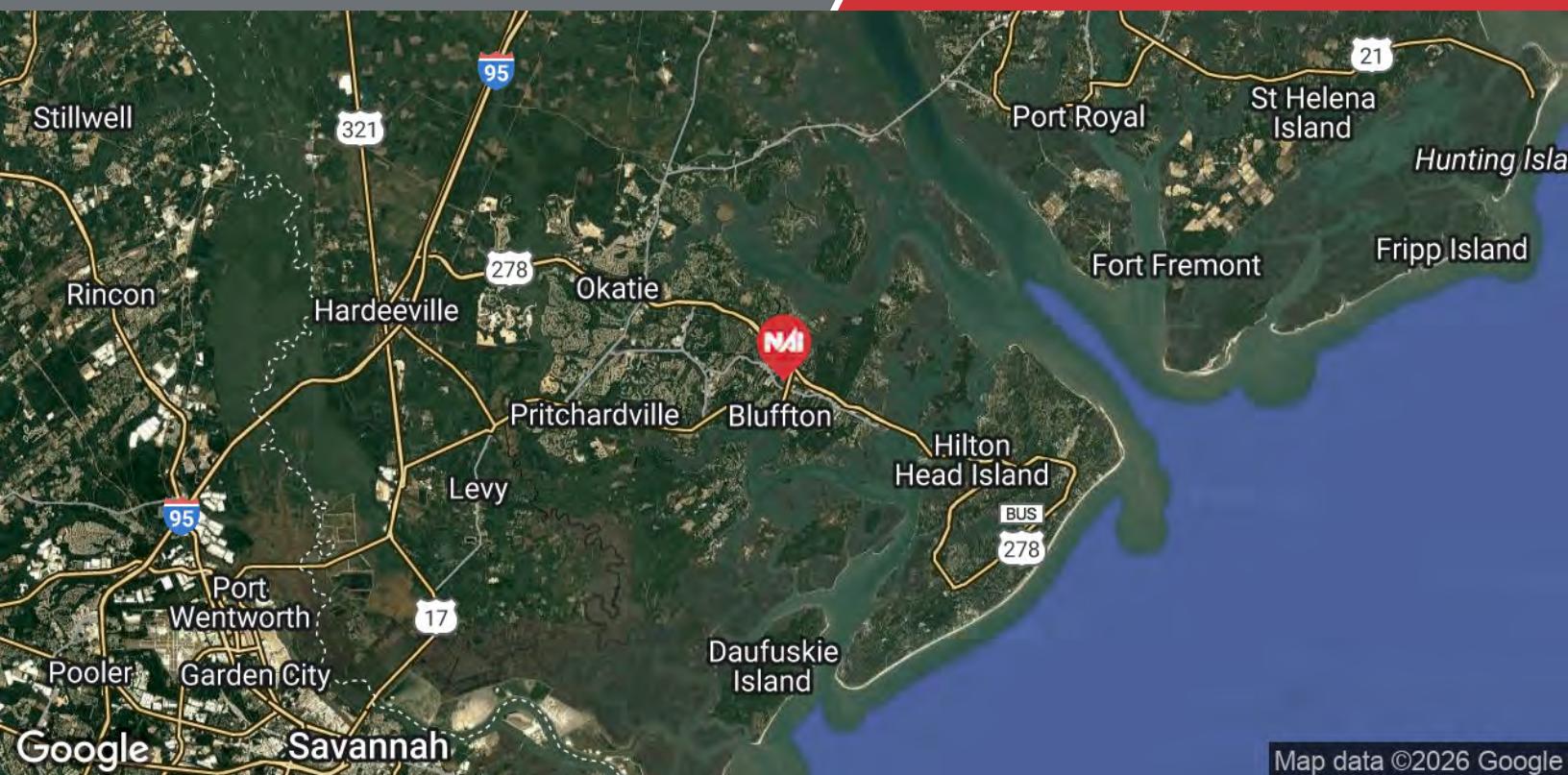
Lease Type:	NNN	Lease Term:	Minimum of 5 Years
Total Space:	1,560 - 10,130 +/- SF	Lease Rate:	\$32.00 - \$35.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 100	2,730 SF	NNN	\$35.00 SF/yr	Retail / Restaurant
Suite 101	1,560 SF	NNN	\$32.00 SF/yr	Retail / Office / Medical
Suite 102	1,560 SF	NNN	\$32.00 SF/yr	Retail / Office / Medical
Suite 103	1,625 SF	NNN	\$32.00 SF/yr	Retail / Office / Medical
Suite 104	2,655 SF	NNN	\$32.00 SF/yr	Retail / Office / Medical

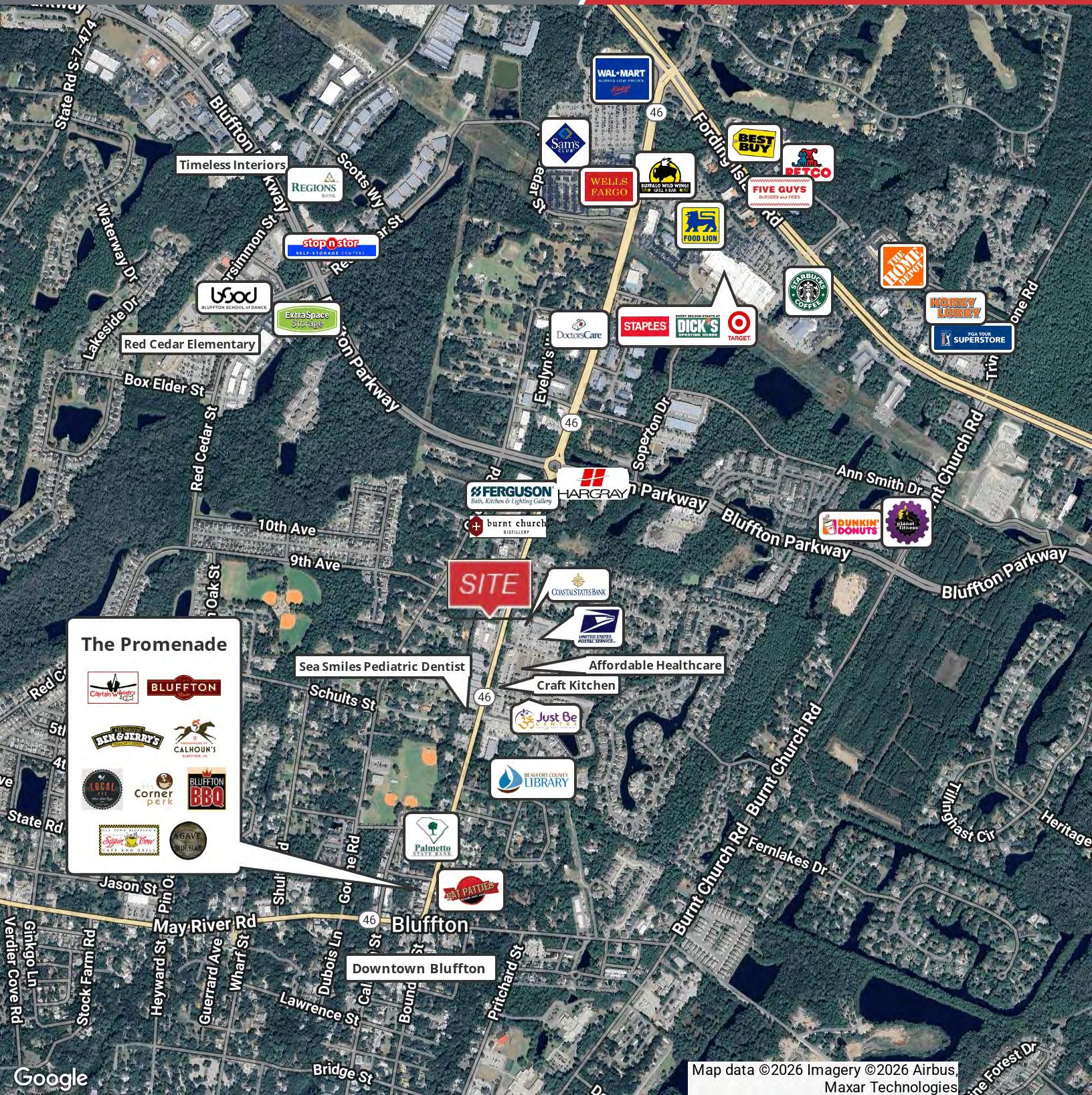
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100, Suite 100
 Bluffton, SC 29910
 843 837 4460 tel
naicarolinacharter.com



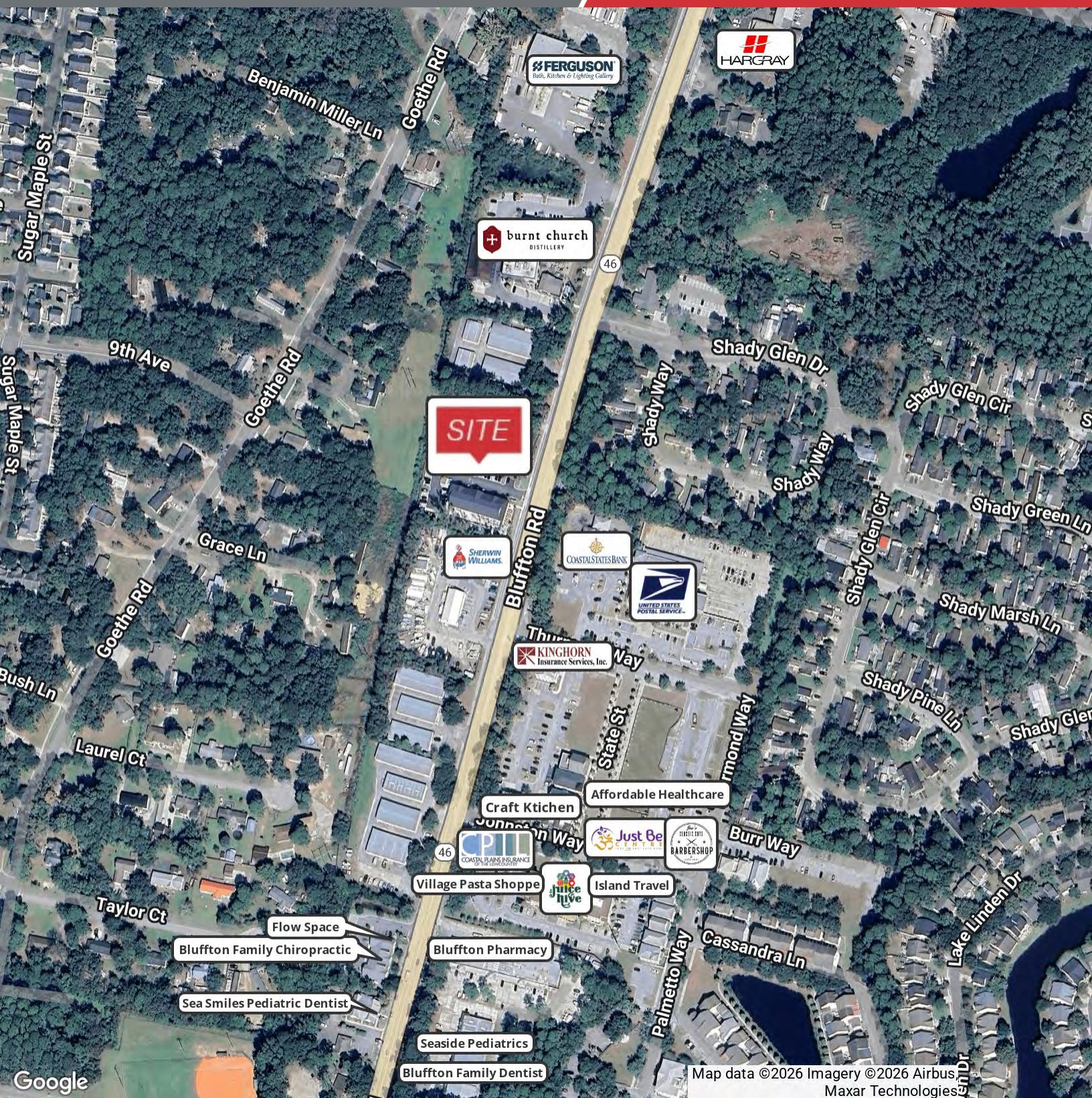
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



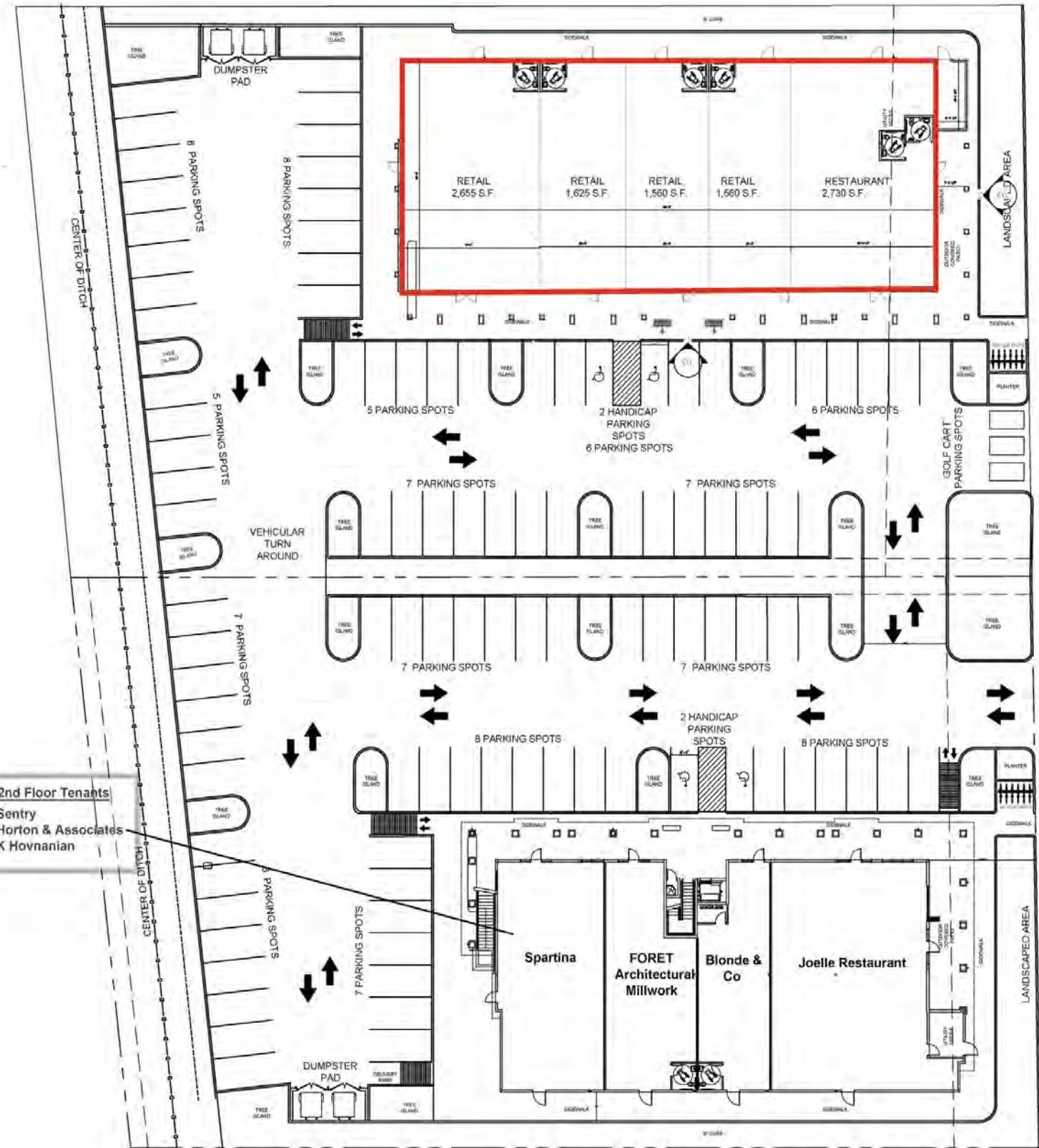
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



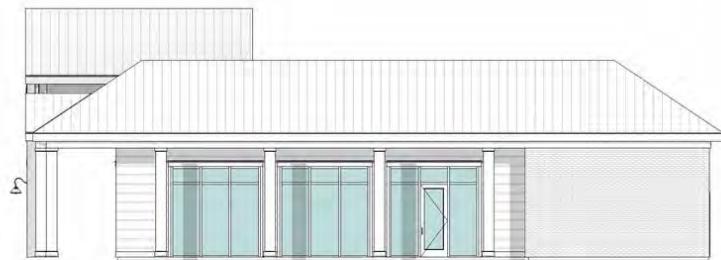
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



2 EXTERIOR ELEVATION - STREET
 03 1/16" = 1'-0"



1 EXTERIOR ELEVATION - FRONT
 03 1/16" = 1'-0"

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100, Suite 100
 Bluffton, SC 29910
 843 837 4460 tel
naicarolinacharter.com