

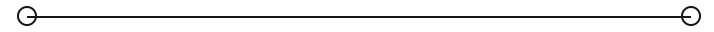


LEASE

Class A Retail, Office, And Restaurant Space For Lease

MAY RIVER RD & HWY 170

Bluffton, SC 29910



PRESENTED BY:

TOM DEMINT, CCIM

O: 843.816.7191

tdemint@svn.com

SC #8142

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (NNN)
BUILDING SIZE:	31,973 SF
AVAILABLE SF:	1,261 - 13,629 SF
LOT SIZE:	
MARKET:	Bluffton
APN:	R610 036 000 3714 0000

TOM DEMINT, CCIM

O: 843.816.7191
tdemint@svn.com
SC #8142

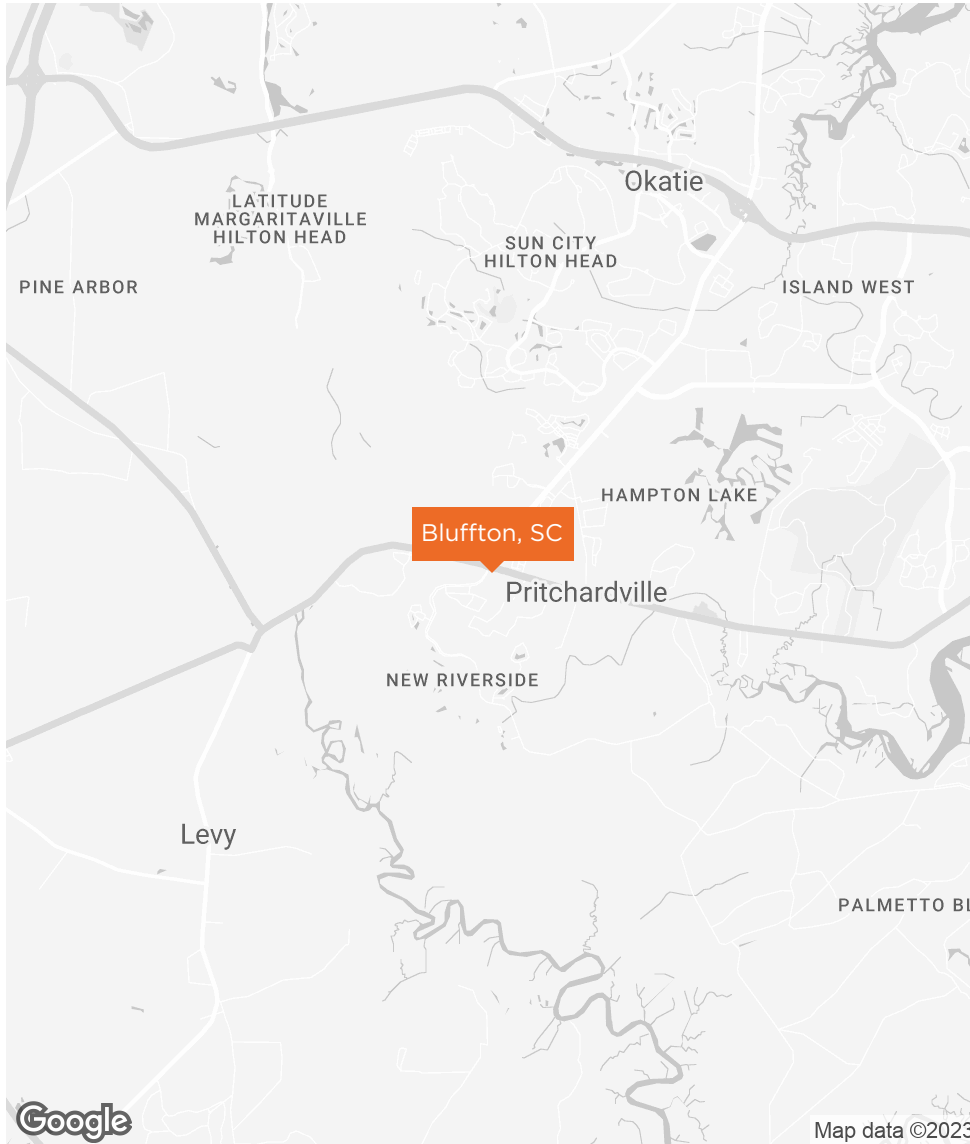
PROPERTY OVERVIEW

New Riverside Village is a mixed use community composed of residential townhomes, apartments, retail/office, and restaurant uses built in a park setting with lagoons and walking paths. Three commercial buildings will be developed for lease with lagoon and park views - Building B (11,796 sq. ft.), Building C (6,548 sq.ft), Building D (13,629 sq. ft.) Available spaces will range in size from 1,261 sq. ft. - 13,629 sq.ft. and will be delivered in "warm shell" condition (HVA, one restroom, sheetrock walls, drop ceilings, lights). Delivery of the first building will be in the second quarter 2023.

PROPERTY HIGHLIGHTS

- Class A Commercial Space In A Commercial Village Setting
- Perfect For Retail, Restaurant, Office, and Medical Office Uses
- Lagoon Views with Walking & Bike Paths
- 12 Residential Communities Located Within 2.5 Miles

CITY INFORMATION



TOM DEMINT, CCIM

O: 843.816.7191

tdemint@svn.com

SC #8142

LOCATION DESCRIPTION

Bluffton is one of the fastest growing markets in South Carolina and there are twelve residential communities under development within two miles of The New Riverside Village. May River Crossing, a Publix anchored shopping center is located directly across the street from the subject property. The area is attractive to retirees and many young professionals who work in Bluffton, Savannah, and on the I-95 corridor. Medium family income is over \$90,000/year in this submarket.

LOCATION DETAILS

MARKET	Bluffton
COUNTY	Beaufort

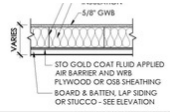
ADDITIONAL PHOTOS



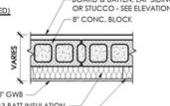
TOM DEMINT, CCIM
O: 843.816.7191
tdemint@svn.com
SC #8142

ADDITIONAL PHOTOS

18 PARTITION 1A EXCEPT NO 5/8" GYPSUM WALLBOARD. SEE NOTE 6.



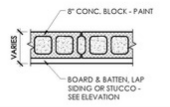
24 EXTERIOR MASONRY WALL (2 HOUR - WHERE INDICATED) 8\"/>



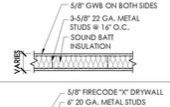
26 PARTITION 2A EXCEPT NO 5/8\"/>



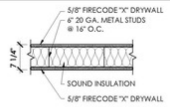
3 EXTERIOR MASONRY WALL (2 HOUR) 2\"/>



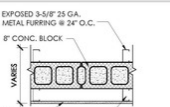
4 TYPICAL 3-5/8\"/>



5 TYPICAL DEMISING WALL (7 HOUR) 6\"/>



6A MASONRY DEMISING WALL (2 HOUR) 8\"/>



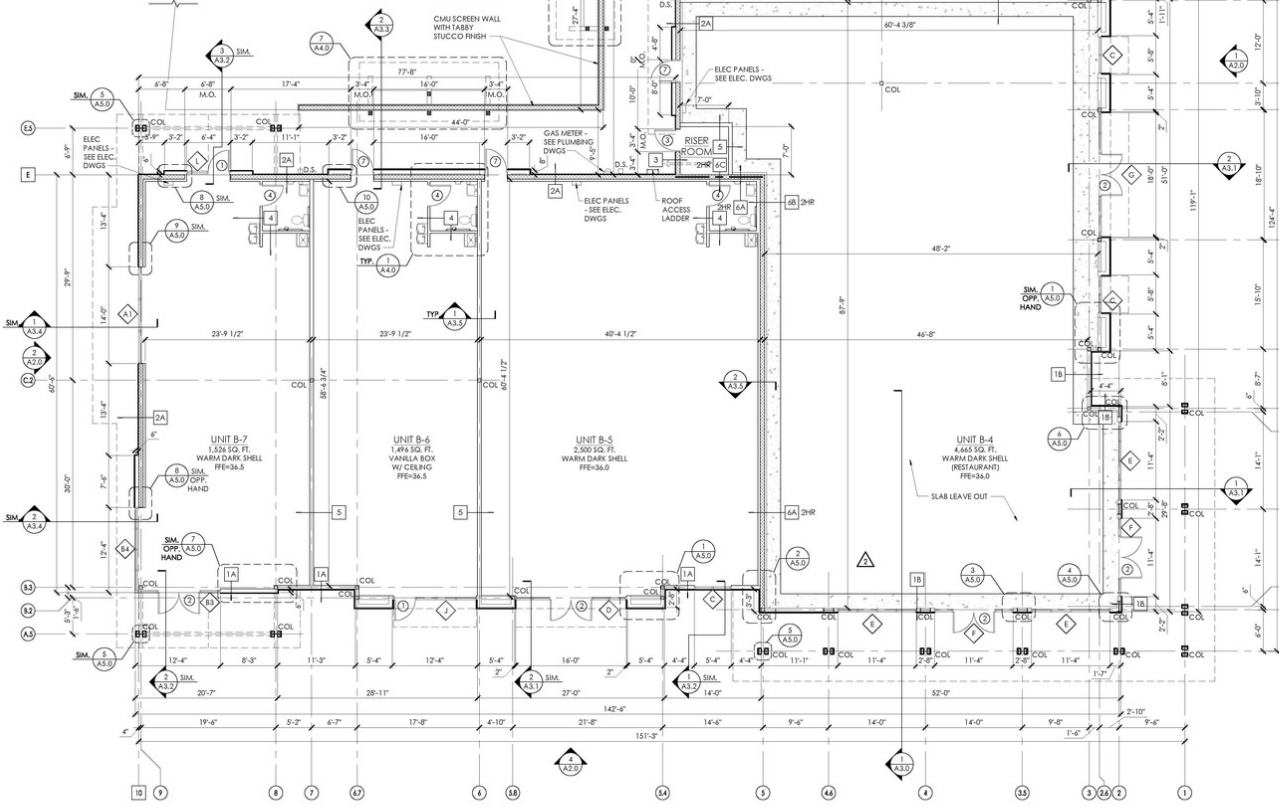
48 PARTITION 4A EXCEPT USE 2\"/>



4C PARTITION 4A EXCEPT NO METAL STUDS ON REAR ROOM SIDE OF DEMISING WALL. SEE NOTES 1, 3 & 4.

- NOTES:
- INTERIOR GYPSUM WALLBOARD TO BE FINISHED & READY FOR PAINT - SEE SPECIFICATION.
 - PROVIDE ADDITIONAL FRAMING AS REQUIRED BY CODE AND AS NECESSARY TO SUPPORT TOILET ROOM AND/OR HANDICAPPED ACCESSORIES. PROVIDE 5/8\"/>
 - SEAL PENETRATION W/ MIN. 1/4\"/>
 - SEAL WALL TO STRUCTURE ABOVE W/ MIN. 1/4\"/>
 - SEE SHEET 1.1 FOR LOCATION OF INTERIOR WALLS THAT EXTENDED TO DECK/BOTTOM OF STRUCTURE. ALL OTHER INTERIOR WALLS SHOULD STOP 6\"/>
 - STEEL STUD EXTERIOR WALLS TO RECEIVE STUCCO FINISH SHALL HAVE 2 LAYERS OF WEATHER RESISTIVE BARRIER. TYVEK (OR EQUAL) WEATHER BARRIER SHALL BE INSTALLED BEHIND STUCCO LATH - SEE SHEET A3.7

- DESIGNED FOR INDIVIDUAL TENANTS. PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE THE SPECIFIC TENANT REQUIREMENTS FOR EACH SPACE TO INCLUDE: INTERIOR WALL LOCATIONS, TOILET REQUIREMENTS, MECHANICAL REQUIREMENTS, POWER & LIGHTING REQUIREMENTS, REAR DOOR LOCATIONS, STORAGE REQUIREMENTS, ETC.
- FOR ALL RATED CONSTRUCTION AND RATED PARTITIONS, SEE SHEET G1.1 & A1.6.
 - FOR ALL DOOR HARDWARE SCHEDULES AND DOOR SCHEDULES, REFER TO SHEET A4.6.
 - (E)POSD PIPES AND SURFACES HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL NOT BE SHARP OR ABRASSIVE SURFACES UNDER LAVATORIES.
 - 5\"/>
 - REFER TO CIVIL ENGINEERING DRAWINGS FOR LOCATION OF ACCESSIBLE PARKING SPACES AND CURB CUT LOCATIONS.
 - REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF ALL SAFETY GLASSING.
 - PROVIDE 1/2\"/>
 - MAXIMUM SLOPE OF SIDEWALKS TO BE 1:20. MAXIMUM CROSS-SLOPE 6:1:30.
 - ALL FIRE WALLS AND FIRE RATED PARTITIONS SHALL BE IDENTIFIED W/ SIGNAGE AS TO FIRE RATING AND PROTECTION OF OPENINGS. SIGNAGE IN CONCEALED SPACES THE FOLLOWING: 1. HOUR FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS - IDENTIFICATION SHALL BE SPACED NO MORE THAN 12'-0\"/>
 - CONTROL JOINTS TO BE PROVIDED AT CMU AND STUCCO.
 - ALL EXPOSED STEEL IS TO BE PAINTED TO MATCH ADJACENT WALLS.
 - STREET ADDRESS (UNIT NUMBERS REQUIRED ON FRONT AND REAR DOORS. COORDINATE W/ OWNER AND TOWN OF BLUFFTON REQUIREMENTS).



American Institute of Architects
310 MILLS AVE. GREENVILLE, SC 29605
864.242.0981
#AIA2022HARRA
© 2022 HARRAHOE ASSOCIATES, INC. COPYRIGHT PROTECTED BY FEDERAL LAW
SEAL



111 COLEMAN BLVD
MT. PLEASANT, SC 29464
843.352.9710

**COMMERCIAL VILLAGE
THE VILLAGE AT
NEW RIVERSIDE
BUILDING B**
151 NEW RIVERSIDE ROAD
BLUFFTON, SOUTH CAROLINA, 29910

- REVISIONS
- REVISION 1 09-01-22
 - REVISION 2 11-08-22

PROJECT DATA
PROJECT NUMBER
19253
ISSUE DATE
07-28-22

COMMERCIAL VILLAGE
BLUFFTON, S.C.

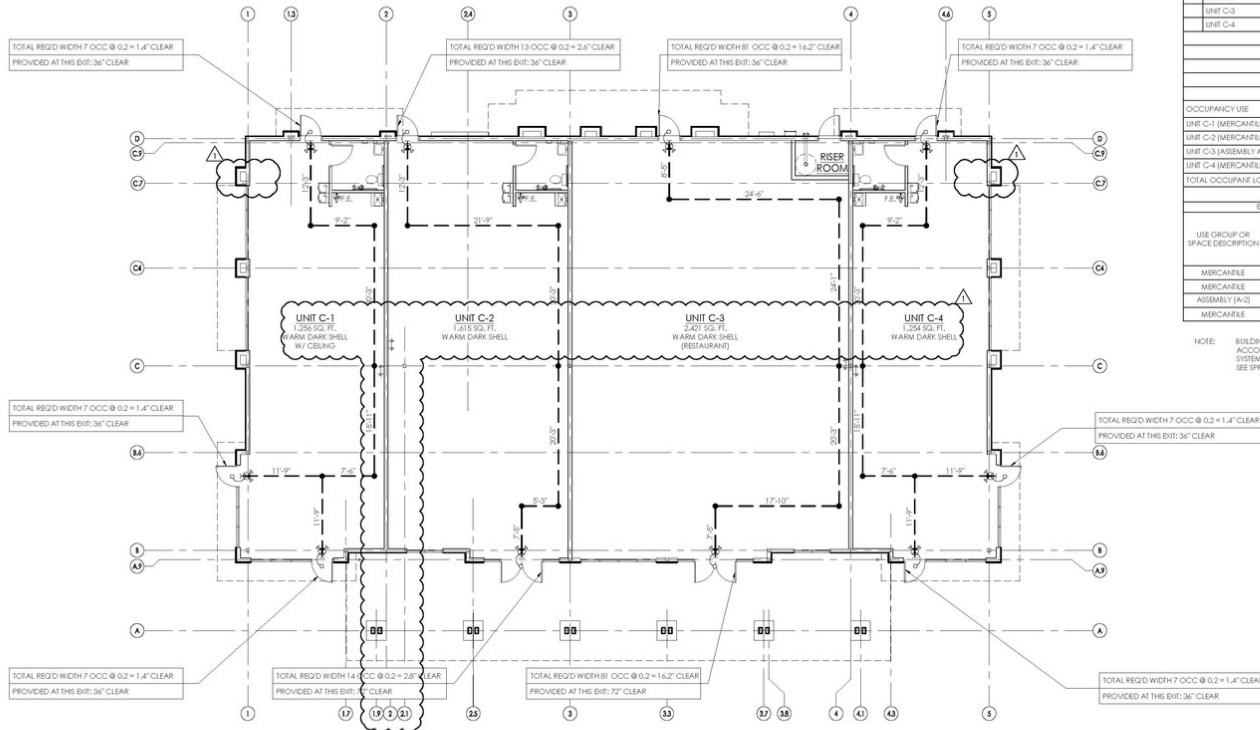


TOM DEMINT, CCIM
O: 843.816.7191
tdemint@svn.com
SC #8142

CLASS A RETAIL, OFFICE, AND RESTAURANT SPACE FOR LEASE | May River Rd & Hwy 170 Bluffton, SC 29910

SVN | GASC 5

ADDITIONAL PHOTOS



- OCC TO VERIFY QUANTITY AND LOCATION OF FIRE EXTINGUISHERS WITH LOCAL AUTHORITIES. FIRE EXTINGUISHERS TO BE PROVIDED BY OCC. REFER TO LIFE SAFETY PLAN.
- OCC TO PROVIDE FIRE DEPARTMENT REQUIRED KEY BOX. COORDINATE LOCATION AND TYPE WITH LOCAL AUTHORITIES.
- OCC TO SUBMIT FIRE ALARM PLANS TO THE COUNTY FOR APPROVAL AS REQUIRED.
- SEE ELECTRICAL DWGS FOR EXIT SIGNS AND EMERGENCY LIGHTING.
- ALL EXIT DOORS EQUIPPED WITH PANIC HARDWARE TYPICAL.

SYMBOL LEGEND	
	WALL MOUNTED EXIT LIGHT / EMERGENCY LIGHT - SEE ELEC DWGS
	WALL MOUNTED A-VOC EMERGENCY LIGHTING UNIT - SEE ELEC DWGS
	TYPE 2A FIRE EXTINGUISHER (3000 SQ FT PROTECTION AREA)
	EGRESS PATH OF TRAVEL

AREA SUMMARY		ACTUAL SF
UNIT C-1		1,254
UNIT C-2		1,615
UNIT C-3		2,421
UNIT C-4		1,254
SUBTOTAL		6,544
OVERALL SQUARE FOOTAGE		6,544

OCCUPANCY LOADS (TABLE 1004.5)			
OCCUPANCY USE	SQUARE FEET OCCUPANCE	TOTAL OCC. SQ. FT.	OCCUPANES
UNIT C-1 (MERCANTILE M)	60	1,254	21
UNIT C-2 (MERCANTILE M)	80	1,615	27
UNIT C-3 (ASSEMBLY A-2)	15	2,421	161
UNIT C-4 (MERCANTILE M)	60	1,254	27
TOTAL OCCUPANCY LOAD:			236

EGRESS WIDTH (CHAPTER 10 - SECTION 1005)					
USE GROUP OR SPACE DESCRIPTION	AREA (SQ. FT.)	EGRESS WIDTH PER OCCUPANT (SECTION 1005.3)		EXIT WIDTH (PL)*	
		STAIR	LEVEL	STAIR	LEVEL
MERCANTILE	21	-	0.2	-	4.2
MERCANTILE	27	-	0.2	-	5.4
ASSEMBLY (A-2)	165	-	0.2	-	33.0
MERCANTILE	21	-	0.2	-	4.2

NOTE: BUILDING TO BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. SYSTEM TO BE DESIGNED AND INSTALLED BY SUBCONTRACTOR. SEE SPRINKLER CRITERIA THIS SHEET.



310 MILLS AVE. GREENVILLE, SC 29605
864.242.9851
864.242.9851
plm@harramore.com

© 2022 HARRAMORE ASSOCIATES, INC. COPYRIGHT PROTECTED BY FEDERAL LAW



111 COLEMAN BLVD.
MT. PLEASANT, SC 29644
843-352-9710

COMMERCIAL VILLAGE AT THE VILLAGE AT NEW RIVERSIDE BUILDING C
NEW RIVERSIDE ROAD
BLUFFTON, SOUTH CAROLINA, 29910

REVISIONS
REVISION 1 08-12-22

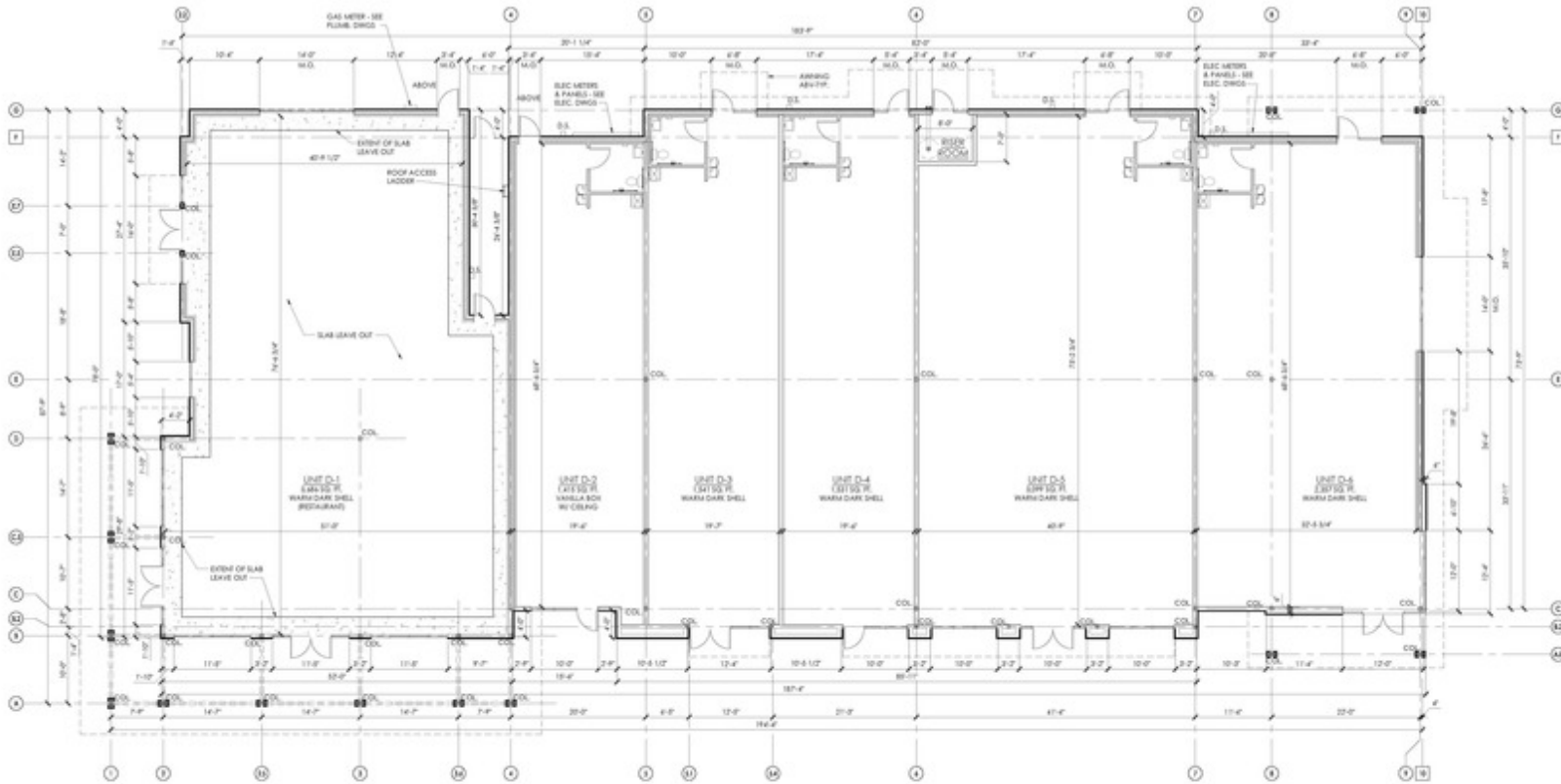
PROJECT DATA
PROJECT NUMBER
19233
ISSUE DATE
08-12-22

COMMERCIAL VILLAGE AT THE VILLAGE AT NEW RIVERSIDE BUILDING C
BLUFFTON, S.C.



TOM DEMINT, CCIM
O: 843.816.7191
tdemint@svn.com
SC #8142

ADDITIONAL PHOTOS



TOM DEMINT, CCIM
 O: 843.816.7191
 tdemint@svn.com
 SC #8142

CLASS A RETAIL, OFFICE, AND RESTAURANT SPACE FOR LEASE | May River Rd & Hwy 170 Bluffton, SC 29910



111 COLUMBIAN BLVD
 WT PLEASANT, SC 29688
 843-352-8710

**COMMERCIAL VILLAGE
 THE VILLAGE AT
 NEW RIVERSIDE
 BUILDING D**
 NEW RIVERSIDE ROAD
 BLUFFTON, SOUTH CAROLINA 29910

REVISIONS

PROJECT DATA

PROJECT NUMBER

1805

ISSUE DATE

01-08-22

COMMERCIAL VILLAGE
 BLUFFTON, S.C.

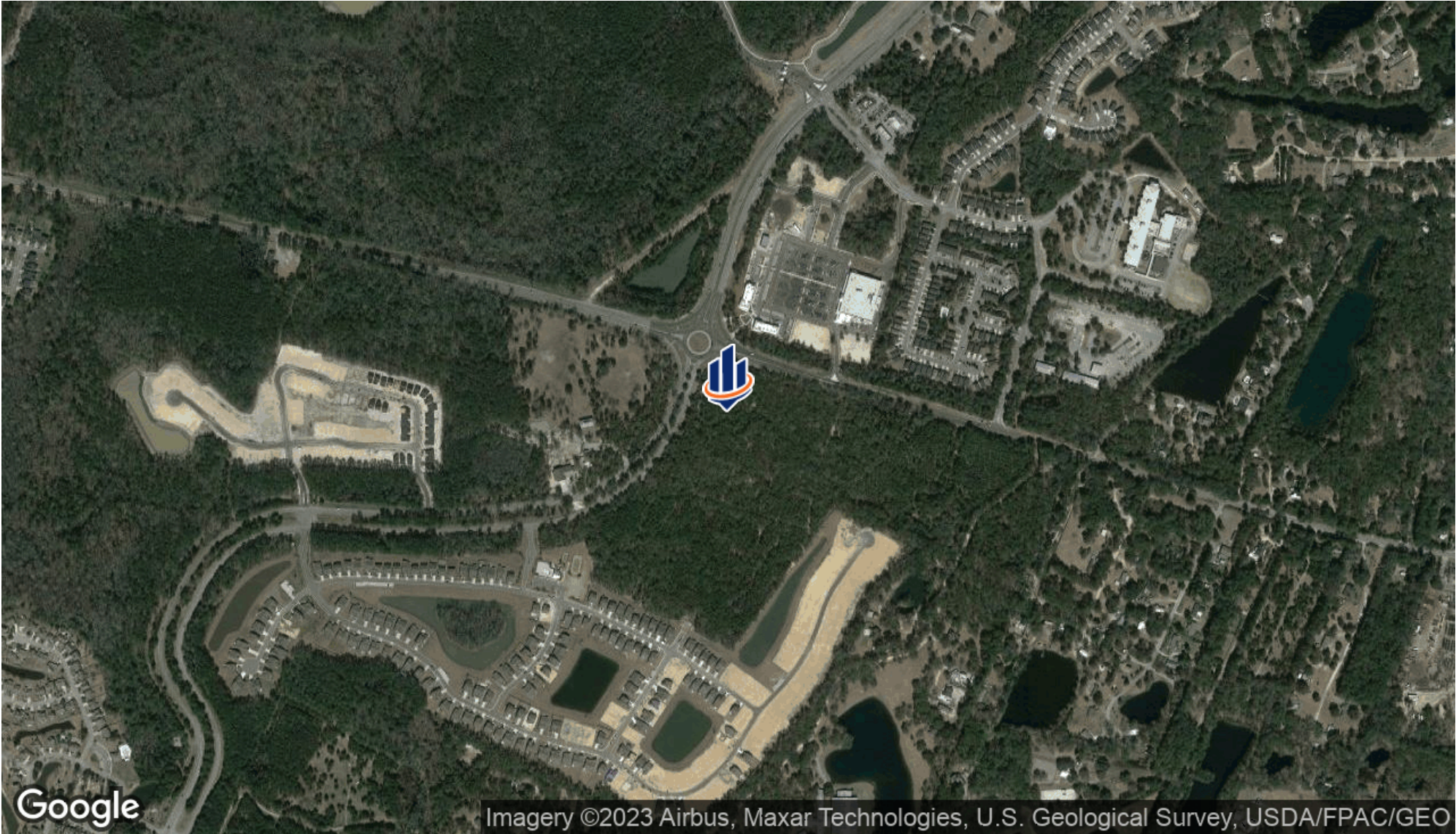
A1 ?

ADDITIONAL PHOTOS



TOM DEMINT, CCIM
O: 843.816.7191
tdemint@svn.com
SC #8142

LOCATION MAP



TOM DEMINT, CCIM
O: 843.816.7191
tdemint@svn.com
SC #8142

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TOM DEMINT, CCIM

O: 843.816.7191

tdemint@svn.com

SC #8142