

FOR LEASE



VM | REAL ESTATE 

RETAIL / FLEX SPACE

4375 BLUFFTON PARKWAY BLUFFTON, SC 29910



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

4375 BLUFFTON PARKWAY BLUFFTON, SC 29910



OFFERING SUMMARY

Available SF:	2,655 - 3,000 SF
Lease Rate:	\$20.00 SF/YR (NNN)
NNN:	\$5.03/SF/YR
Available:	1/1/26
Market:	Bluffton / Hilton Head

PROPERTY OVERVIEW

2,655 sf freestanding flex building and 3,000 square foot retail / flex end-unit available for lease. This prominent property has dual access from the Parkway and Scott Way. The 3,000 sf space is immediately in front of the entrance to the property and is wide open, conditioned space, with glass store front, very high ceilings, private restroom and a 12' tall roll up door in the back. The freestanding building is predominantly open with two large offices, two restrooms, glass store front, high ceilings and roll up door. There is parking surrounding the buildings and incredible visibility to the heavy flow of traffic on the Bluffton Parkway. Ideal for just about any retail or service business.

PROPERTY HIGHLIGHTS

- 2,655 & 3,000 SF Flex Units for Lease
- Fully Conditioned
- Central Location
- Very High Ceiling
- Great Visibility
- Strong Traffic Counts

LOCATION OVERVIEW

Situated on the Bluffton Parkway in the heart of Bluffton's central business district. Bluffton Parkway traffic counts exceed 30,000 VPD. Parallel to Sheridan Park, this location affords access to all of Bluffton, Hilton Head and the surrounding communities within minutes. The property is surrounded by retail, professional office, and light industrial tenants and in close proximity to all of Bluffton's residential communities. 2025 demographics confirm over 48,100 residents within a five mile radius with average household incomes of approximately \$137,000. This is a high growth area with limited supply of quality flex / retail units available.

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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.

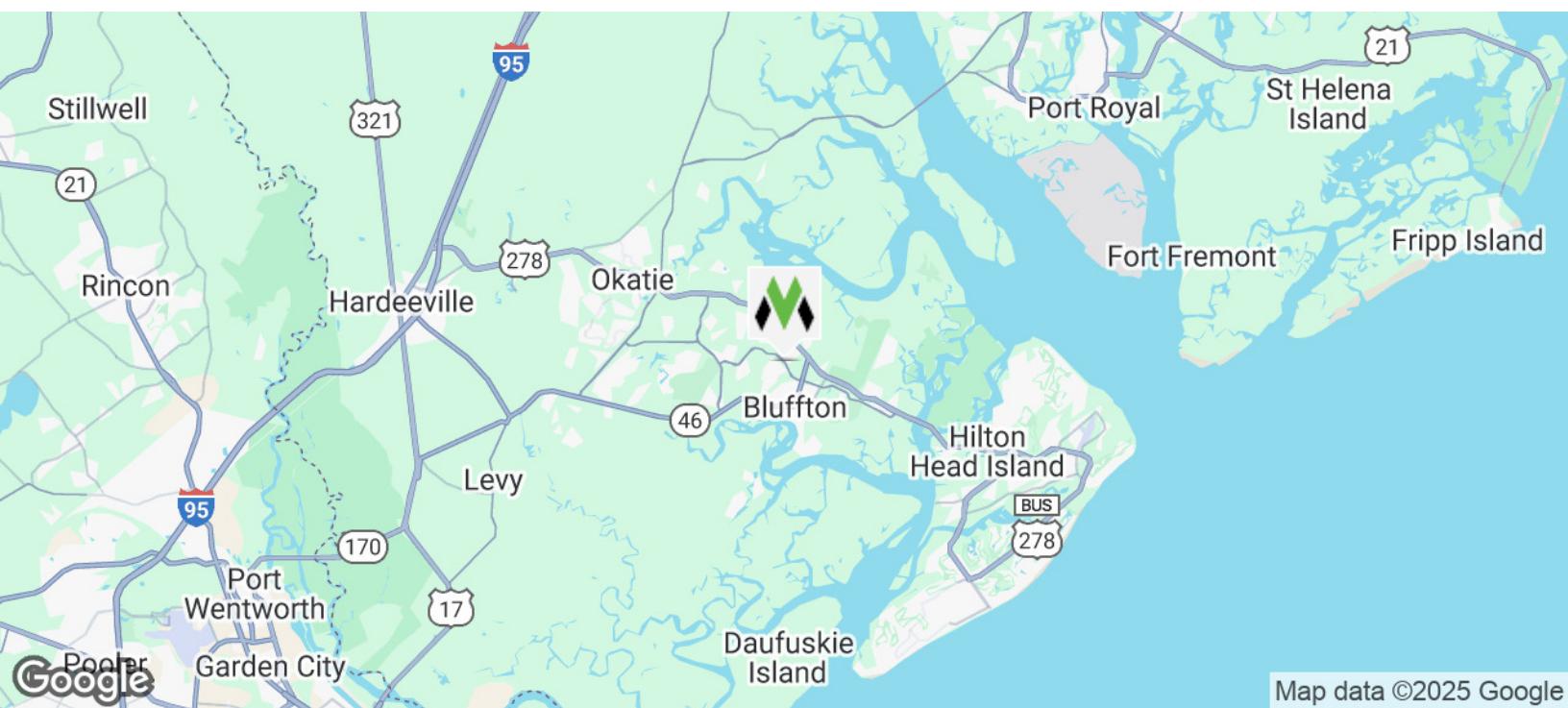
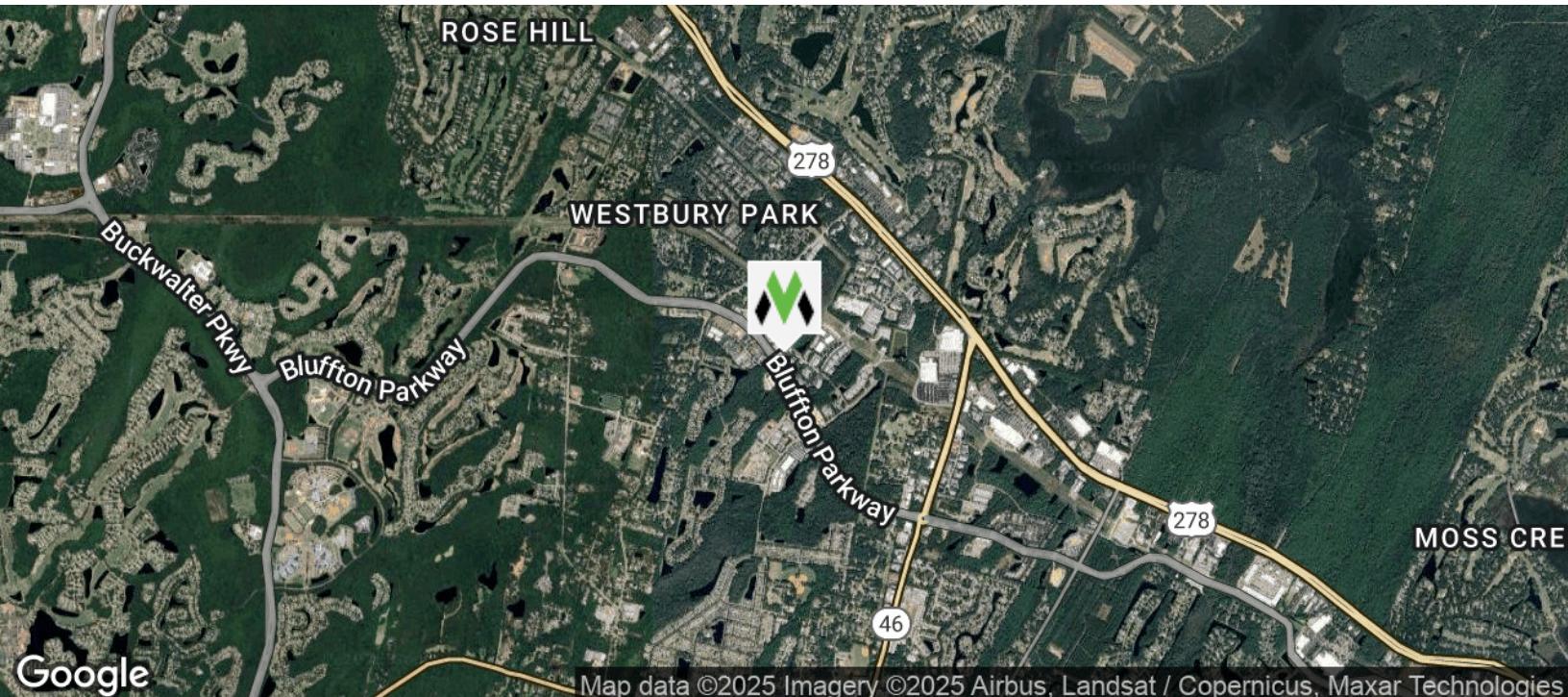


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LOCATION MAPS

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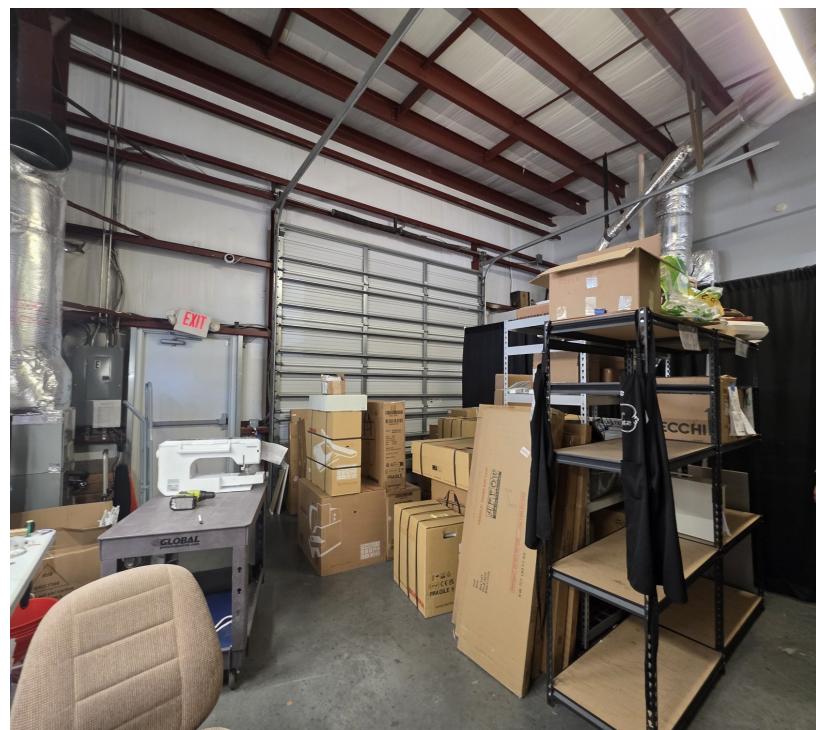


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INTERIOR PICTURES

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