



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

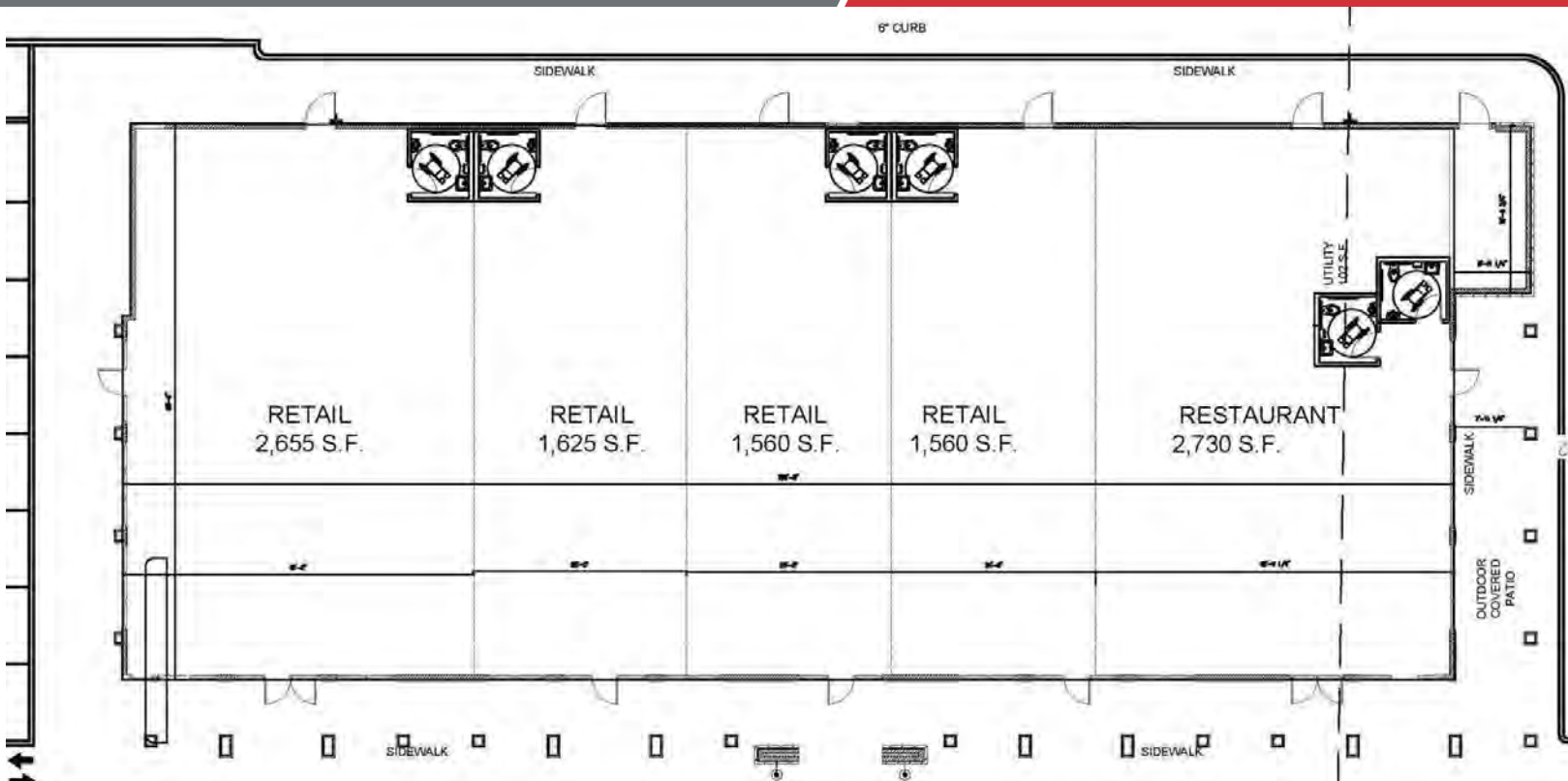
Estimated Delivery:	Early 2027
Retail / Office / Medical SF:	1,560 - 10,130 SF
TI Allowance	TBD
Base Rent:	See Page 2
NNN Expenses (2025 Budget):	\$6.00+/- PSF
Type:	Retail / Office / Medical/ Restaurant
Zoning:	C4 Community Center Mixed Use

For More Information

Baker Wilkins

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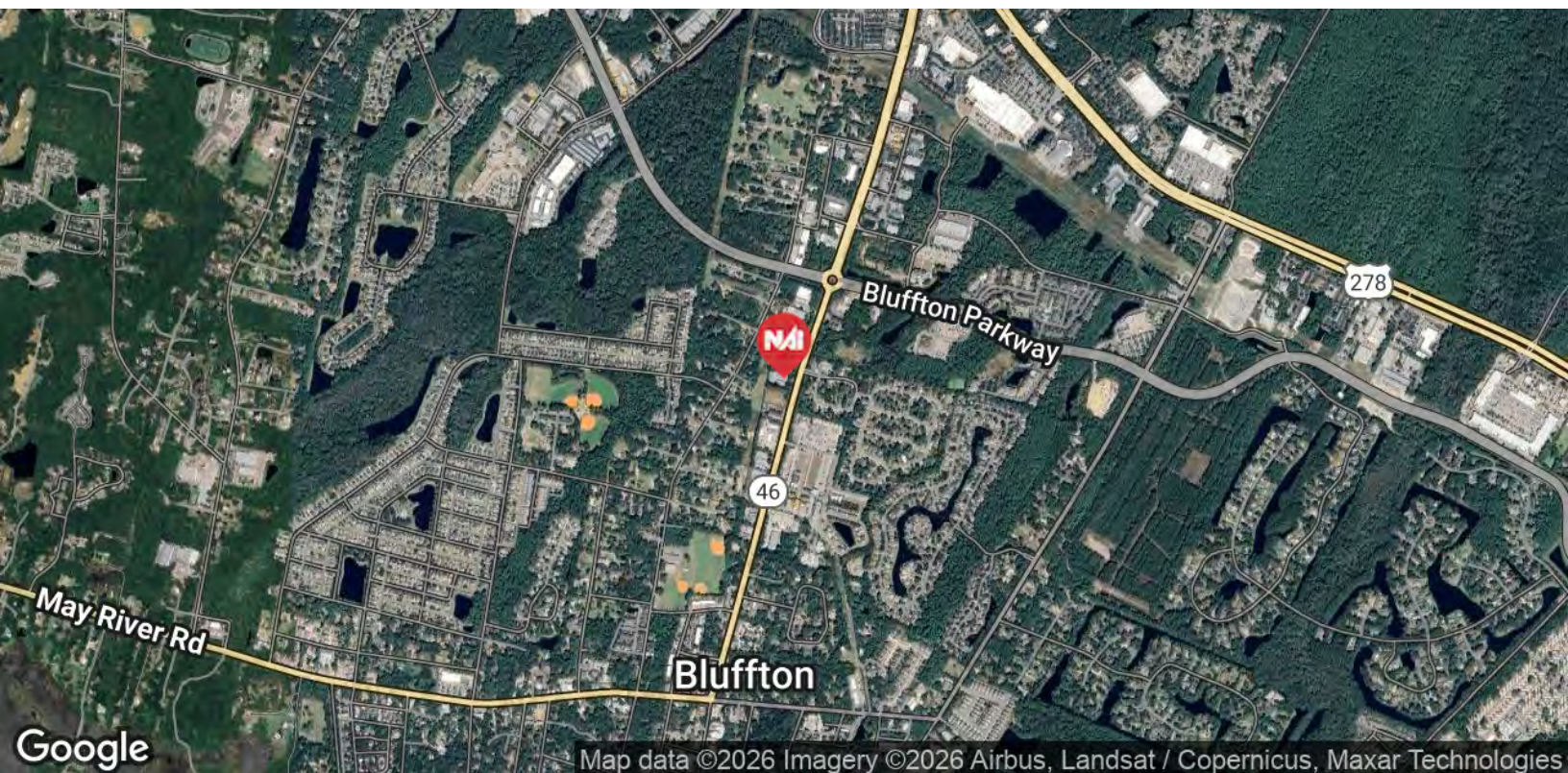
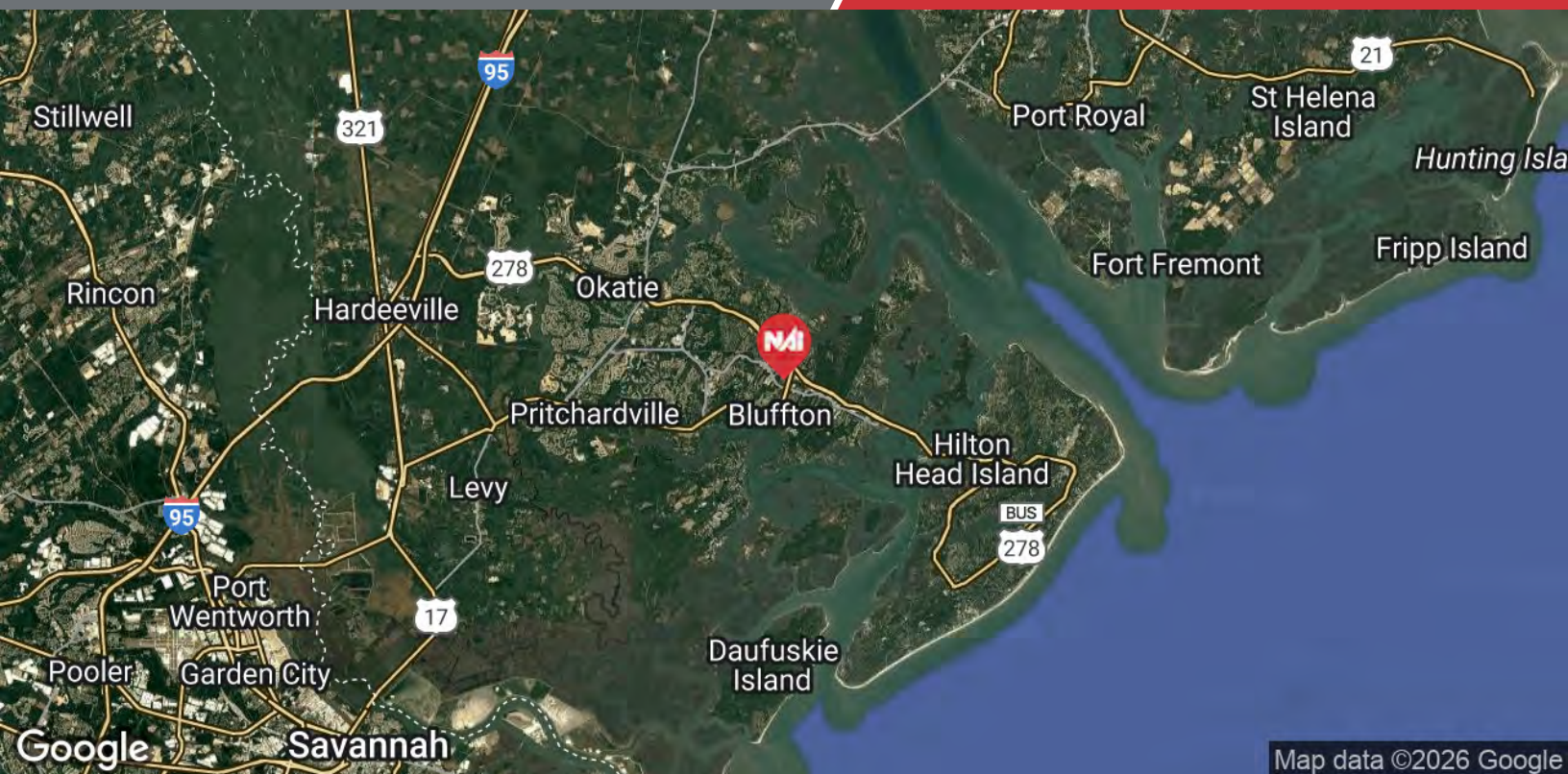


Lease Information

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

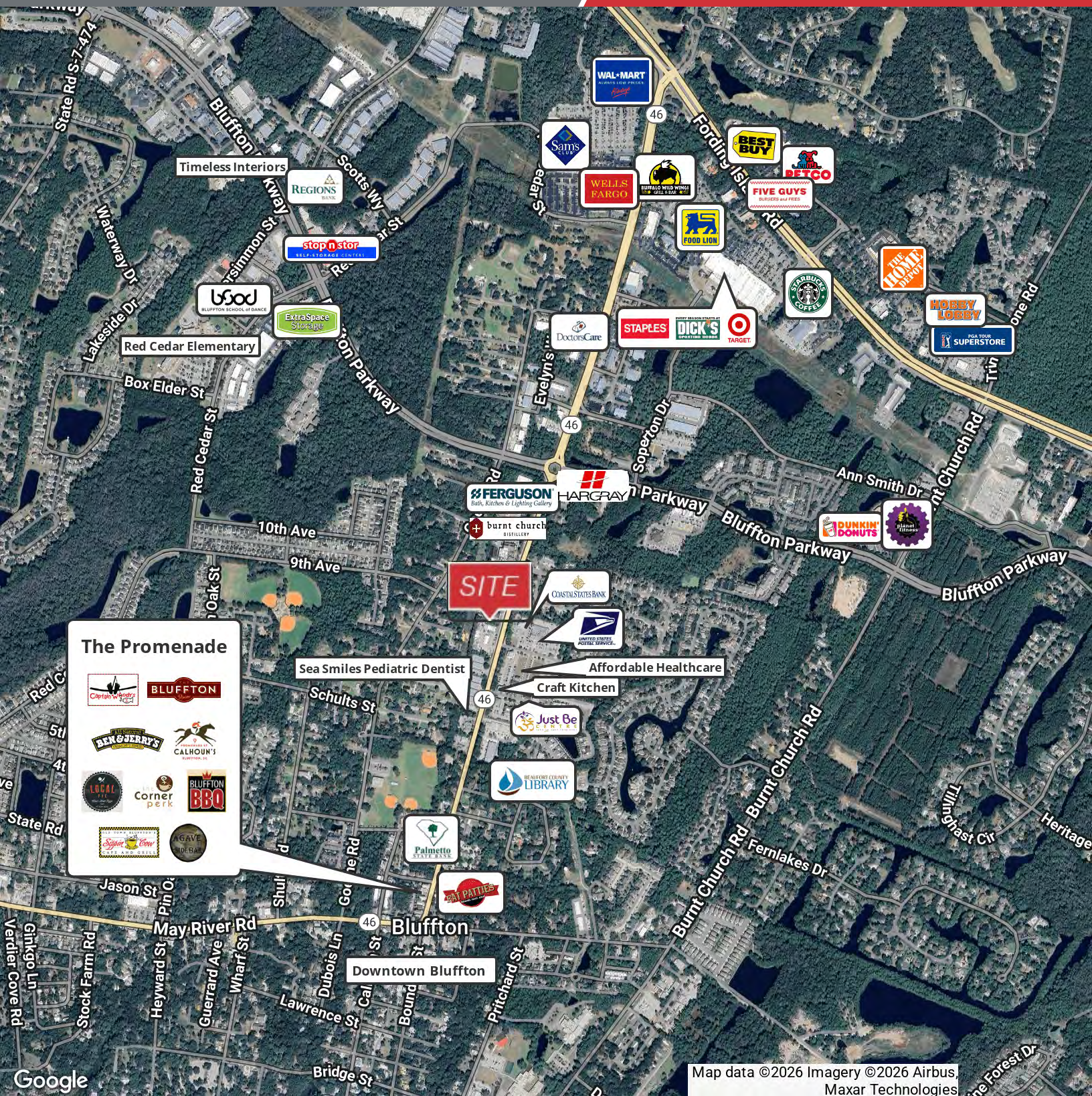
Available Spaces

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



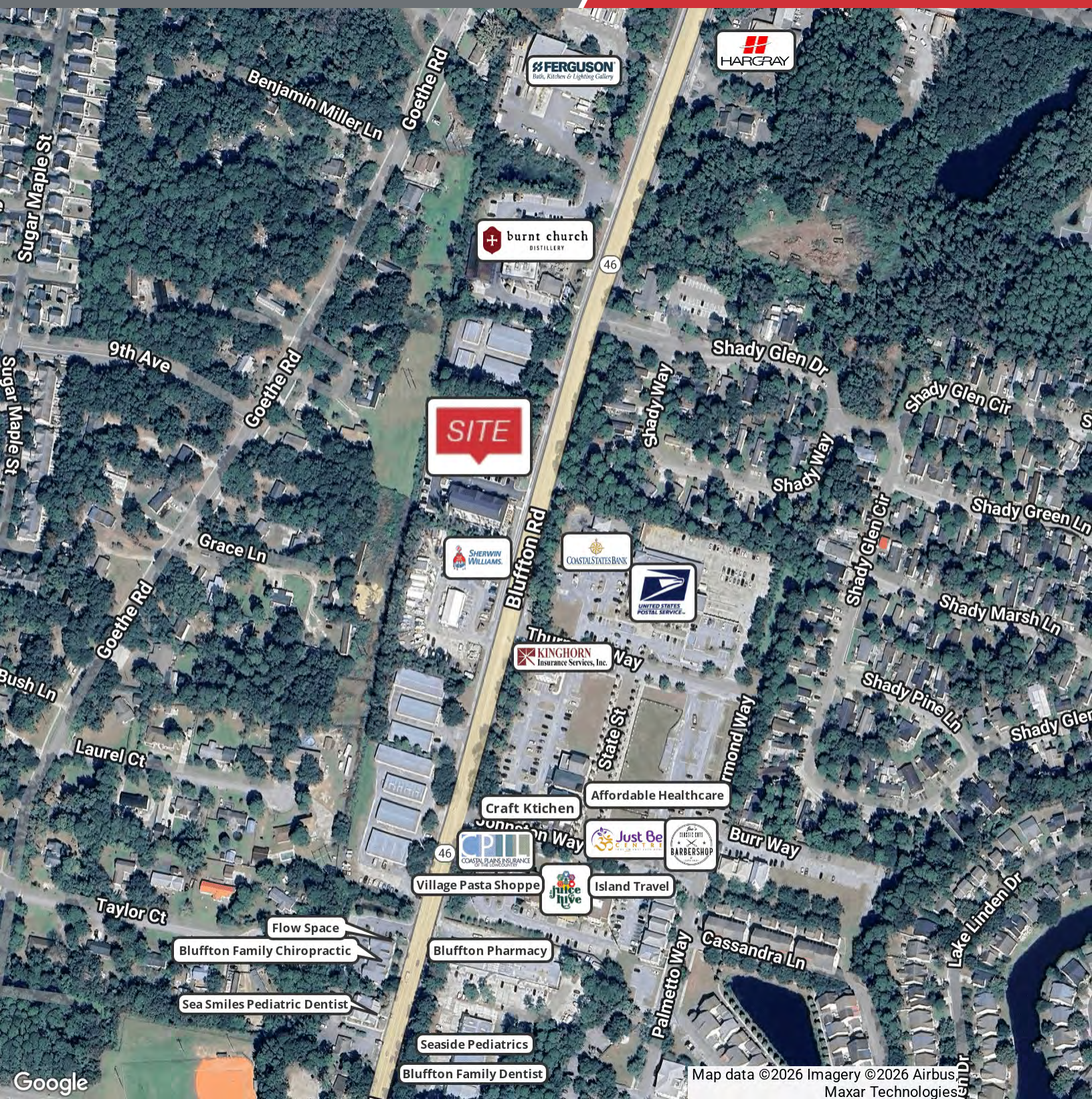
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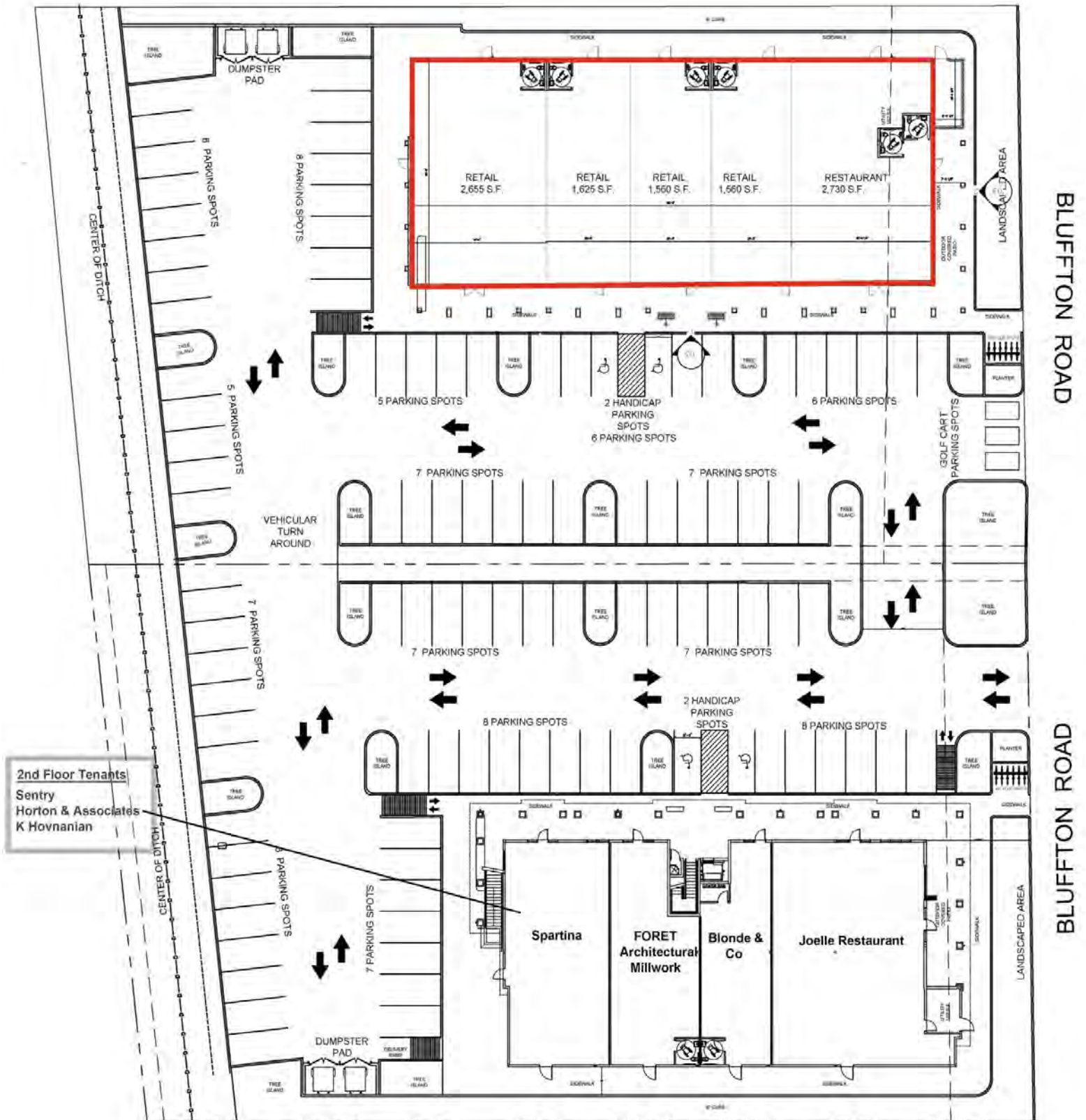
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2
03 EXTERIOR ELEVATION - STREET
1/16" = 1'-0"



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