

8,000 SF OFFICE/RETAIL/WAREHOUSE AND 3,360 SF RESTAURANT/RETAIL



Flex/Office/Retail/Warehouse

5 Kitties Landing
Bluffton, South Carolina 29910

Property Highlights

- Two new buildings to be constructed in the heart of Bluffton, SC
- Building 1 will be approx. 8,000 SF of flex space that can be subdivided into units as small as approximately 1,500 SF (subject to confirmation). Perfect for office, retail, or warehouse uses.
- Building 2 will be approx. 3,360 SF of restaurant/retail space with a grease trap and also could be subdivided
- Located in a highly trafficked area with in close proximity to residential communities such as Belfair, Colleton River, and Berkeley Hall as well as anchor stores including Wal-Mart, Sam's Club, Target, and Dick's Sporting Goods
- Excellent access to all of Bluffton, Hilton Head Island, I-95, Beaufort, and Savannah, GA

Offering Summary

Lease Rate:	\$25.00 SF/yr (NNN)
Building 1 Size:	8,000 SF
Building 1 Type:	Flex with Warehouse
Building 2 Size:	3,360 SF
Building 2 Type:	Restaurant / Retail
Tenant Improvement Allowance:	Contact Agent
Lot Size:	1.41 AC

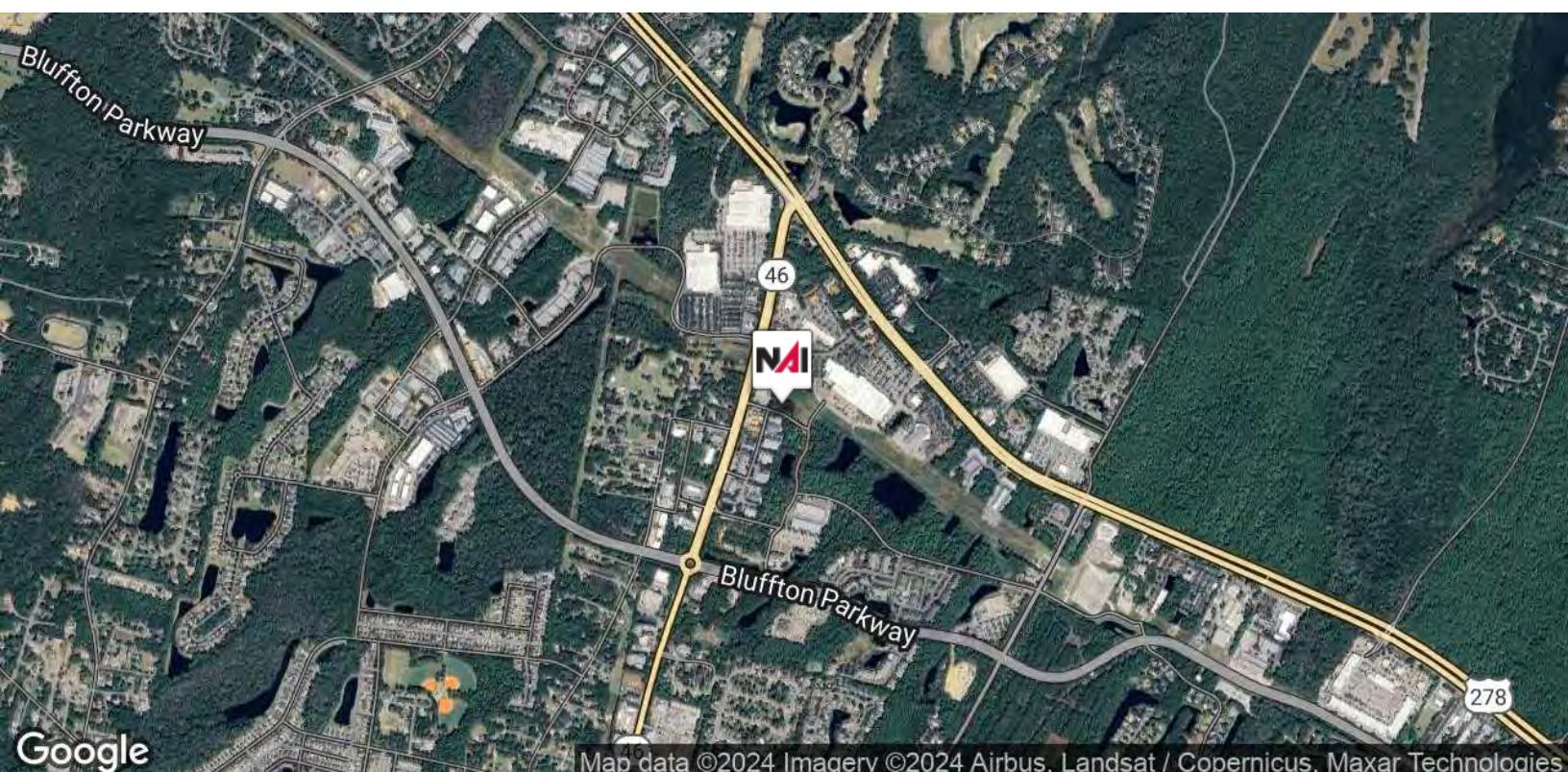
For More Information

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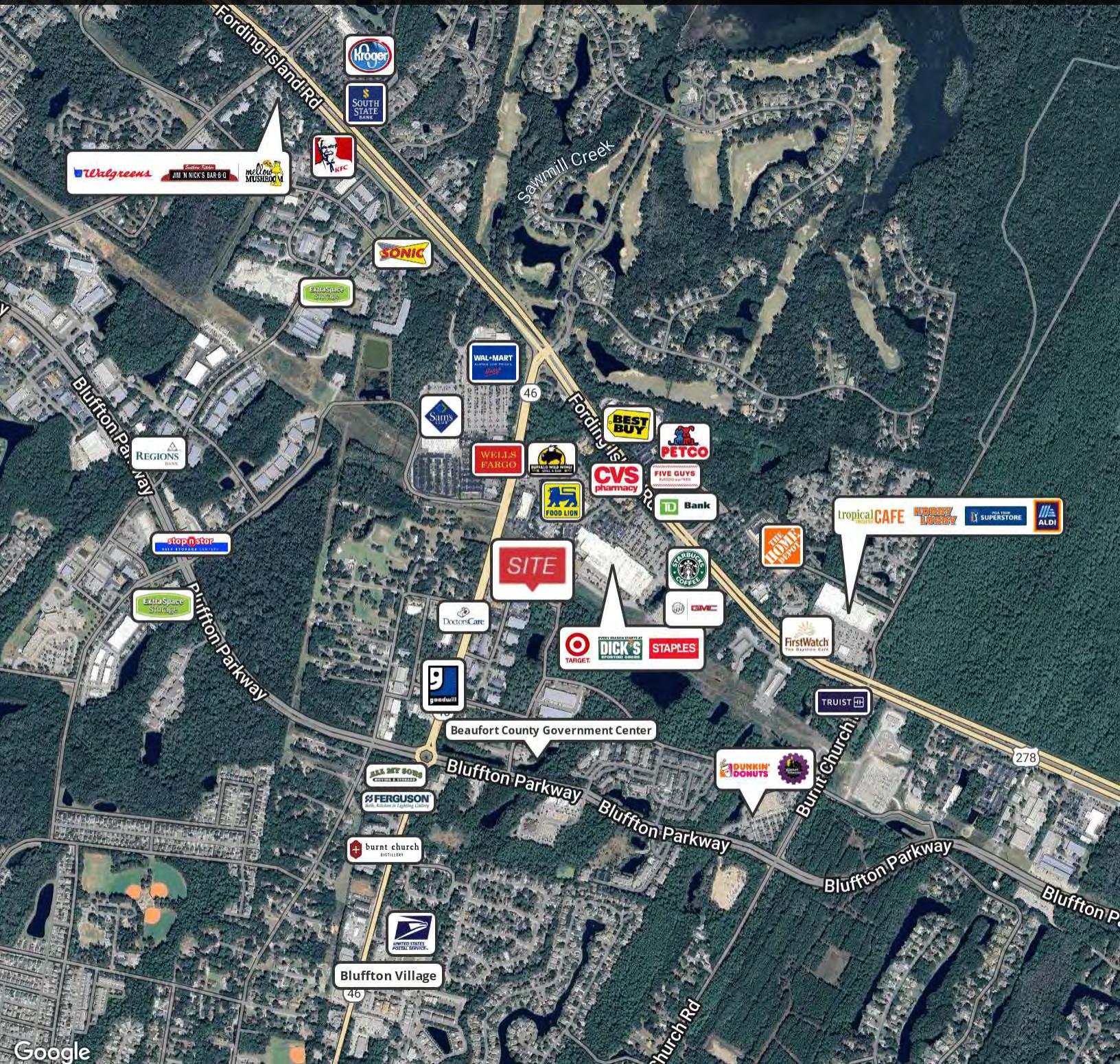


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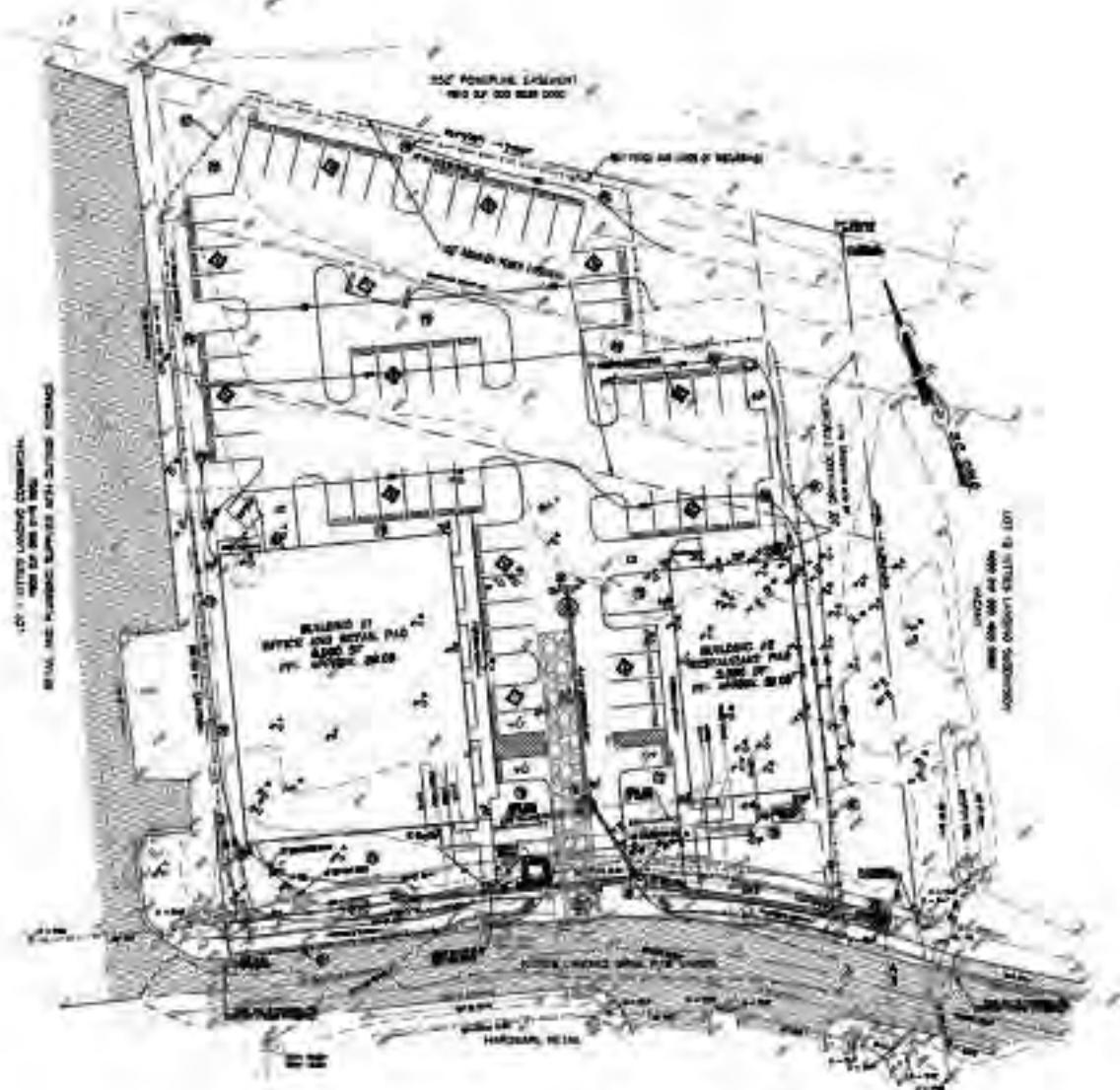
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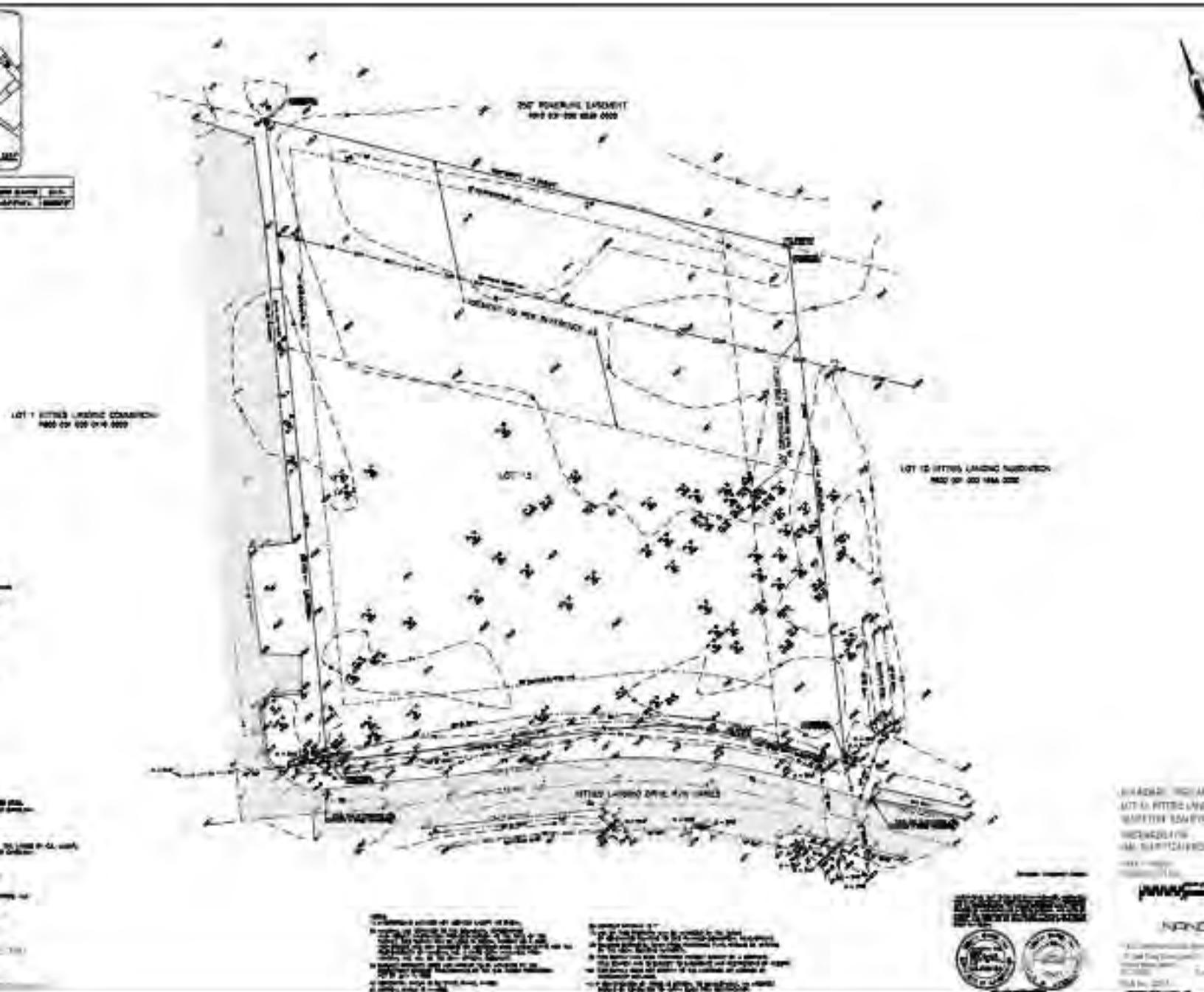
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**Population**

	5 Miles	15 Miles	25 Miles
Total Population	44,446	175,934	488,451
Average Age	43	47	43
Average Age (Male)	42	46	42
Average Age (Female)	44	48	44

Households & Income

	5 Miles	15 Miles	25 Miles
Total Households	17,403	73,673	198,824
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$110,790	\$113,491	\$98,858
Average House Value	\$550,764	\$562,000	\$445,716

Demographics data derived from AlphaMap

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