

**SALE**

# High Profile Commercial Parcel In The New Riverside Village **MAY RIVER RD & HWY 170**

Bluffton, SC 29910

Listed in conjunction with:

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





CITY INFORMATION



**TOM DEMINT, CCIM**  
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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

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,725,000
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
- Twelve Residential Communities Within Two Miles Of The Property

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## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS



A	COMMERCIAL/ PLANNED SHOPPING	2,800	4/1,600 sq. ft.		
B	COMMERCIAL/ PLANNED SHOPPING	12,000	4/1,600 sq. ft.		
C	COMMERCIAL/ PLANNED SHOPPING	6,700	4/1,600 sq. ft.		
D	COMMERCIAL/ PLANNED SHOPPING	14,300	4/1,600 sq. ft.		
E	COMMERCIAL/ PLANNED SHOPPING	6,300	4/1,600 sq. ft.		
F	COMMERCIAL/ PLANNED SHOPPING	28,000	4/1,600 sq. ft.		
G	COMMERCIAL/ PLANNED SHOPPING	12,000	4/1,600 sq. ft.		
H	COMMERCIAL/ PLANNED SHOPPING	15,000	4/1,600 sq. ft.		
I	COMMERCIAL/ PLANNED SHOPPING	5,000	4/1,600 sq. ft.		
J	COMMERCIAL/ PLANNED SHOPPING	4,000	4/1,600 sq. ft.		
	COMMUNITY FAIR	5.5 ac.			
	<b>SUBTOTAL</b>	100,000		430	432
<b>SINGLE FAMILY</b>			2 OFFSTREET	N/A	
<b>PHASE 2 MULTI-FAMILY</b>			2.25 PER UNIT	374	374
<b>TOTAL COMMON PARKING</b>				776	781

PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS  
GOVERNMENTAL AGENCIES.

CUT PRICES, LISTS AND SUGGESTED POSTAGE FEES AS SHOWN ARE AN ESTIMATE AT THIS  
TIME AND SHALL NOT BE LIMITED TO THOSE SHOWN.

REFER TO THE NARRATIVE FOR BIDDING REQUIREMENTS.

FEES SHOWN ON CONCEPTUAL MASTER PLAN ARE FOR GRAPHIC PURPOSES ONLY.

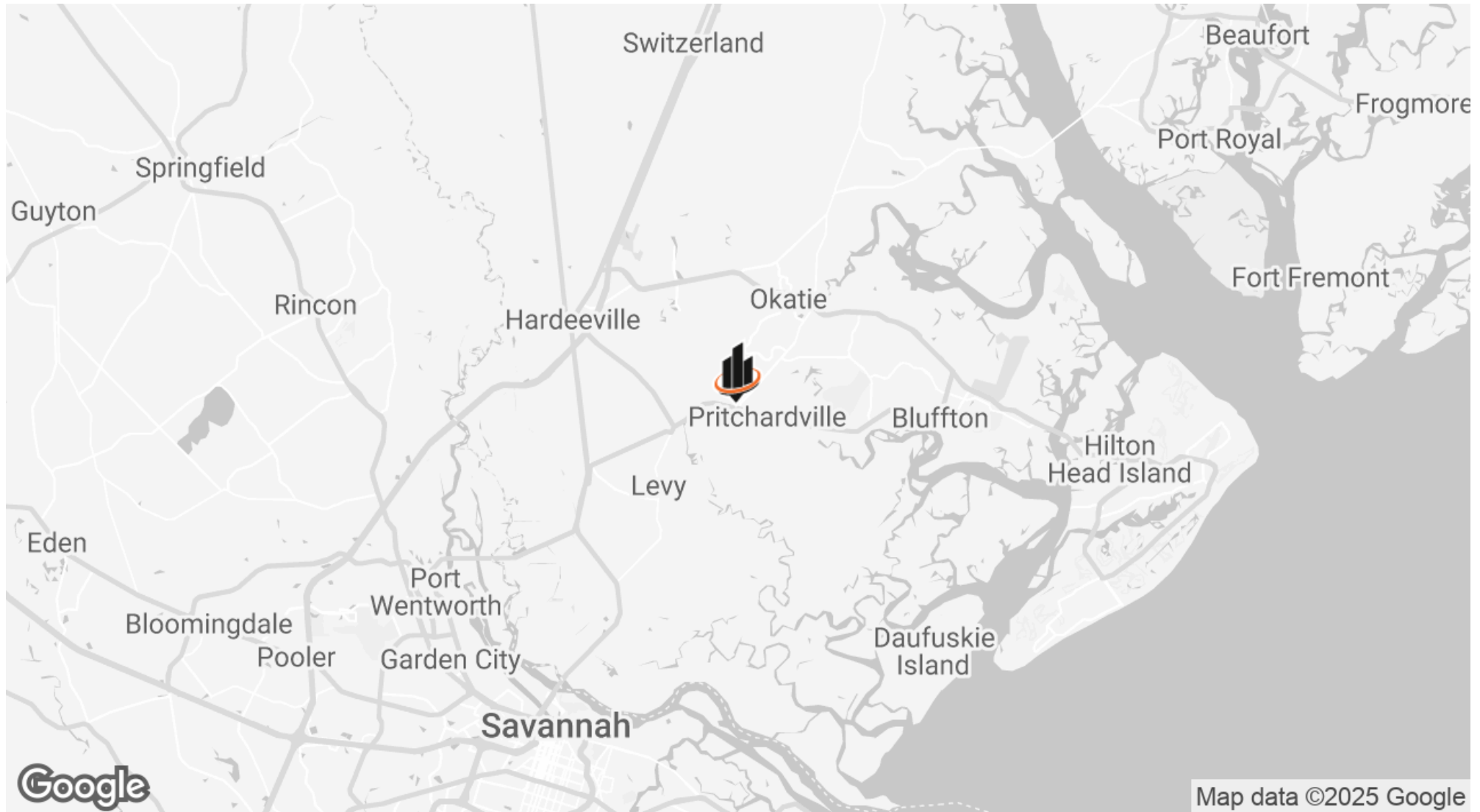
CONNECTION TO  
ADJACENT  
DEVELOPMENT

**Approved**  
08/24/2022

Den 7/6

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## LOCATION MAP



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