



CUSHMAN &
WAKEFIELD

GILBERT &
EZELLE



FOR LEASE

Asking Rent: **NEGOTIABLE**

Suite 202 Retail Center

Plantation Plaza

22-30 Plantation Park Dr
Bluffton, SC 29910

MORE INFORMATION:

JOHN GILBERT, CCIM
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FOR LEASE

Plantation Park

22-30 Plantation Park Dr, Bluffton, SC



PROPERTY OVERVIEW

PROPERTY SUMMARY

Address	22-30 Plantation Park Dr Bluffton, SC 29910
Total SF	32,818 SF
Available Suites	202 (2,119 SF)
Rate	Negotiable
Year Built	2000
Land Acres	3.37 acres
Zoning	C

HIGHLIGHTS

- Centrally located in the heart of Bluffton's Central Business District on Highway 278
- Traffic counts of approximately 60,000 vpd
- Direct frontage and visibility on Highway 278 with direct access
- Abundant Parking
- Surrounded by national and local retailers, professional office tenants, as well as residential developments

SURROUNDING TENANTS



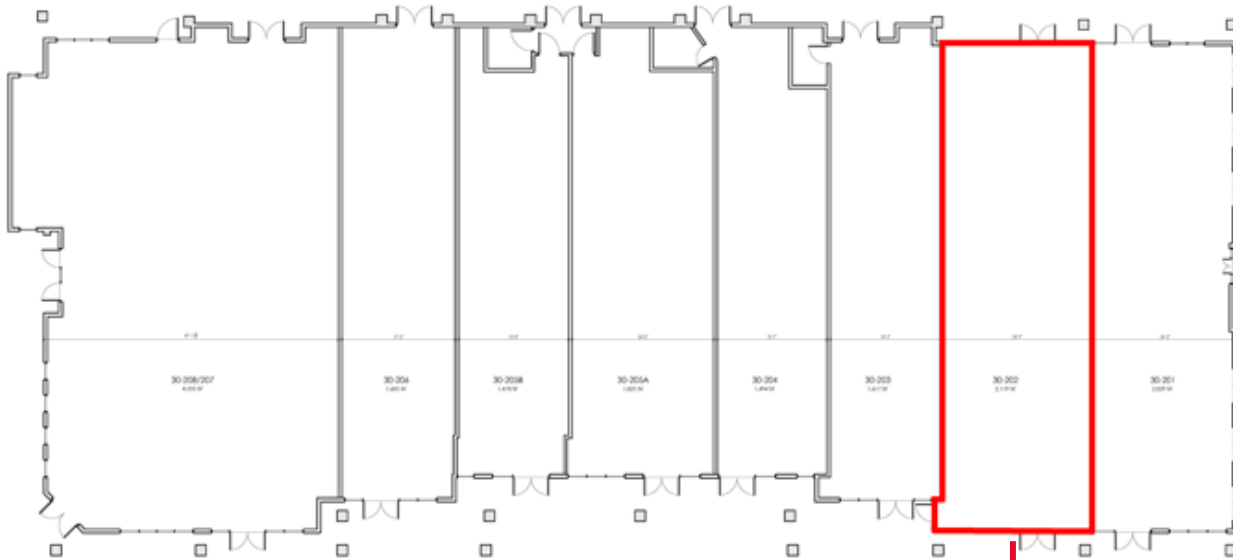
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FLOOR PLAN



Suite 202

Suite	SF	Asking Rate
202	2,119	Negotiable



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LOCATION & DEMOGRAPHICS



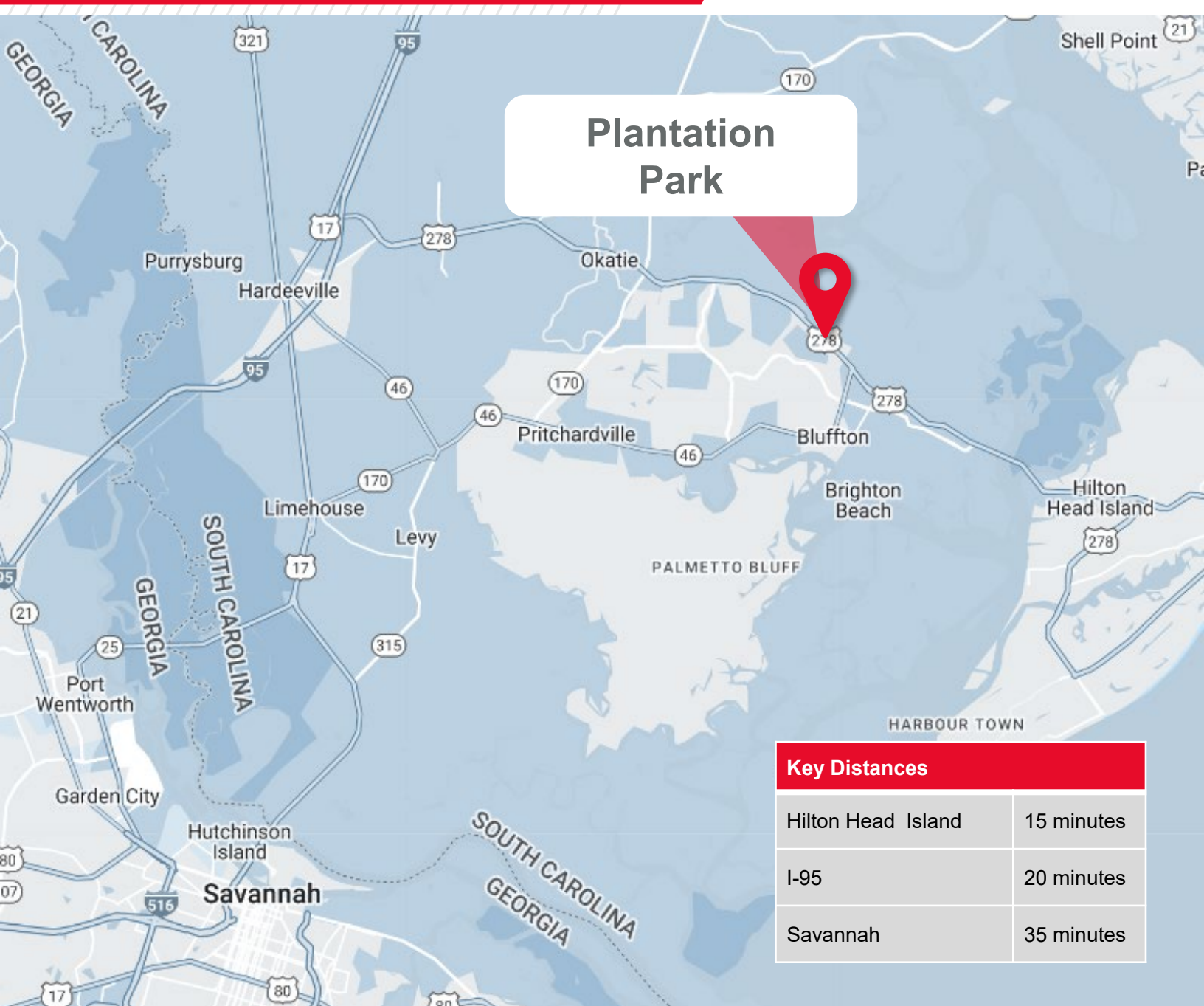
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,468	27,363	45,875
Average Age	34.0	34.9	35.8
Average Age (Male)	34.7	35.2	35.8
Average Age (Female)	33.1	34.5	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,171	9,922	17,432
# of Persons per HH	2.52	2.76	2.63
Average HH Income	\$89,384	\$95,996	\$108,403
Average House Value	\$339,292	\$339,189	\$336,116

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Key Distances	
Hilton Head Island	15 minutes
I-95	20 minutes
Savannah	35 minutes

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