

FOR LEASE



VM | REAL ESTATE

PAXTON PLAZA

1308 FORDING ISLAND ROAD, SUITE L BLUFFTON, SC 29910



CONTACT

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PROPERTY OVERVIEW

1308 FORDING ISLAND ROAD, SUITE L BLUFFTON, SC 29910



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$24.00 SF/YR (NNN)
NNN:	\$5.60/SF/YR
Market:	Bluffton

PROPERTY HIGHLIGHTS

- Prominent 1,500 sf Retail Unit
- Central Location
- Monument Signage on 278
- Dual Access Hwy 278 & Malphrus
- Reasonable Occupancy Costs

PROPERTY OVERVIEW

High profile retail / restaurant space for lease on Highway 278. This 1,500 sf end-unit is at the entrance to the center and has been occupied by a bakery for over 20 years. Current configuration includes a large showroom / retail floor/ dining area in front with kitchen and work area in the rear. Solid tenant mix including a couple of restaurants, a music store, a flooring retailer, a law firm and more. Prominent monument signage on Highway 278 and the building facade. Hood system and three compartment sink in place.

LOCATION OVERVIEW

Paxton Plaza is situated on Highway 278 between Burnt Church Road and Malphrus Road, adjacent to Verizon, in Bluffton's main retail corridor. Easy access to the Bluffton Parkway via Malphrus Road. The property sits between the two Tanger Outlet Malls, adjacent to Lowes, Michael's, Ross, Big Lots, Petsmart, World Market, and surrounded by a plethora of other national retailers and residential developments. This is a dynamic growth area with over 50,000 vpd on Hwy 278, strong demographics including a population of approximately 37,000 people within a five mile radius with average household incomes exceeding \$131,000.

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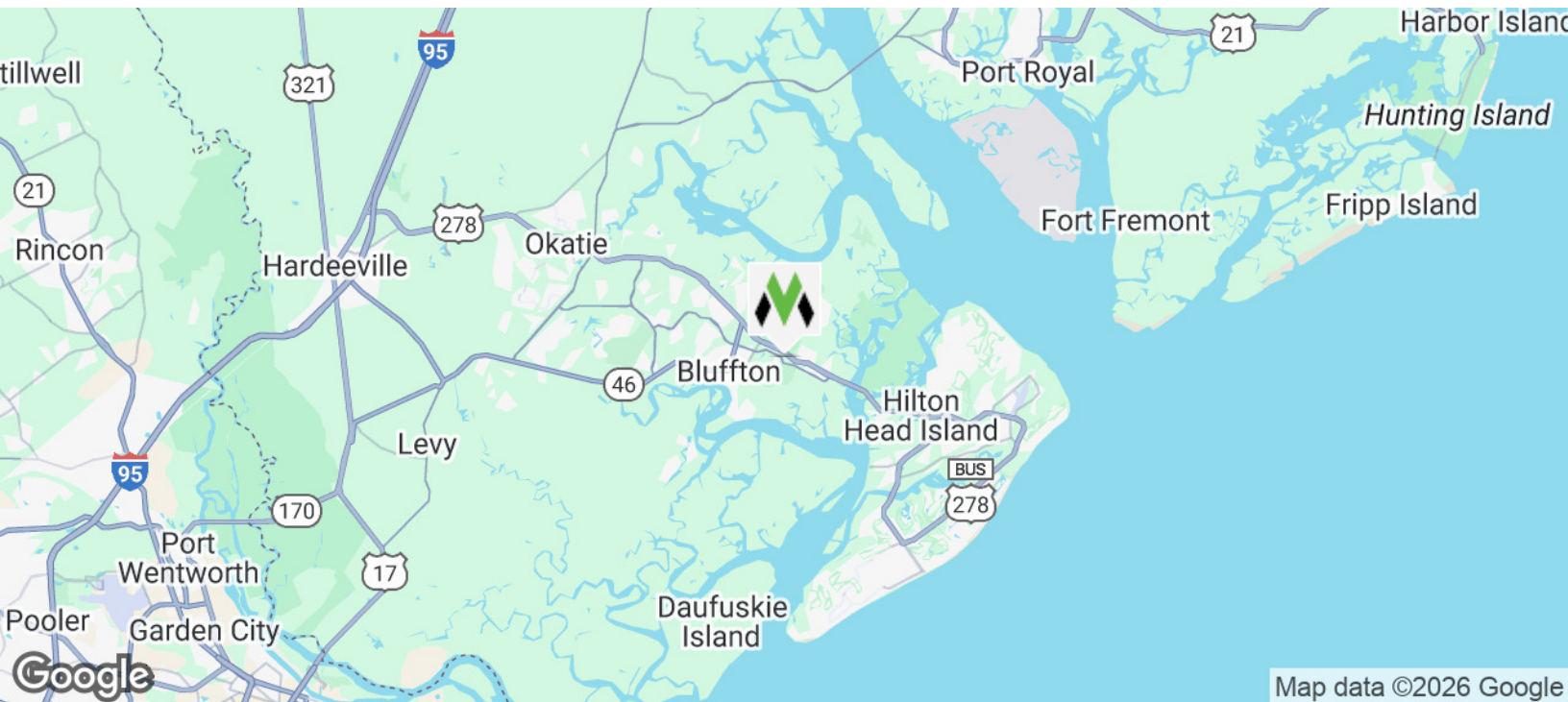
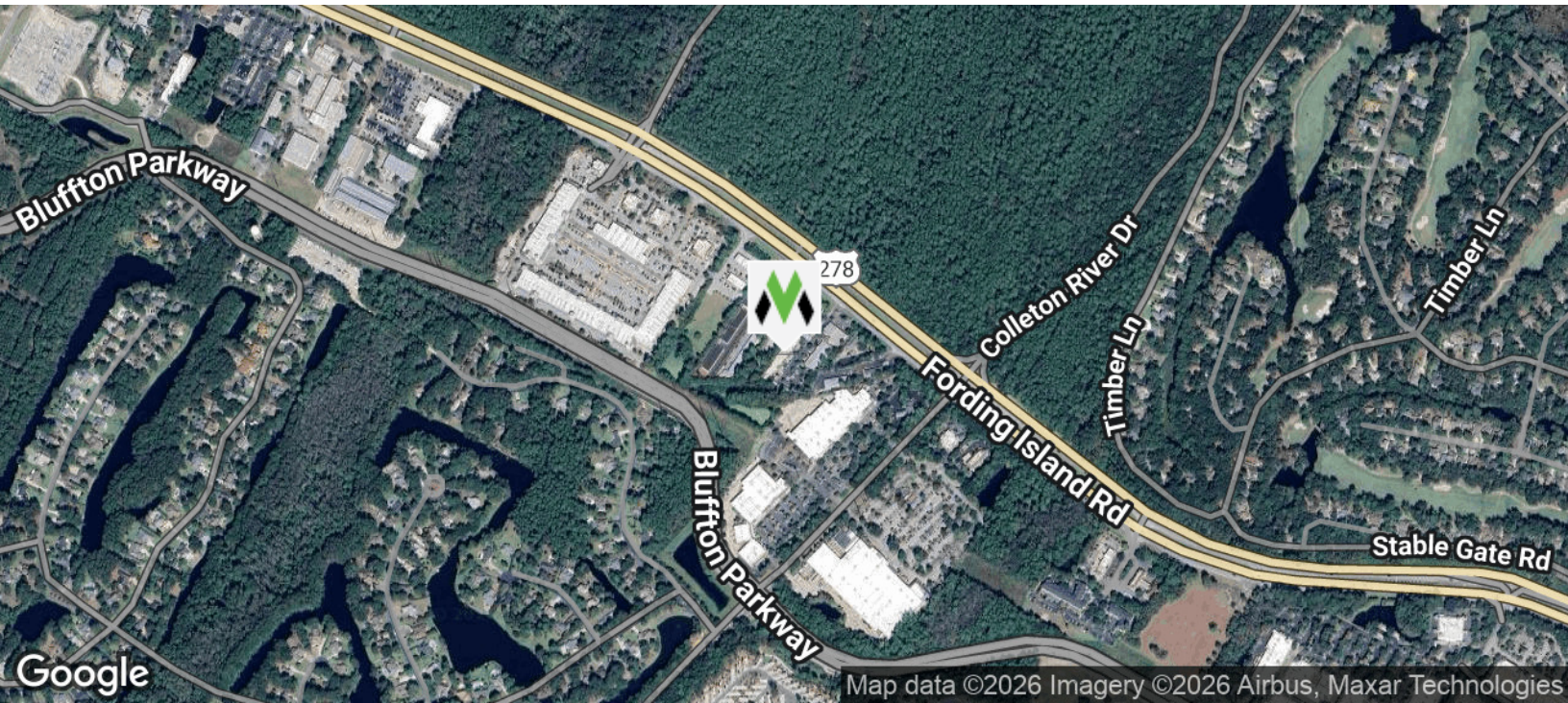


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LOCATION MAPS

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SITE PLAN

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SITE PLAN OF SHOPPING CENTER

The site plan attached hereto is intended only to show the general layout of the Shopping Center or apart thereof. The site plan shall not be deemed to warranty or agreement by Landlord as to the shopping center, the premises, the existence of any particular tenant's or other stores or occupants or any matter shown thereon; and the site plan shows measurements and distances that are approximate and not scaled.

Paxton Plaza

1304, 1306 & 1308 Fording Island Road
Bluffton, South Carolina 29910



Suite 108 2,200 sq. ft.	AVAILABLE	Suite F 3,141 sq. ft.	Fretworks!
Suite 108A, 109 Suite G 5,818 sq. ft.	More Space Place	Suite H, Storage 2,535 sq. ft.	Sebastian Multi-Services
Suite 108B 790 sq. ft.		Suite I 1,050 sq. ft.	Yessith Beauty Salon
Suite 110 6,670 sq. ft.	Service Experts Heating & Air Conditioning	Suite J 3,000 sq. ft.	May River Flooring
Suite B 3,300 sq. ft.	Mattress Shop	Suite L 982 sq. ft.	WSAV TV
Suite D 1,500 sq. ft.	Ronnie's Bakery	Suite N 6,125 sq. ft.	Jade Garden
Suite E 2,010 sq. ft.	Saigon Café		

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PICTURES

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