

**FOR SALE**

# RIVERWALK COMMONS

149 RIVERWALK BLVD, UNITS 10-12 RIDGELAND, SC 29936



VM | REAL ESTATE



## CONTACT

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# PROPERTY OVERVIEW

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## OFFERING SUMMARY

Sale Price:	\$363.72 / SF
Available SF:	1,000 - 2,250
Zoning:	GC
Market:	Bluffton / Okatie

## PROPERTY HIGHLIGHTS

- 2 Retail / Office Condos For Sale
- Can be Sold Together or Individually
- Explosive Growth Area
- Great For Investors or Owner/Users
- Good Visibility
- Ample Parking

## PROPERTY OVERVIEW

Two office/retail condominiums available for sale in Riverwalk Commons, offering an excellent opportunity for both owner-users and investors. Unit 10 contains 1,250 SF and has a functional layout including a reception and waiting area, six private offices, (one office includes a sink and could easily be utilized as a breakroom) and a restroom. The layout is well suited for a variety of professional office users. Unit 11 offers 1,000 SF and is currently configured with three private offices, a conference room, a small kitchenette, and a private restroom. The units are currently occupied with leases expiring at the end of August, 2027. The tenant in Unit 10 plans to vacate upon sale, making the space available for an owner-user. The tenant in Unit 11 has expressed interest in renewing if purchased by an investor or a buyer who does not intend to occupy the space, offering the potential for immediate rental income.

## LOCATION OVERVIEW

Riverwalk Business Park is located on Highway 170, less than 2 miles from the major Highway 278 interchange, proximate to Sun City Hilton Head (with 17,500 residents, age 50+) and two colleges (University of South Carolina/Bluffton and the Technical College of the Lowcountry). This high-traffic and explosive-growth area is centrally located and just minutes from Beaufort, Bluffton, Hilton Head Island and Savannah. Riverwalk Business Park has a broad tenant mix ranging from light industrial to professional office to retail and restaurant tenants. Traffic counts on Highway 170 exceed 39,000 vpd. 2026 demographics confirm a population of approximately 46,500 residents within a five-mile radius with average household incomes of \$141,000.

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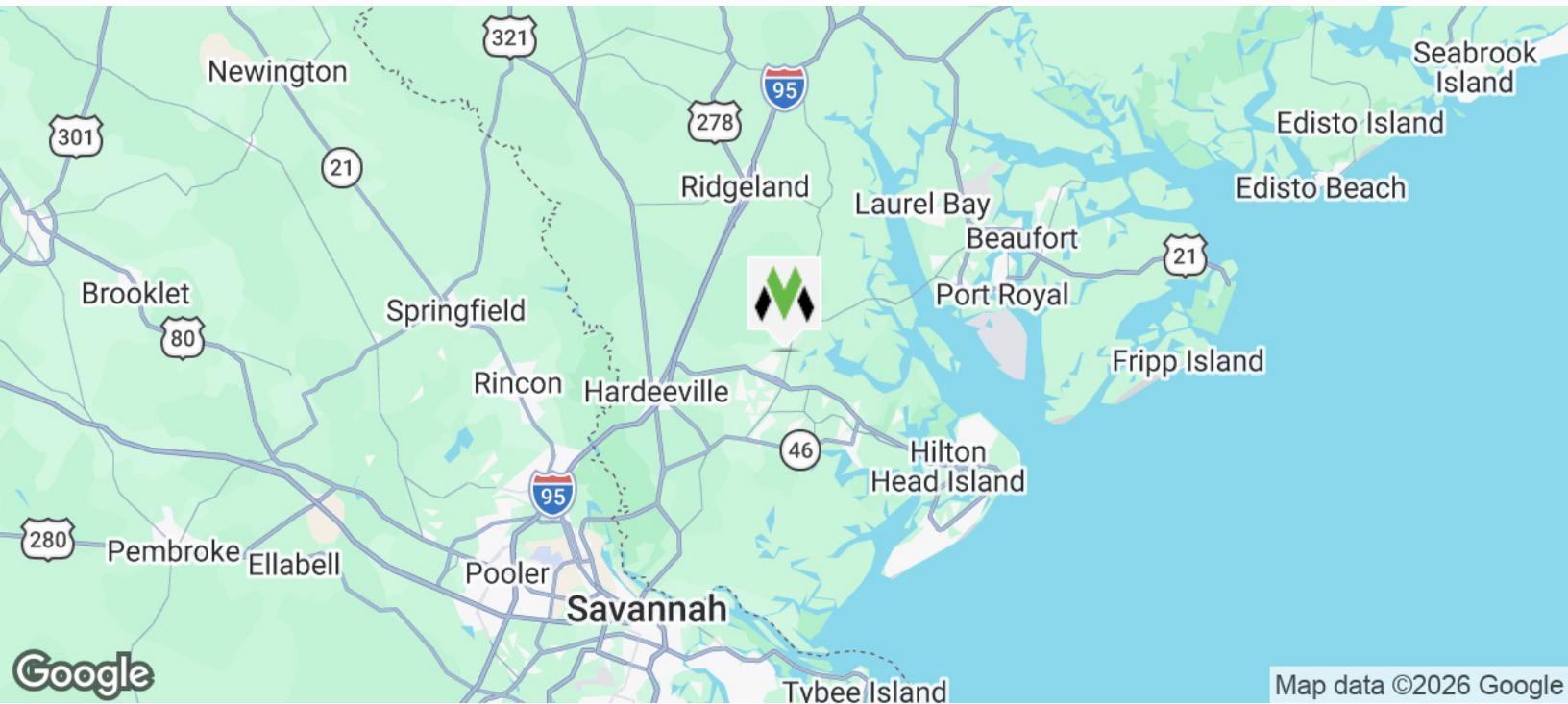
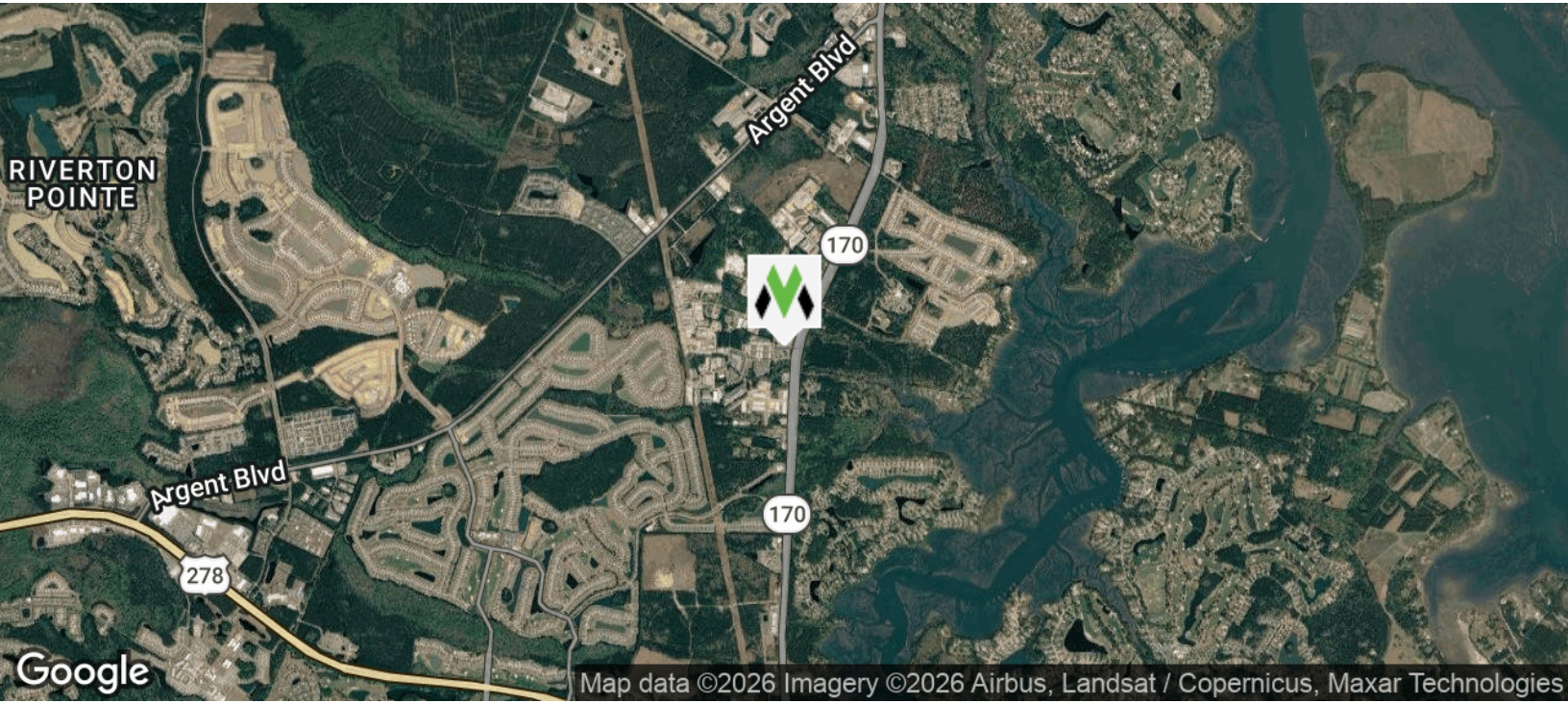


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# LOCATION MAPS

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# PICTURES UNIT 10

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# PICTURES - UNIT 11

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