

For Lease

2 WESTBURY PARK

3,870 SF Available



Class "A" Office Space

2 Westbury Park Way

Bluffton, South Carolina 29910

Property Highlights

- Fronting Hwy 278 (Fording Island Road), 250'+ highway frontage
- 3,870 SF Available - Great for Medical, Office, Banking
- Strategic location with easy access, Bluffton side of Hwy. 278
- Versatile and customizable office spaces
- Ample parking for employees and visitors
- Great Tenant Mix, including medical, professional, institutional, & local
- Professional Office Atmosphere

Demographics

	1 Mile	5 Miles	15 Miles
Total Households	1,608	17,272	71,353
Total Population	4,038	43,360	171,258
Average HH Income	\$105,107	\$125,337	\$123,992

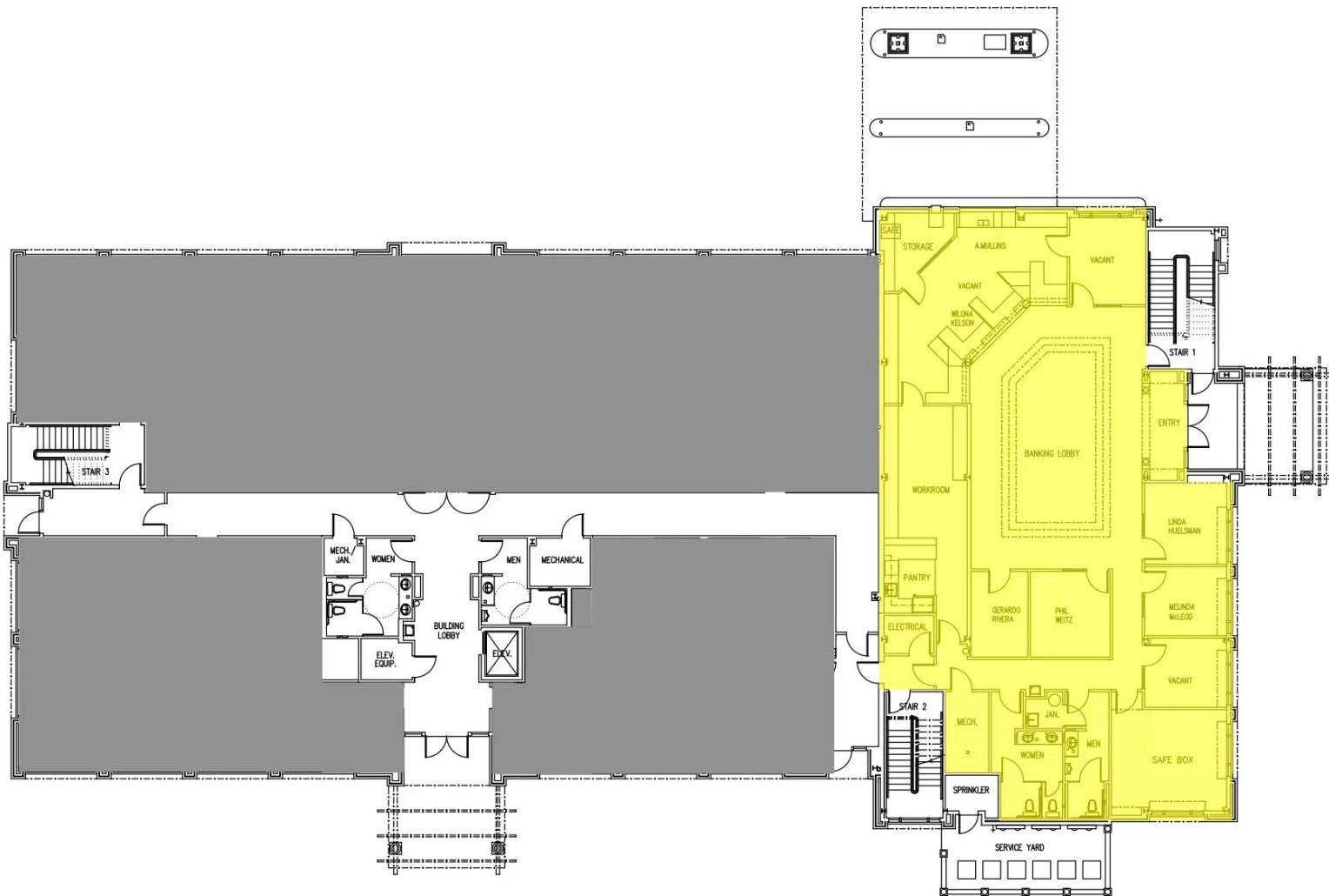
OFFERING SUMMARY

1st Floor Available SF	3,870 SF
Lease Rate	\$32 SF/yr (NNN)
Building Size	26,244 SF
Lease Term	5+ Years
Annual Increases	3% Base Rent

For more information

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

Floor Plan

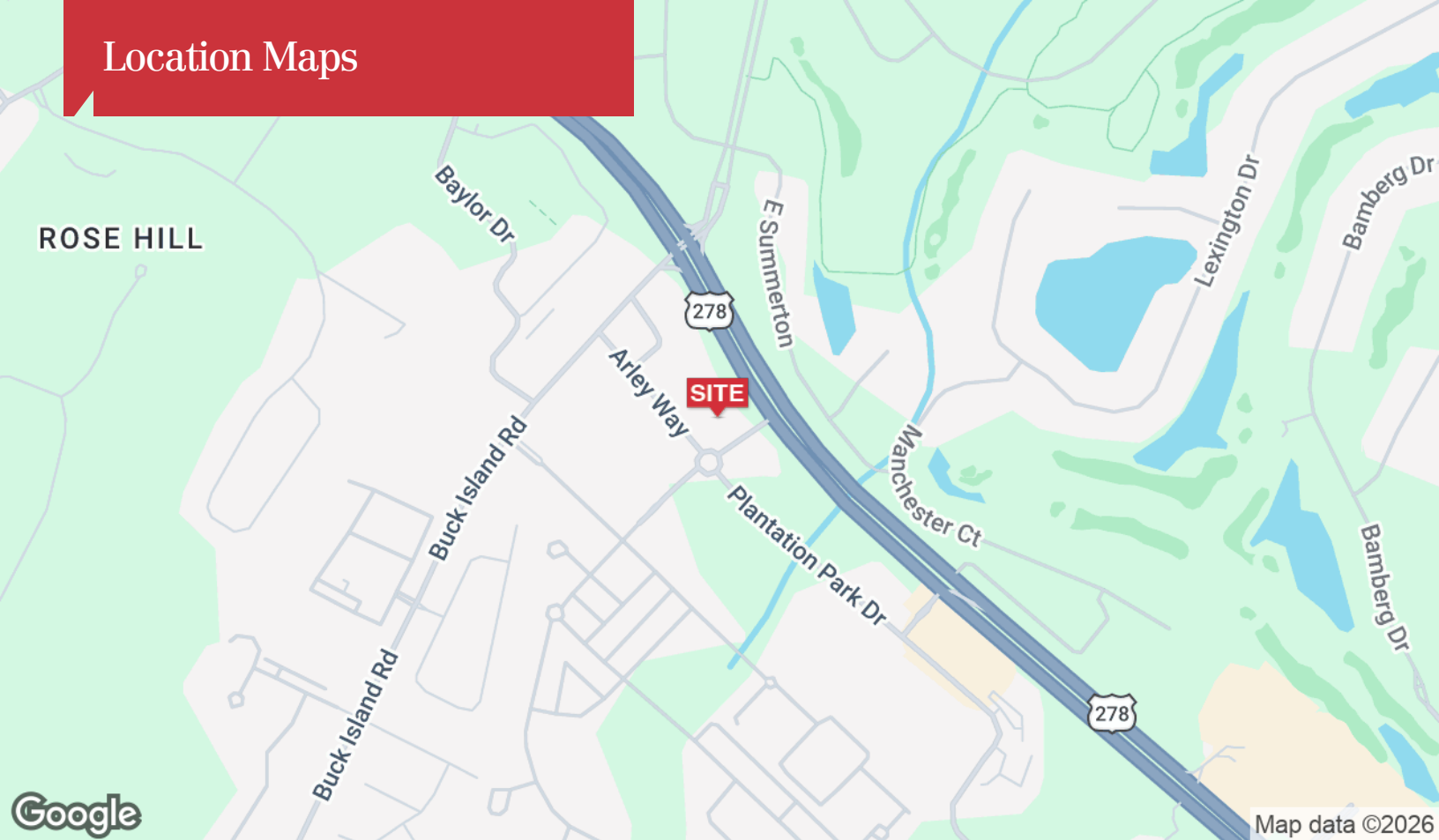


First Floor - 2 Westbury Park Way

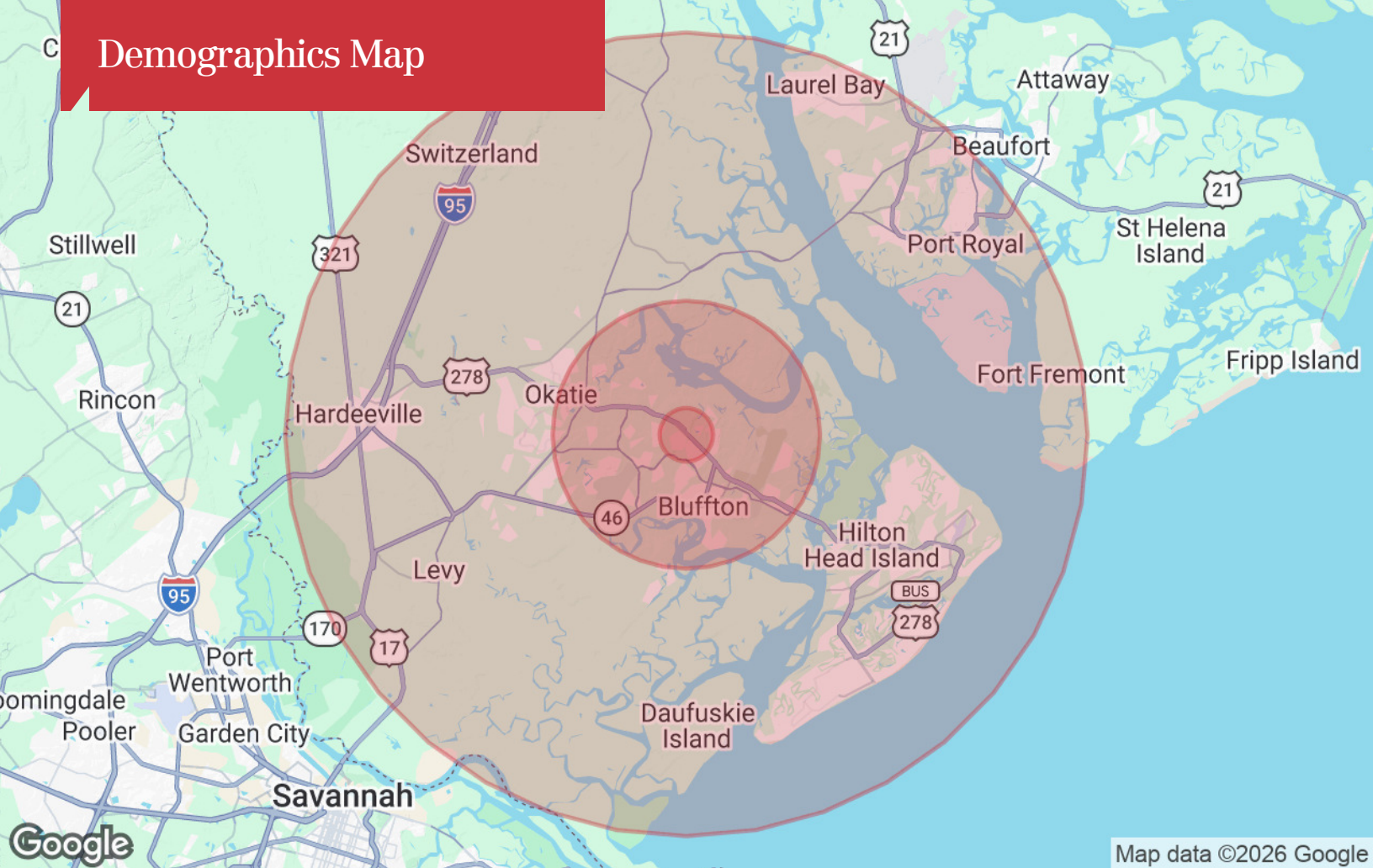
Additional Photos



Location Maps



Demographics Map



Population

	1 Mile	5 Miles	15 Miles
TOTAL POPULATION	4,038	43,360	171,258
MEDIAN AGE	35.8	44.9	47.8
MEDIAN AGE (MALE)	35.1	45.0	46.4
MEDIAN AGE (FEMALE)	35.4	45.6	49.0

Households & Income

	1 Mile	5 Miles	15 Miles
TOTAL HOUSEHOLDS	1,608	17,272	71,353
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$105,107	\$125,337	\$123,992
AVERAGE HOUSE VALUE	\$441,926	\$564,879	\$569,294

* Demographic data derived from 2020 ACS - US Census