

Tupelo Commons



20 CASSIDY DRIVE, BLUFFTON, SC 29910 | NNN | MULTI-TENANT



New Construction

Contents

20 CASSIDY DRIVE, BLUFFTON, SC 29910

03 Executive Summary

04 Property Overview

12 Tenant Overview

14 Demographics

Investment Sales Team

Mark Newell
Partner

(704) 561 5243
mnewell@mpvre.com

Josh Suggs
Director of Investment Sales

(704) 248 2140
jsuggs@mpvre.com

Robbie Adams
Director of Retail

(704) 248 2108
radams@mpvre.com

Ferris Edwards
Investment Sales Associate

(704) 367 5022
fedwards@mpvre.com

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.



Executive Summary



Introduction

MPV Properties is pleased to exclusively present Tupelo Commons, a prime investment opportunity located in Bluffton, SC. This 14,622 SF daycare-anchored, multi-tenant asset is well located off major thoroughfare Buckwater Pkwy (16,400 AADT).

The underlying real estate is well positioned near a fully signalized intersection and adjacent to the Vineyard, a recently delivered class-A assisted living facility. Conveniently located less than 20 minutes from prominent vacation destinations Hilton Head and Daufuskie Islands, this property enjoys excellent visibility and direct access to Buckwater Pkwy, a primary artery through

Bluffton and Hilton Head Island. Tupelo Commons is surrounded by exclusive coastal tourist destinations, vacation communities, golf courses and dense service retail along Highway 278 (65,500 AADT).

This asset is anchored by Ivybrook Academy and includes a mix of complimentary medical and office users including Preserve Dental, One 2 One Physical Therapy, The Princeton Group and Restore Wellness. The project enjoys long-term NNN leases, with limited landlord responsibilities and annual escalations through base term and option periods.

PROPERTY HIGHLIGHTS

Affluent demographics in a high barrier-to-entry market

Proximity to complementary medical and retail

12 miles to prominent vacation destinations Hilton Head and Daufuskie Islands

New class-A construction

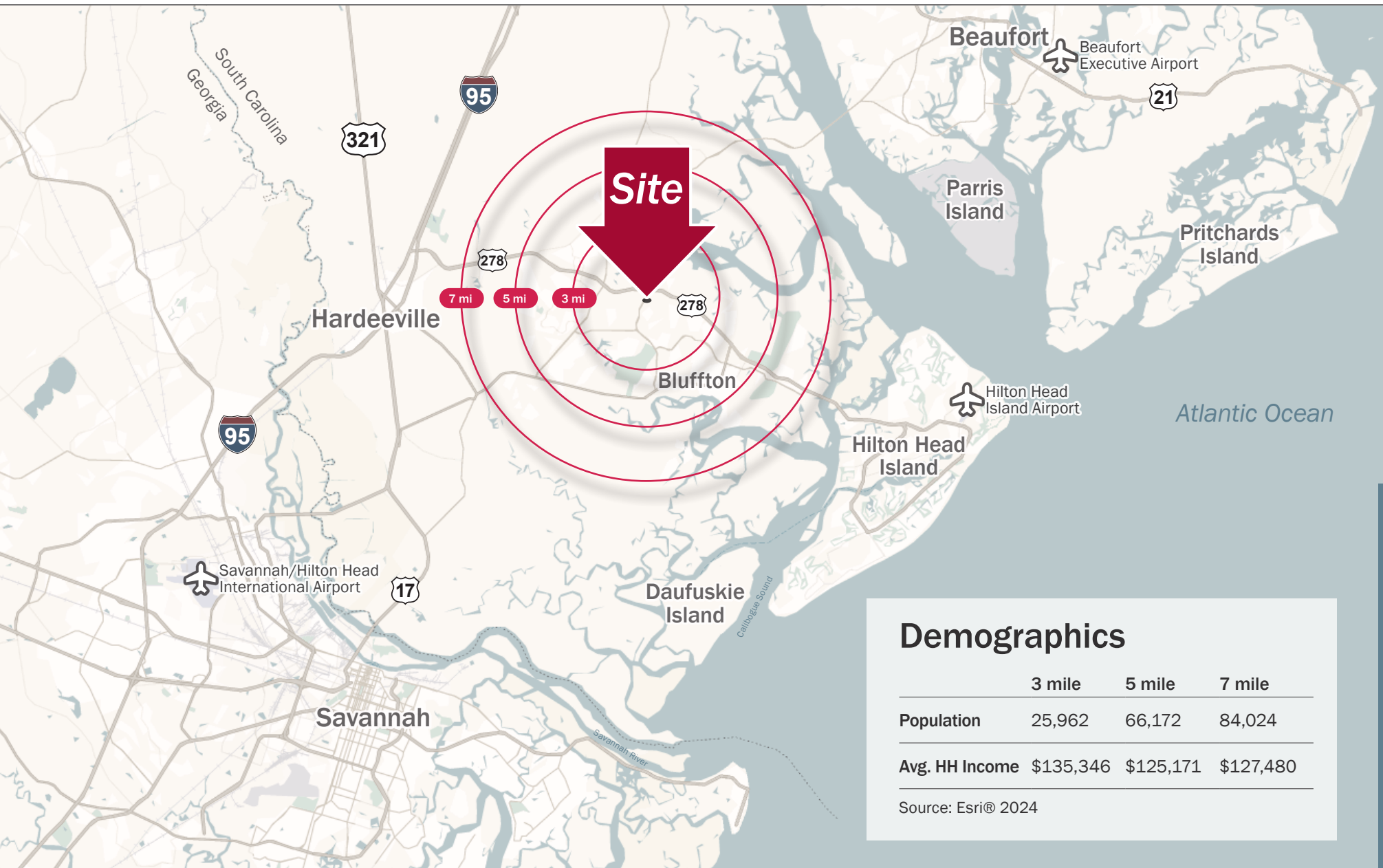
Long term NNN leases with limited landlord responsibilities

Annual rent escalation through primary term and options

Excellent access and visibility via Buckwater Pkwy (16,400 AADT)

TUPELO COMMONS

Property Overview | Location



Property Overview

Property Details

Address	20 Cassidy Drive, Bluffton, SC 29910
Year Built	2022
GLA	±14,622 SF
List Price	\$6,678,915.38
Cap Rate	6.50%
Tenant	Multi
Lease Structure	NNN
Access	via Buckwalter Parkway
Signage	Building & Monument
County	Beaufort

NOI (Based on December 2025 Rent Roll)	\$434,129.50
CAP RATE	6.50%
LIST PRICE	\$6,678,915.38

5 Year Pro Forma

Year (4 Years)	Pro Forma NOI	List Price	Cap Rate
2026	\$434,129.50	\$6,678,915.38	6.50%
2027	\$444,379.26	\$6,678,915.38	6.65%
2028	\$454,802.74	\$6,678,915.38	6.81%
2029	\$465,481.41	\$6,678,915.38	6.97%
2030	\$476,354.25	\$6,678,915.38	7.13%

\$6,678,915

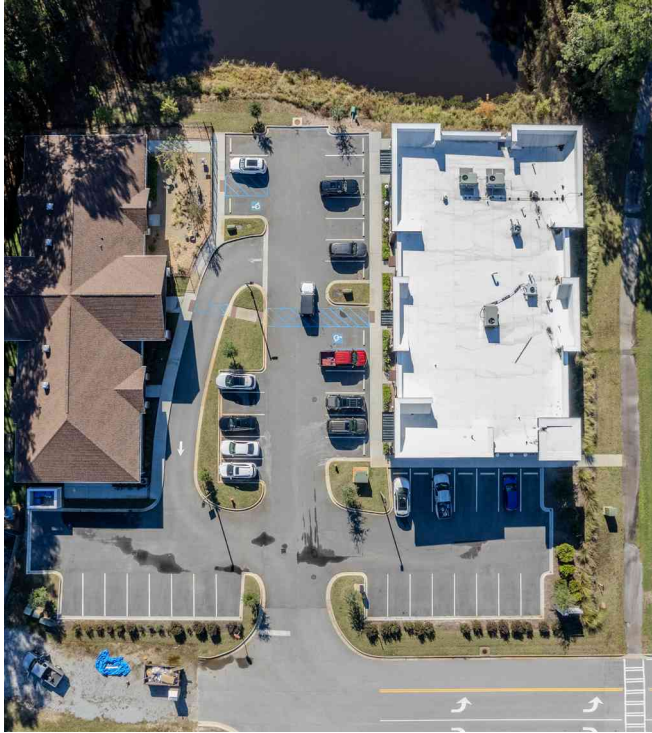
Asking Price (6.50% Cap Rate)

Property Overview | Rent Roll

Tenant	GLA (SF)	Lease Commencement	Lease Expiration	Options	Rental Rate	Annual Base Rent	Monthly Base Rent	Annual Escalations	Pro Rata Share	Lease Structure
Preserve Dental	2,000	Dec-22	Dec-29	2x5 year options	\$29.71	\$59,420.00	\$4,951.67	2.00%	14%	NNN
One 2 One Physical Therapy	1,600	Jan-23	Jan-33	2x5 year options	\$30.99	\$49,489.50	\$4,132.46	2.50%	11%	NNN
The Princeton Group	2,500	Mar-23	Mar-33	2x5 year options	\$32.25	\$80,631.00	\$6,719.25	2.00%	17%	NNN
Restore Wellness	2,172	Mar-24	Mar-34	2x5 year options	\$30.75	\$66,789.00	\$5,565.75	2.50%	15%	NNN
Ivybrook Academy	6,350	Oct-22	Oct-37	2x5 year options	\$28.00	\$177,800.00	\$14,816.67	2.50%	43%	NNN
Gross Revenue	14,622					\$434,129.50	\$36,185.80		100%	

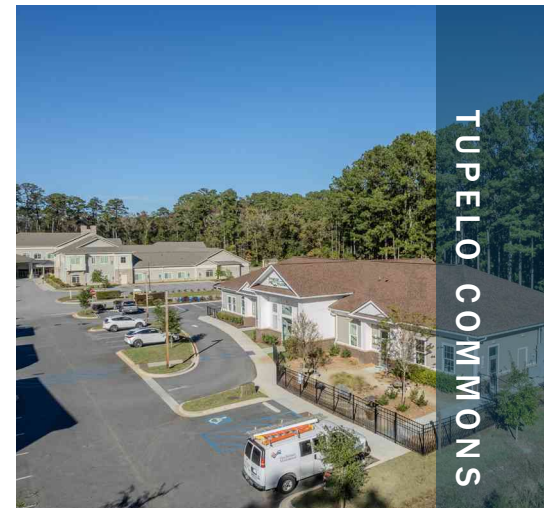
*Based on December 31, 2025 Rent Roll.

Property Overview | Property Photos



TUPELO COMMONS

Property Overview | Property Photos



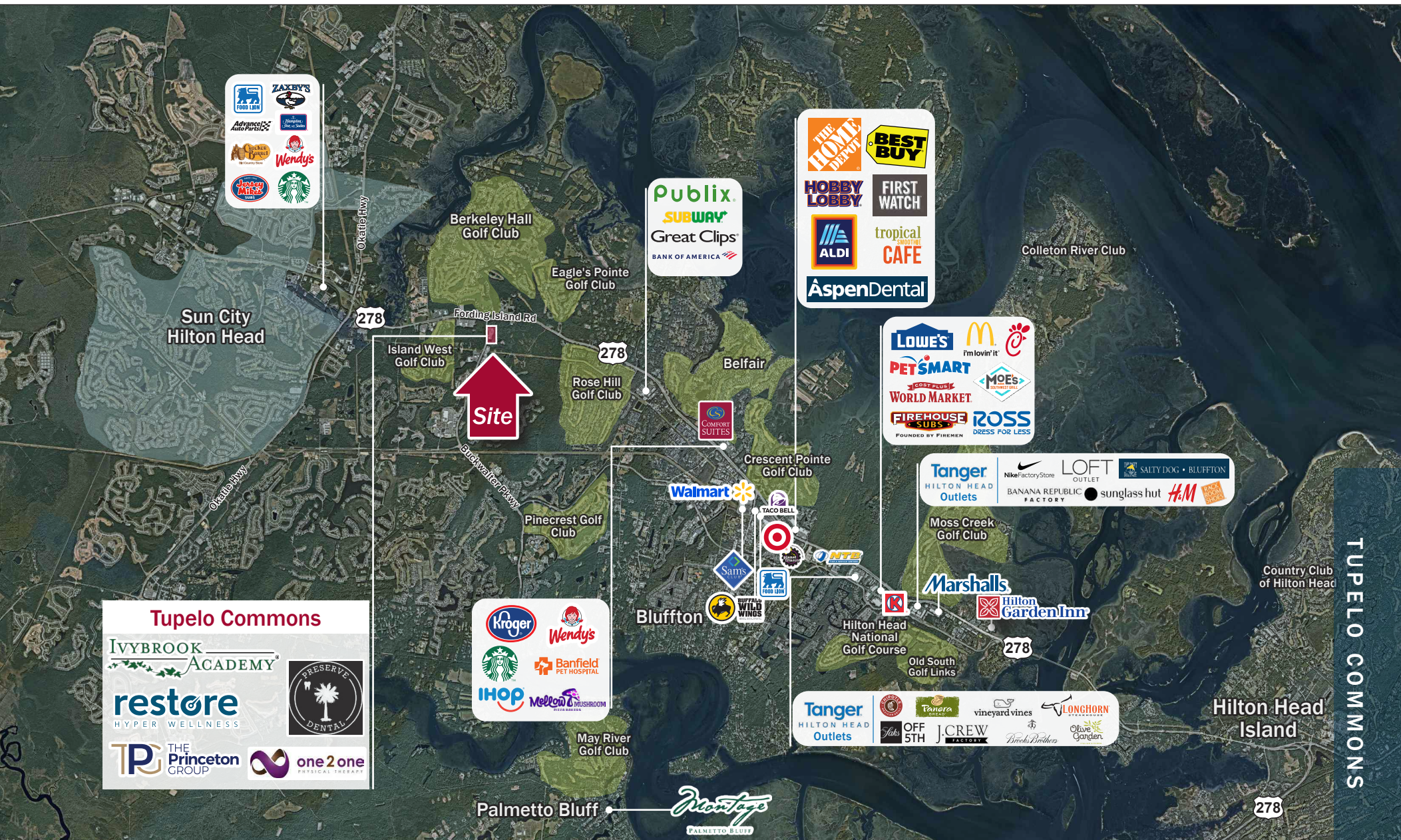
TUPELO COMMONS

Property Overview | Location Aerial



TUPELO COMMONS

Property Overview | Market Aerial



Property Overview | Site Aerial



TUPELO COMMONS

Tenant Overview

Ivybrook Academy



Established in 2005, Ivybrook Academy is an award-winning half-day preschool academy that takes an innovative approach to early childhood education. Its hybrid curriculum takes an innovative approach to early learning while also drawing from three different educational approaches: Montessori, Reggio Emilia, and the Theory of Multiple Intelligences. Ivybrook Academy's philosophy is to help provide a firm foundation for children that encourages critical thinking, awards creativity, and fosters a love for learning.

Source: <https://www.ivybrookacademy.com/bluffton/>

The Princeton Group



The Princeton Group is a trusted financial advisory firm specializing in comprehensive wealth management. They believe that real financial confidence comes from addressing wealth from multiple perspectives. They apply their processes to retirement planning, investment strategies, wealth preservation and more. With expertise in investments, savings, and long-term planning, The Princeton Group tailors solutions to meet the needs of individuals at every age and stage of life.

Source: <https://www.theprincetongrp.com/index.htm>

Preserve Dental



Preserve Dental is an independently-owned dental office, with the goal of creating a relaxing, comfortable dental atmosphere and providing comprehensive and state of the art treatment for their patients. They pride themselves in communicating all treatment options while considering personal needs, finances, and time. Preserve Dental is devoted to offering the best quality dental services, using their conservative, state-of-the-art procedures that help their patients achieve optimal dental health. Services offered include cosmetic dentistry, general dentistry, and oral health services.

Source: <https://www.preserve-dental.com/>

Tenant Overview

One 2 One Physical Therapy



One 2 One Physical Therapy offers individualized physical therapy sessions that include a variety of services, with a blend of therapies and energy-based modalities. One 2 One Physical Therapy brings holistic framework to restore health and vitality. Their assessment considers postural, physiological and mental and emotional patterns to identify the root of pain and problem(s). This enables them to create a customized treatment plan — incorporating their unique array of services — to restore their patients' health.

Source: <https://one2onephysicaltherapy.com/>

Restore Wellness



Restore Hyper Wellness Bluffton is a premier wellness medical spa and part of a network with over 220 locations nationwide. Backed by a dedicated Scientific Research Team and wellness experts, they deliver advanced therapies designed to promote health, longevity, and vitality. Services include IV Drips, Cryotherapy, Red Light Therapy, and more. Additionally, they offer personalized treatments such as custom facials, peels, scalp therapy, and oxygen therapy.

Committed to guiding clients on their wellness journey, Restore Hyper Wellness Bluffton provides tailored plans that combine cutting-edge modalities with data-driven insights to support optimal health and well-being.

Source: <https://www.restore.com/>

Demographics | Executive Summary

	3 miles	5 miles	7 miles
Population			
2010 Population	17,872	44,067	54,170
2020 Population	24,113	62,097	78,201
2024 Population	25,962	66,172	84,024
2029 Population	28,548	73,063	92,003
2010-2020 Annual Rate	3.04%	3.49%	3.74%
2020-2024 Annual Rate	1.75%	1.51%	1.70%
2024-2029 Annual Rate	1.92%	2.00%	1.83%
2020 Male Population	47.9%	47.3%	47.7%
2020 Female Population	52.1%	52.7%	52.3%
2020 Median Age	48.9	51.5	50.1
2024 Male Population	48.6%	48.0%	48.3%
2024 Female Population	51.4%	52.0%	51.7%
2024 Median Age	49.4	52.1	50.6

In the identified area, the current year population is 84,024. In 2020, the Census count in the area was 78,201. The rate of change since 2020 was 1.70% annually. The five-year projection for the population in the area is 92,003 representing a change of 1.83% annually from 2024 to 2029. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 50.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	76.8%	75.7%	75.7%
2024 Black Alone	6.6%	7.3%	7.0%
2024 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2024 Asian Alone	1.6%	1.5%	1.5%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	5.9%	7.1%	7.3%
2024 Two or More Races	8.6%	8.0%	8.1%
2024 Hispanic Origin (Any Race)	13.5%	14.5%	14.7%

Persons of Hispanic origin represent 14.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	161	150	152
2010 Households	7,138	18,143	22,123
2020 Households	10,083	26,303	32,744
2024 Households	10,909	28,347	35,429
2029 Households	12,150	31,972	39,539
2010-2020 Annual Rate	3.51%	3.78%	4.00%
2020-2024 Annual Rate	1.87%	1.78%	1.87%
2024-2029 Annual Rate	2.18%	2.44%	2.22%
2024 Average Household Size	2.36	2.30	2.34

The household count in this area has changed from 32,744 in 2020 to 35,429 in the current year, a change of 1.87% annually. The five-year projection of households is 39,539, a change of 2.22% annually from the current year total. Average household size is currently 2.34, compared to 2.35 in the year 2020. The number of families in the current year is 25,098 in the specified area.

In the identified area, the current year population is 84,024. In 2020, the Census count in the area was 78,201. The rate of change since 2020 was 1.70% annually. The five-year projection for the population in the area is 92,003 representing a change of 1.83% annually from 2024 to 2029. Currently, the population is 48.3% male and 51.7% female.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality. Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Demographics | Executive Summary

	3 miles	5 miles	7 miles
Mortgage Income			
2024 Percent of Income for Mortgage	30.0%	31.3%	31.9%
Median Household Income			
2024 Median Household Income	\$95,985	\$89,355	\$90,091
2029 Median Household Income	\$111,748	\$102,192	\$102,481
2024-2029 Annual Rate	3.09%	2.72%	2.61%
Average Household Income			
2024 Average Household Income	\$135,346	\$125,171	\$127,480
2029 Average Household Income	\$159,796	\$145,083	\$147,627
2024-2029 Annual Rate	3.38%	3.00%	2.98%
Per Capita Income			
2024 Per Capita Income	\$55,803	\$53,489	\$53,869
2029 Per Capita Income	\$66,959	\$63,342	\$63,570
2024-2029 Annual Rate	3.71%	3.44%	3.37%
GINI Index			
2024 Gini Index	35.3	36.5	36.4
Households by Income			
Current median household income is \$90,091 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,481 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$127,480 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$147,627 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$53,869 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$63,570 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	86	82	81
2010 Total Housing Units	8,394	21,687	26,737
2010 Owner Occupied Housing Units	5,458	14,099	16,957
2010 Renter Occupied Housing Units	1,680	4,044	5,166
2010 Vacant Housing Units	1,256	3,544	4,614
2020 Total Housing Units	11,054	29,352	36,806
2020 Owner Occupied Housing Units	7,881	20,696	25,844
2020 Renter Occupied Housing Units	2,202	5,607	6,900
2020 Vacant Housing Units	1,050	3,065	4,116
2024 Total Housing Units	11,956	31,354	39,609
2024 Owner Occupied Housing Units	8,636	22,673	28,444
2024 Renter Occupied Housing Units	2,273	5,674	6,985
2024 Vacant Housing Units	1,047	3,007	4,180
2029 Total Housing Units	13,204	35,414	44,200
2029 Owner Occupied Housing Units	9,334	25,692	31,911
2029 Renter Occupied Housing Units	2,816	6,280	7,628
2029 Vacant Housing Units	1,054	3,442	4,661
Socioeconomic Status Index			
2024 Socioeconomic Status Index	60.1	58.7	59.3

Currently, 71.8% of the 39,609 housing units in the area are owner occupied; 17.6%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 36,806 housing units in the area and 11.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.74%. Median home value in the area is \$459,106, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.43% annually to \$492,797.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality. Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Office | Medical | Industrial | Retail | Land | Investment

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.

contact

Mark Newell
Partner
(704) 561 5243
mnewell@mpvre.com

Josh Suggs
*Director of
Investment Sales*
(704) 248 2140
jsuggs@mpvre.com

Robbie Adams
Director of Retail
(704) 248 2108
radams@mpvre.com

Ferris Edwards
*Investment
Sales Associate*
(704) 367 5022
fedwards@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com