

FOR LEASE

RETAIL / FLEX SPACE

4375 BLUFFTON PARKWAY BLUFFTON, SC 29910



VM | REAL ESTATE 



CONTACT

VONNIE MAJEWSKI

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FOR LEASE

PROPERTY OVERVIEW

4375 BLUFFTON PARKWAY BLUFFTON, SC 29910



OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$20.00 SF/YR (NNN)
NNN:	\$5.03/SF/YR
Available:	1/1/26
Market:	Bluffton / Hilton Head

PROPERTY HIGHLIGHTS

- 3,000 SF Flex Unit for Lease
- Fully Conditioned
- Central Location
- Very High Ceiling
- Great Visibility
- Strong Traffic Counts

PROPERTY OVERVIEW

3,000 sf retail / flex end-unit for lease. Unit A is situated at the entrance to the property and is wide open, conditioned space, with a glass store front, very high ceilings, private restroom and a 12' tall roll up door in the back. This prominent property has dual access from the Parkway and Scott Way. There is parking surrounding the building and incredible visibility to the heavy flow of traffic on the Bluffton Parkway. Ideal for just about any retail or service business.

LOCATION OVERVIEW

Situated on the Bluffton Parkway in the heart of Bluffton's central business district. Bluffton Parkway traffic counts exceed 30,000 VPD. Parallel to Sheridan Park, this location affords access to all of Bluffton, Hilton Head and the surrounding communities within minutes. The property is surrounded by retail, professional office, and light industrial tenants and in close proximity to all of Bluffton's residential communities. 2025 demographics confirm over 48,100 residents within a five mile radius with average household incomes of approximately \$137,000. This is a high growth area with limited supply of quality flex / retail units available.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

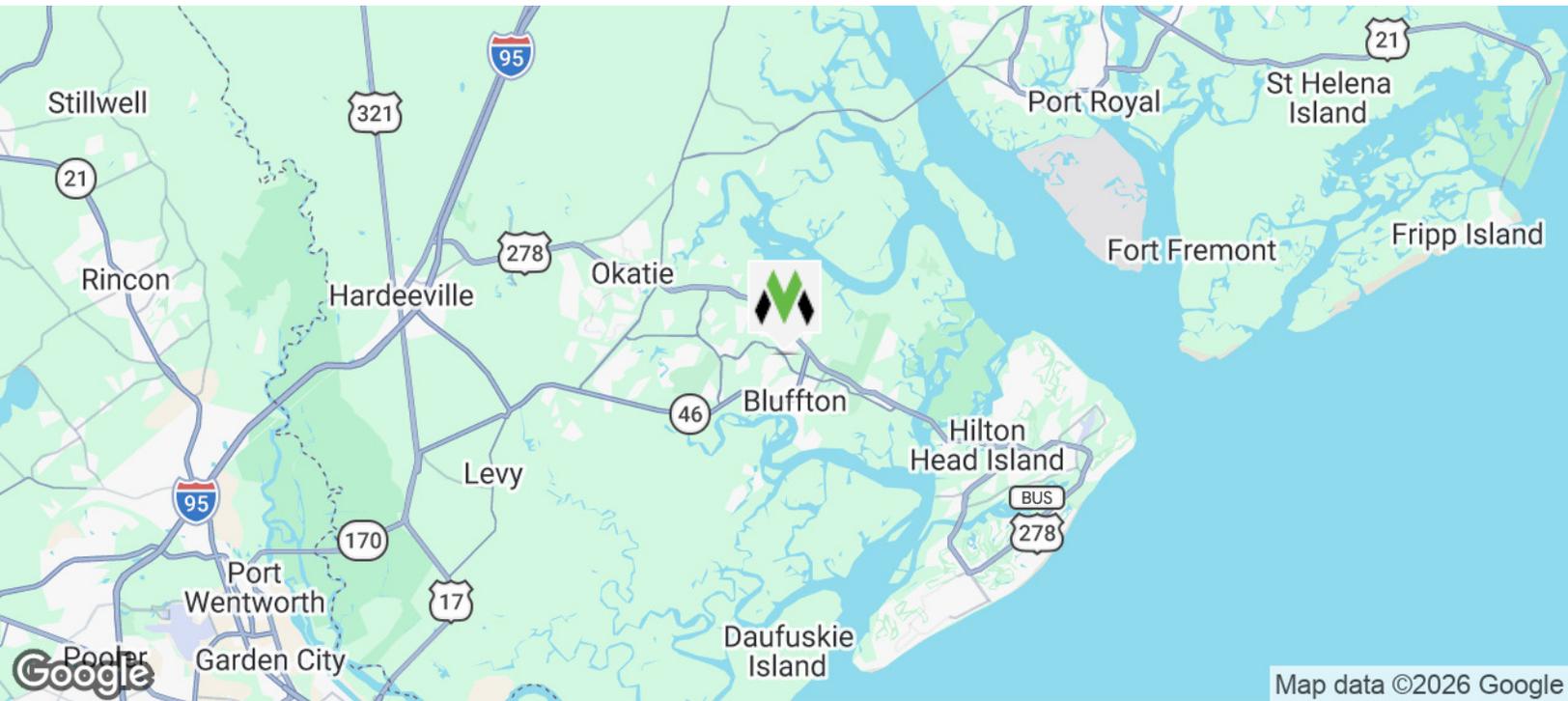
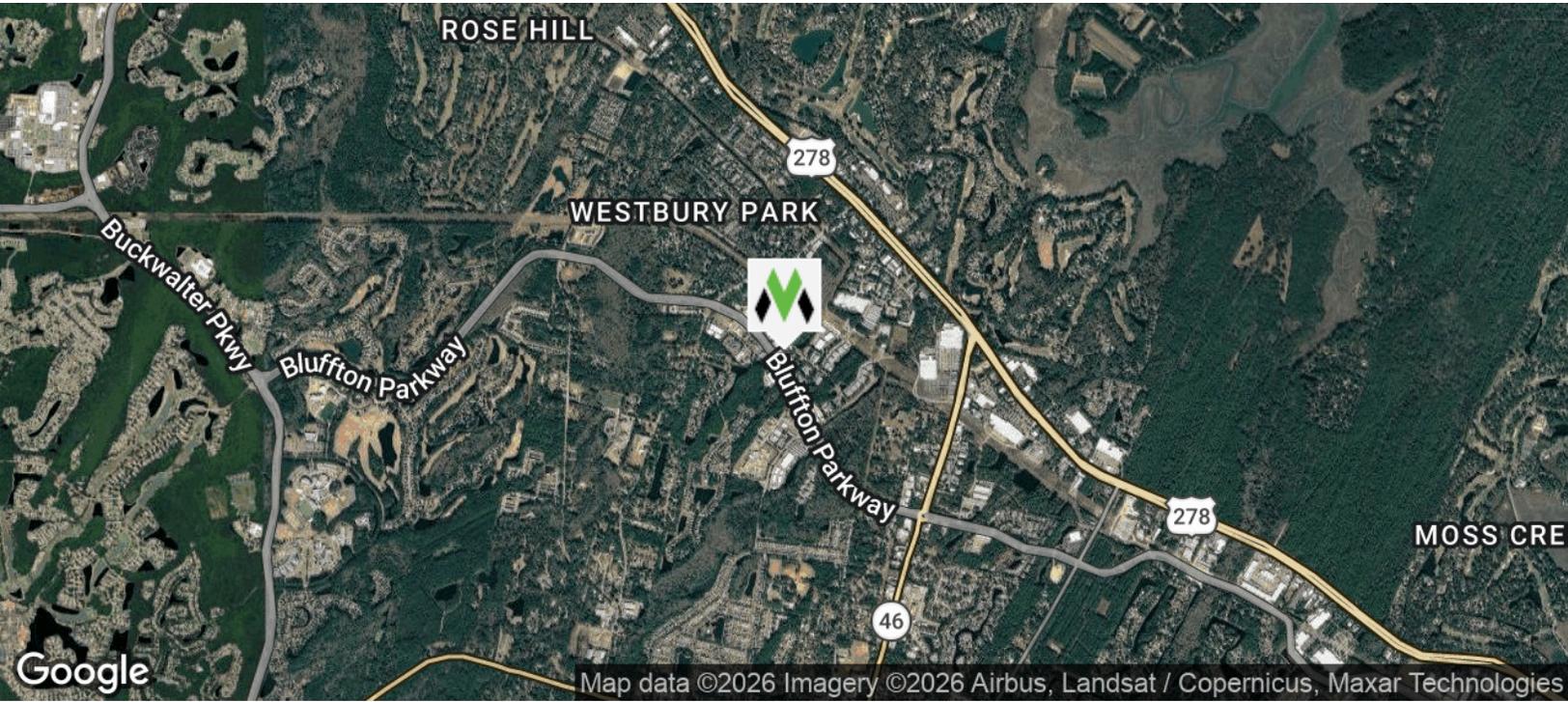


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LOCATION MAPS

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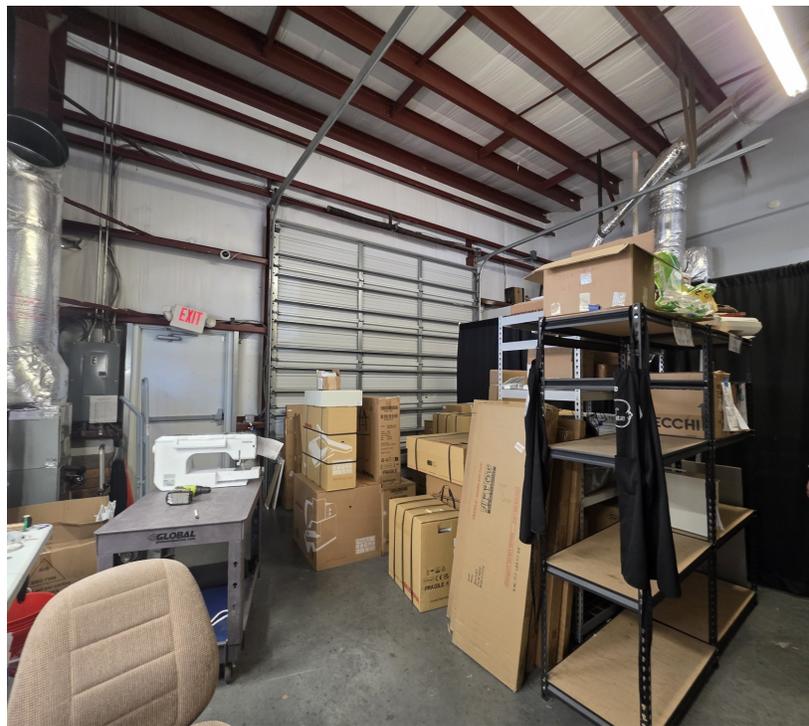
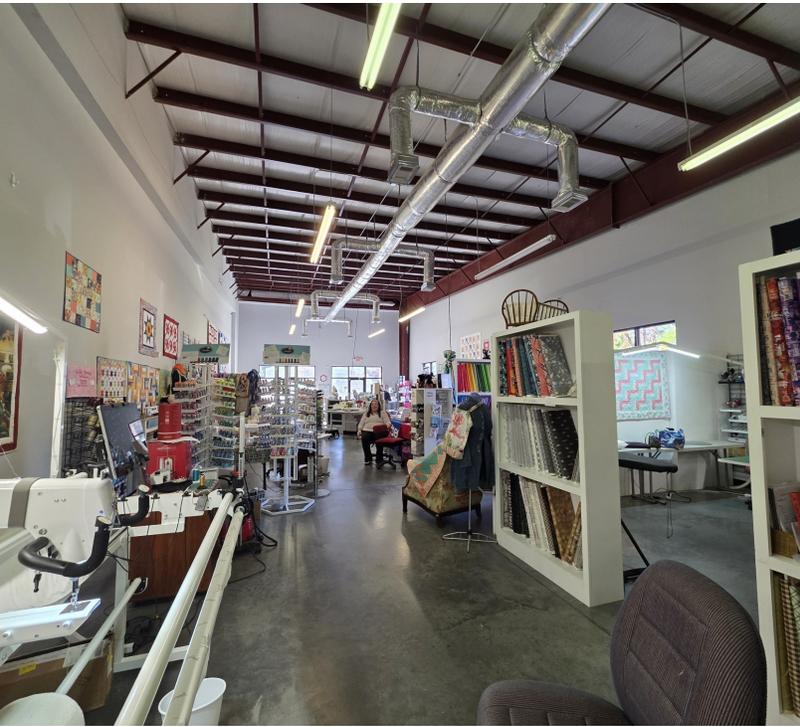


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INTERIOR PICTURES

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