

SALE

Commercial Parcel In The New Riverside Village At The Traffic Circle

MAY RIVER RD & HWY 170

Bluffton, SC 29910

PRESENTED BY:

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Partner

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Listed in conjunction with:

[BROKER NAME], [COMPANY NAME], [CITY/STATE NAME]



CITY INFORMATION



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. Median family income is over \$100,000/year in this submarket.

LOCATION DETAILS

MARKET	Bluffton
COUNTY	Beaufort
CROSS STREETS	Hwy 170 & Hwy 46

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,595,000
LOT SIZE:	0.86 Acres
ZONING:	Commercial
MARKET:	Bluffton
APN:	R610 036 000 3715 0000

PROPERTY OVERVIEW

High profile commercial parcel (A) located in The New Riverside Village at the traffic circle. Roads, utilities, and off-site stormwater are in place. The master plan will allow a 7,500 SF building on this site. New Riverside Village is planned as a dynamic mixed use community in Bluffton, SC with a diverse collection of shops, restaurants, townhomes, apartments, and offices. The development is complemented with lagoons, a town park, playground, and walking paths. The New Riverside Commercial Village will consist of four buildings totaling 38,500 sq. ft. which are fully leased to retailers, restaurants, offices, and medical office users. In addition, there are six high profile commercial outparcels - four of these parcels have been sold. Some of the committed tenants include , New York Butcher Shops, Eggs Up Grill, Sakura Sushi, Grind Coffee Roasters, US Oral Surgery, Hilton Head Physician's Group, Bluffs Med Spa & Massage, and Local Pie Restaurant.

PROPERTY HIGHLIGHTS

- High Profile Commercial Parcel (A) For Sale In The New Riverside Village
- Master Plan Allows a 7,500 SF Building On Subject Parcel
- Mixed Use Development With Retail, Restaurants, Offices
- Price Reduced For Quick Sale

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



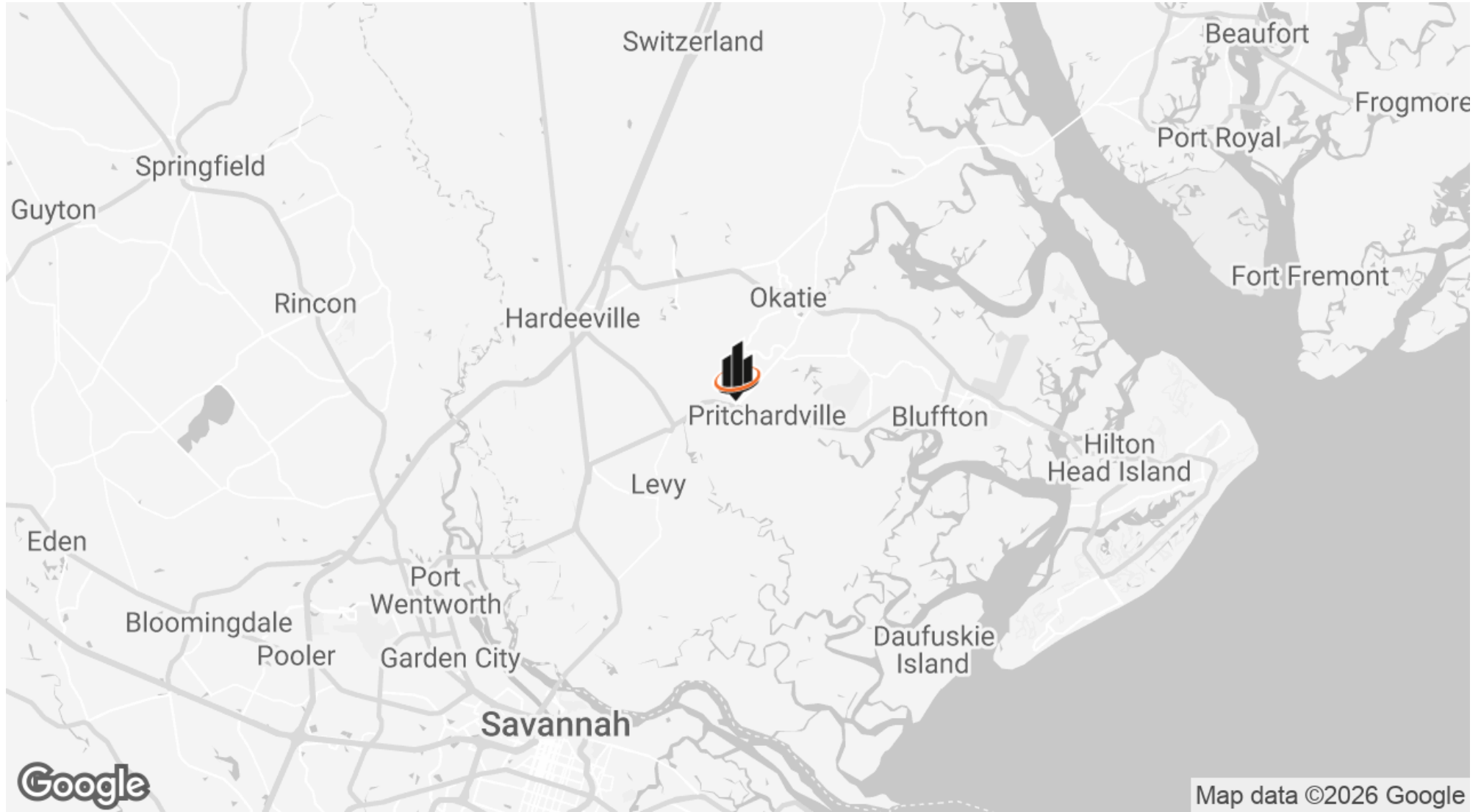
A	COMMERCIAL/ PLANNED SHOPPING	7,800	47/1,600 sq. ft.		
B	COMMERCIAL/ PLANNED SHOPPING	12,000	47/1,600 sq. ft.		
C	COMMERCIAL/ PLANNED SHOPPING	6,700	47/1,600 sq. ft.		
D	COMMERCIAL/ PLANNED SHOPPING	14,300	47/1,600 sq. ft.		
E	COMMERCIAL/ PLANNED SHOPPING	6,500	47/1,600 sq. ft.		
F	COMMERCIAL/ PLANNED SHOPPING	28,000	47/1,600 sq. ft.		
G	COMMERCIAL/ PLANNED SHOPPING	12,000	47/1,600 sq. ft.		
H	COMMERCIAL/ PLANNED SHOPPING	15,000	47/1,600 sq. ft.		
I	COMMERCIAL/ PLANNED SHOPPING	5,000	47/1,600 sq. ft.		
J	COMMERCIAL/ PLANNED SHOPPING	4,000	47/1,600 sq. ft.		
	COMMUNITY PARK	5.5 ac.			
	SUBTOTAL	100,000		432	412
	SINGLE FAMILY		2 OFFSTREET	N/A	
	PHASE 2 MULTI-FAMILY		2.25 PER UNIT	324	304
	TOTAL COMMON PARKING			756	716

POINTS CONCEPTUAL AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.
 GUT FLOOR, USES AND SQUARE FOOTAGE YIELDS AS SHOWN ARE AN ESTIMATE AT THIS TIME AND SHALL NOT BE LIMITED TO THOSE SHOWN.
 REFER TO THE NARRATIVE FOR PARKING REQUIREMENTS.
 TREES SHOWN ON CONCEPTUAL MASTER PLAN ARE FOR GRAPHIC PURPOSES ONLY.

Approved
 08/24/2022 *Don Fig* 

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LOCATION MAP



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