



Office Building For Sale | 24,576 SF

2 WESTBURY PARK WAY

BLUFFTON, SC 29910

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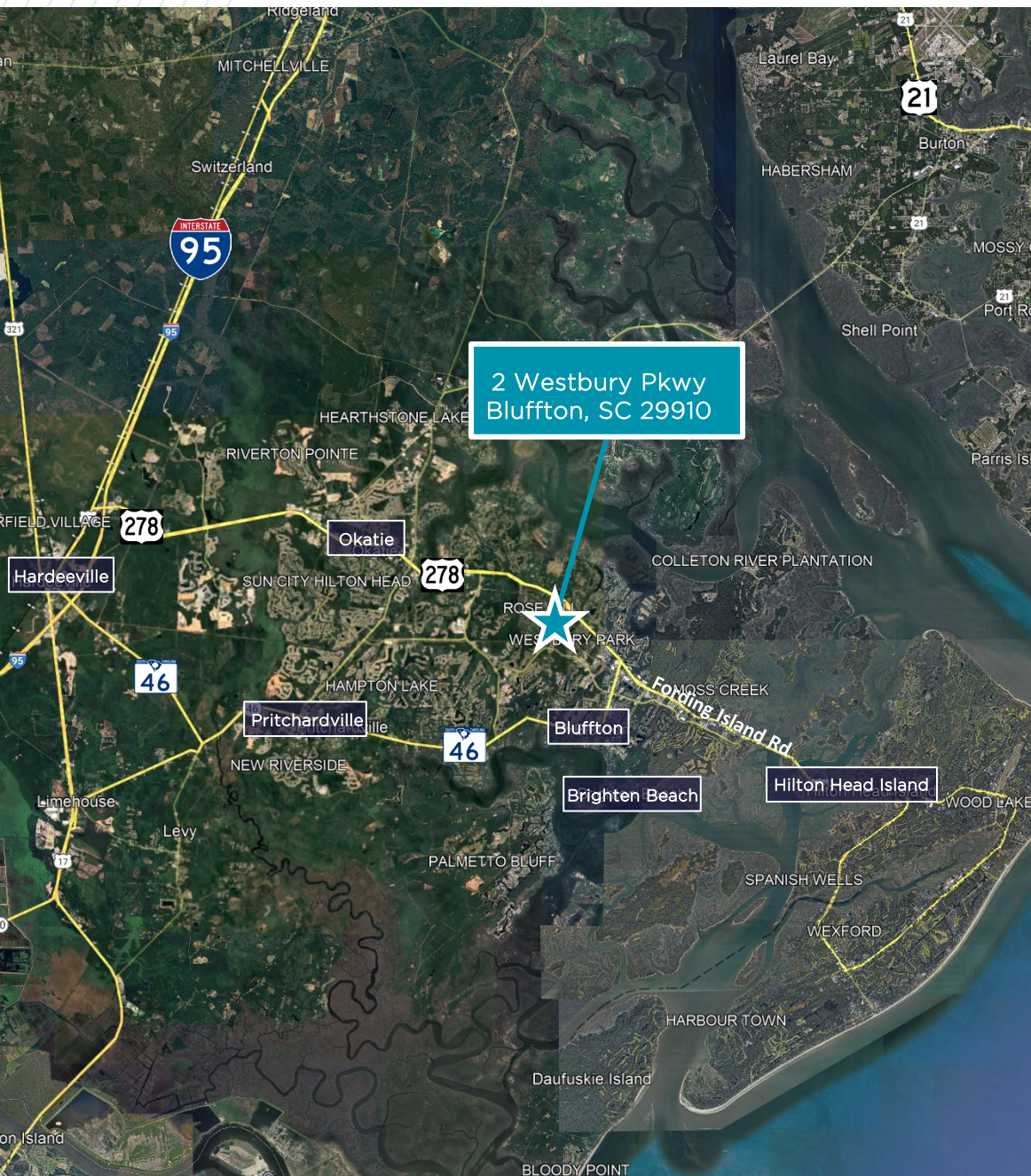
SALE PRICE | \$4,500,000

- Building Size: 24,576 sf
- Site Area: 2.26 Acres
- Rare Owner User or Investment Opportunity
- Ample Free Surface Parking: \pm 102 Total Spaces
- Monument Signage & Building Signage Opportunities
- Drive-Thru ATM In Place
- Great Visibility & Access to Fording Island Road & Surrounding Amenities / Towns.



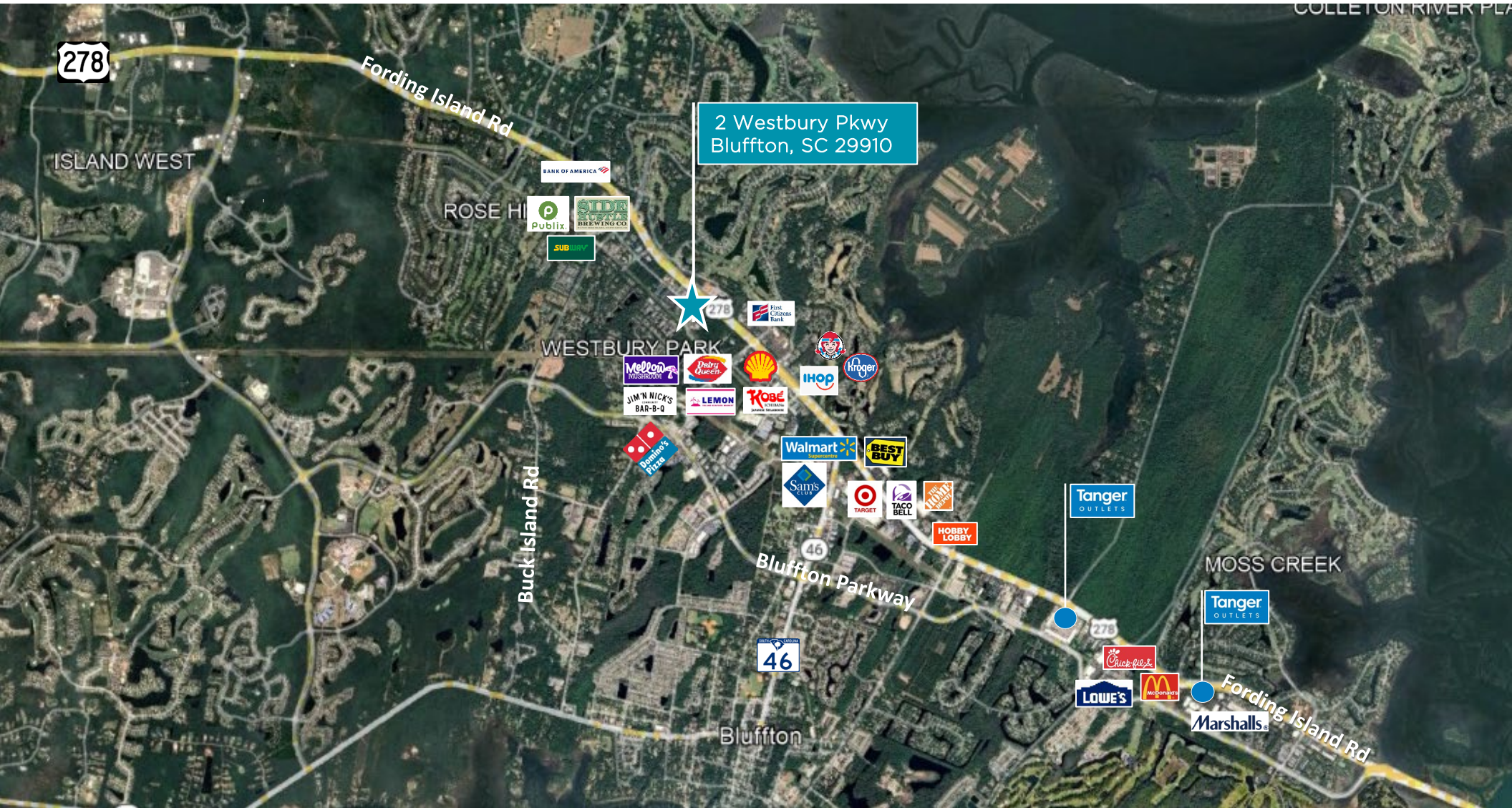
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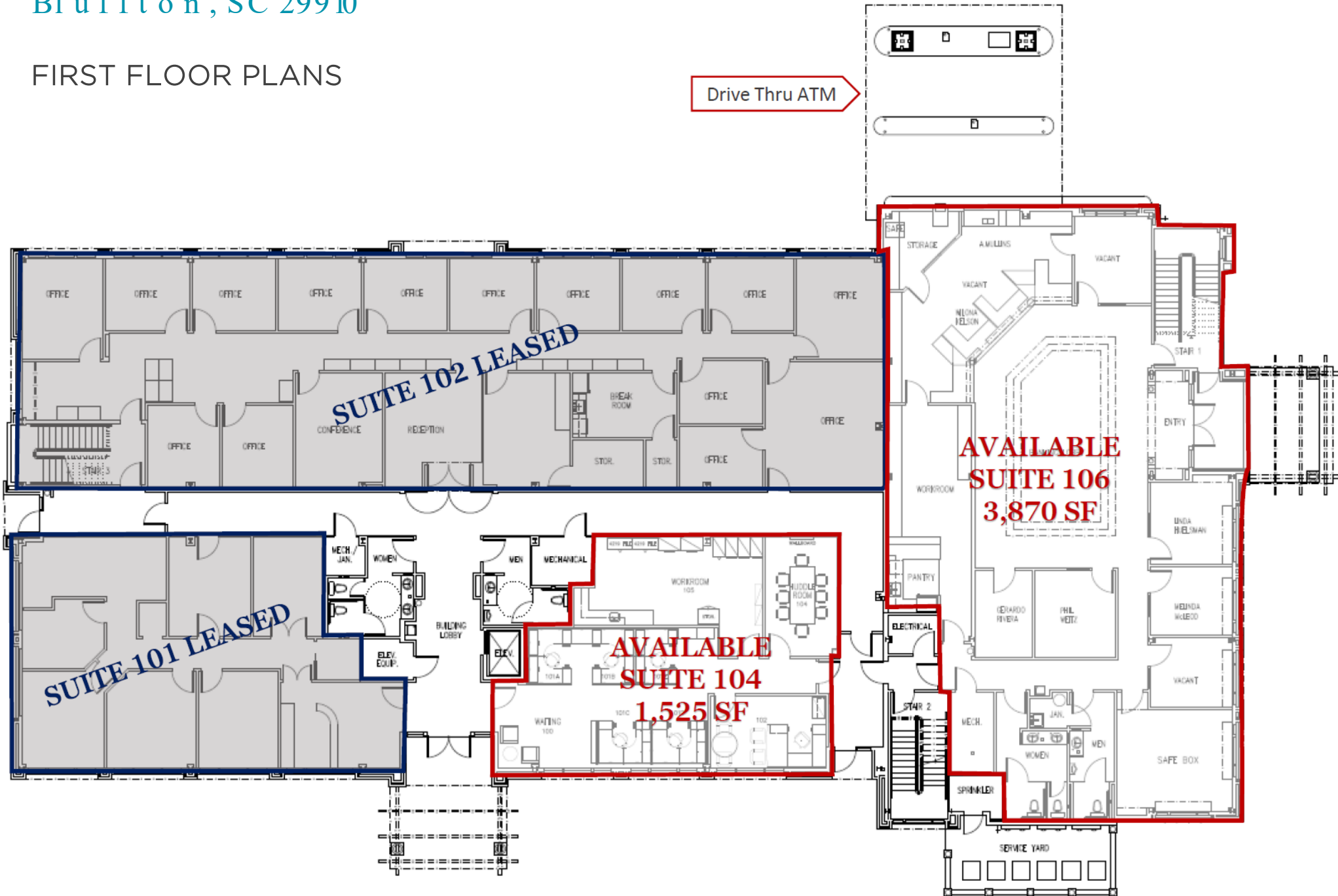


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FIRST FLOOR PLANS

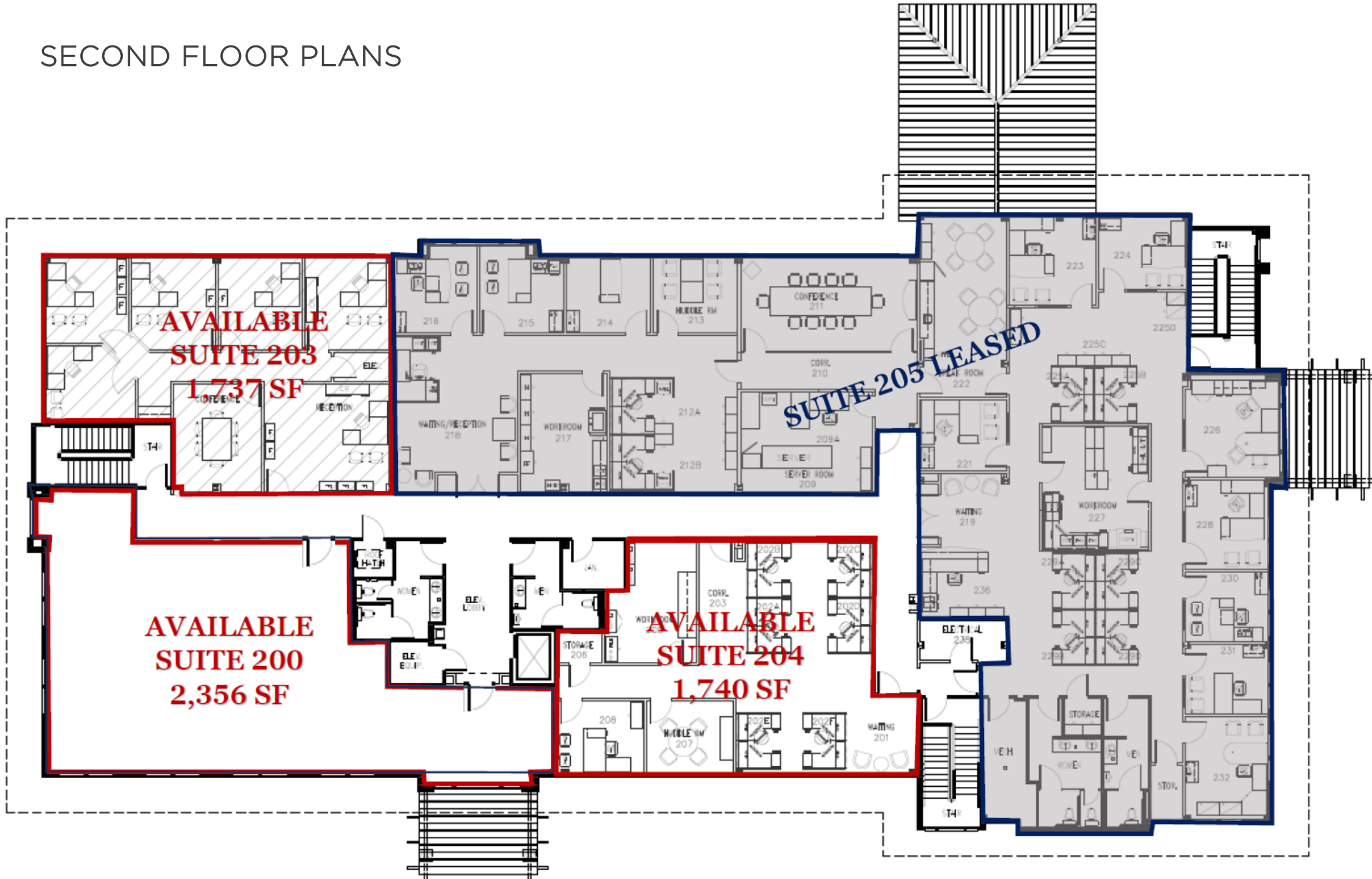
Drive Thru ATM



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SECOND FLOOR PLANS



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2020 Population	5,347	25,843	49,028
2024 Population	4,773	23,978	47,599
2029 Population Projection	5,210	26,350	52,859
Annual Growth 2020-2024	-2.7%	-1.8%	-0.7%
Annual Growth 2024-2029	1.8%	2.0%	2.2%
Median Age	41.6	41.9	45.4
Bachelor's Degree or Higher	40%	40%	43%
U.S. Armed Forces	7	29	106

Income	1 Mile	3 Miles	5 Miles
Avg. HH Income	\$85,537	\$93,888	\$102,305
Median HH Income	\$66,971	\$71,973	\$79,866
< \$25,000	319	1,380	2,420
\$25,000 - 50,000	349	1,554	2,896
\$50,000 - 75,000	391	1,855	3,700
\$75,000 - 100,000	164	866	1,883
\$100,000 - 125,000	243	1,213	2,544
\$125,000 - 150,000	140	779	1,824
\$150,000 - 200,000	184	845	1,759
\$200,000 +	85	628	1,739

Households	1 Mile	3 Miles	5 Miles
2020 Households	2,136	9,984	19,615
2024 Households	1,874	9,119	18,765
2029 Household Projection	2,038	9,991	20,800
Annual Growth 2020-2024	-0.9%	0.1%	1.0%
Annual Growth 2024-2029	1.7%	1.9%	2.2%
Owner Occupied Households	1,302	7,035	15,632
Owner Occupied Households	737	2,956	5,168
Avg Household Size	2.4	2.6	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$58M	\$299.1M	\$648.8M



FOR MORE INFORMATION, CONTACT:

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