

FOR LEASE

55 SHERIDAN PARK CIRCLE



VM | REAL ESTATE 



CONTACT

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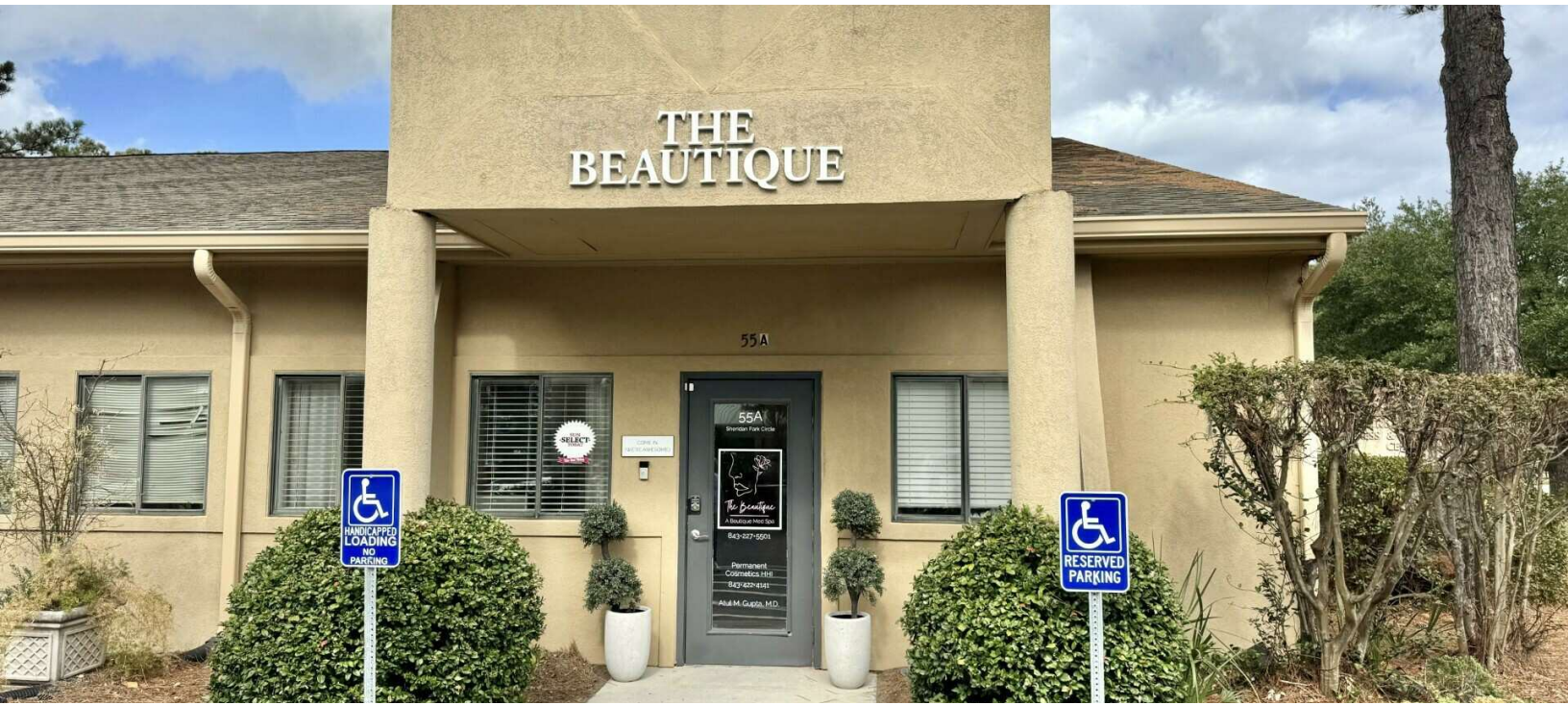
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PROPERTY OVERVIEW

55 SHERIDAN PARK CIRCLE BLUFFTON, SC 29910



OFFERING SUMMARY

Available SF:	1,700 SF
Lease Rate:	\$3,200.00/Mo. (MG)
Available:	1/1/25
Market:	Bluffton

PROPERTY OVERVIEW

1,700 SF end cap with easy access, good visibility and plenty of parking. The space has been renovated and is currently configured with a reception / waiting area, 5 private rooms, and an open area that is ideal for collaboration or cubicles. Perfectly suited for health & beauty, salon, or medical office users. This functional layout can also accommodate professional office users and a variety of service and retail uses. Available January 1, 2025.

PROPERTY HIGHLIGHTS

- Central location accessible from Hwy 278 and Bluffton Pkwy
- Ample parking
- Modern Finishes & Clean Aesthetic
- Functional Layout - Ideal For Multiple Uses

LOCATION OVERVIEW

Located in Sheridan Park, immediately adjacent to Highway 278 and Bluffton Parkway. Five points of access, considerable parking, and a good tenant mix comprised of retail and professional tenants including the DMV, KFC, Sonic Drive-in, State Farm, home stores, medical providers, restaurants and more. This central location is a short drive to/from Savannah, Beaufort and Jasper county and boasts strong demographics including a 2024 population of approximately 48,100 within a five mile radius, and average household incomes of approximately \$133,000 per year.

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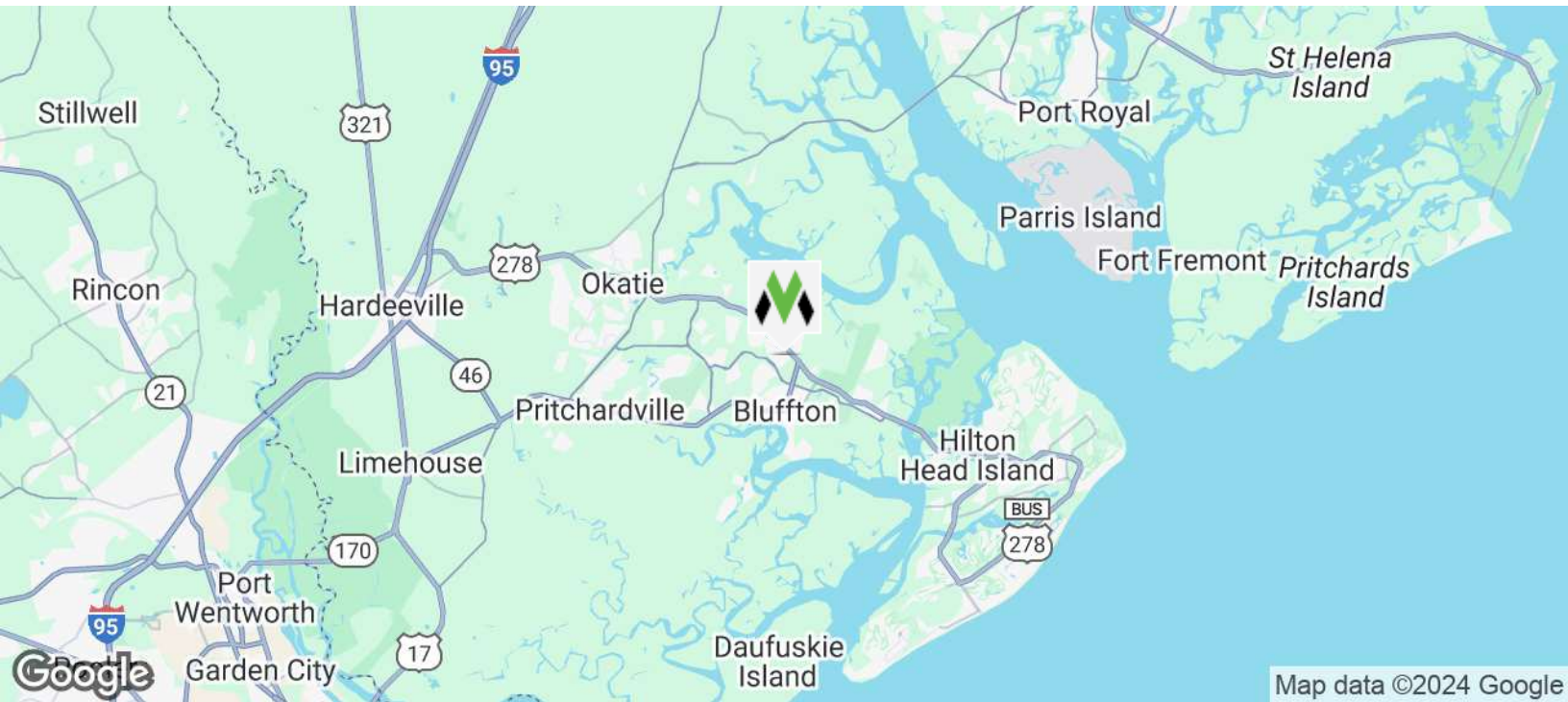
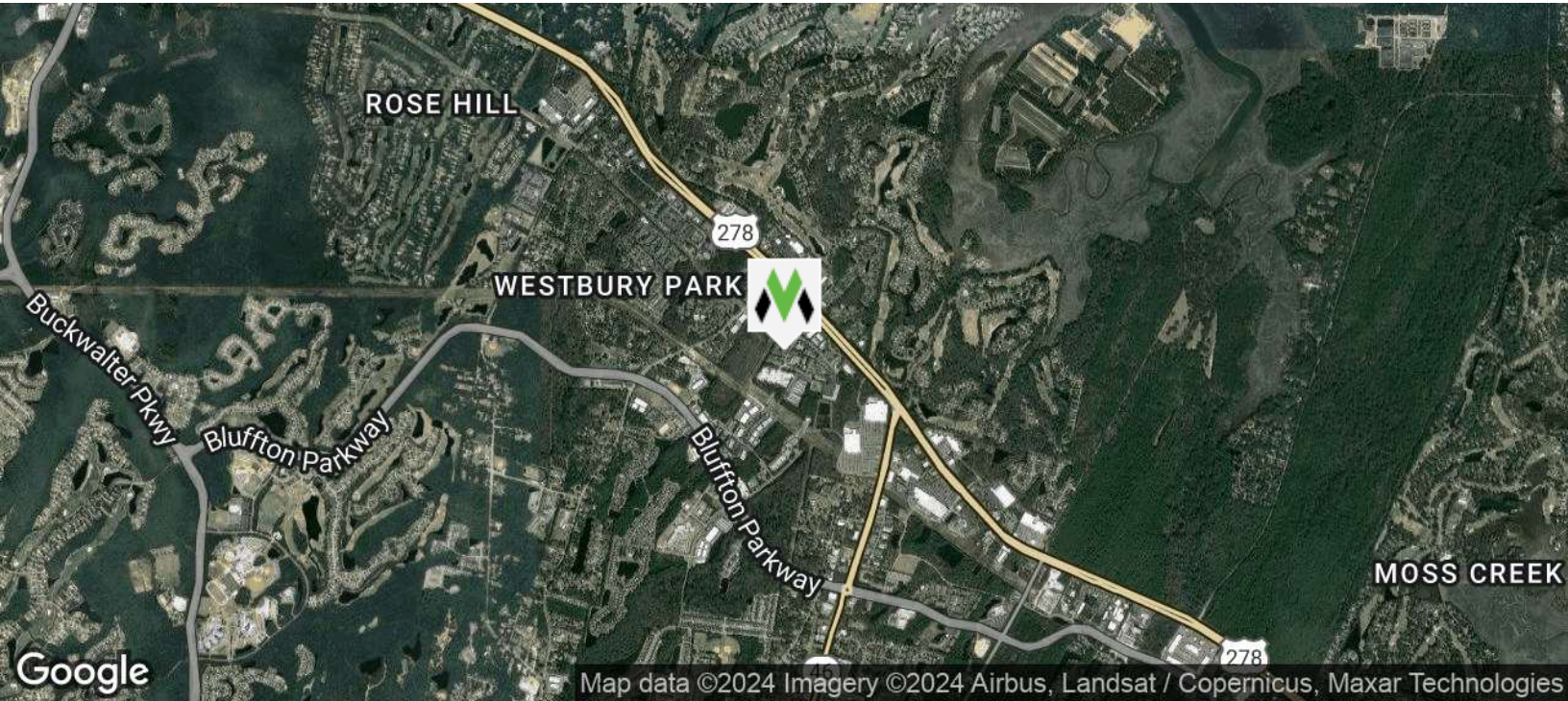
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

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LOCATION MAPS

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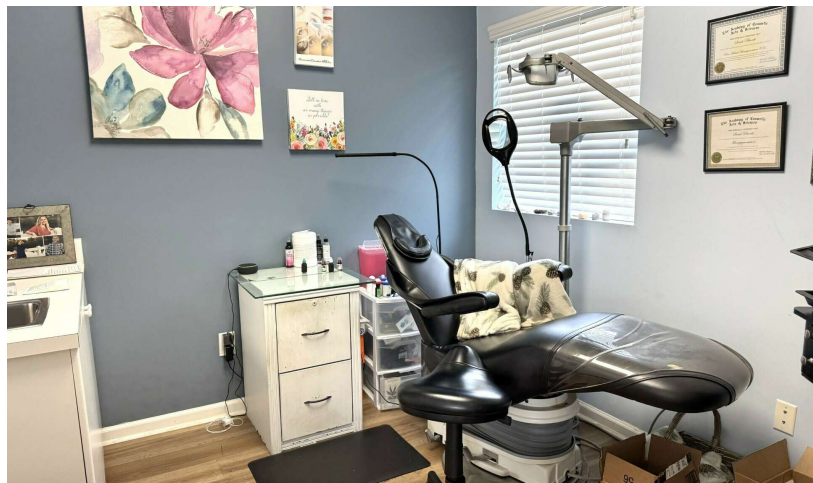
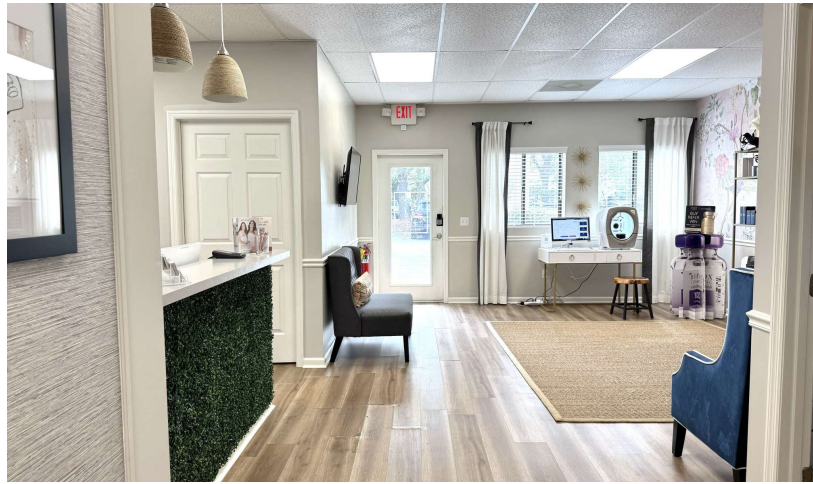
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PICTURES

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