

Bluffton Medical Campus

75 Baylor Drive, Bluffton, SC 29910



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 **VIEW LISTING**

- Class A medical office with modern imaging and specialty build-outs
- Anchored by Hilton Head Hospital and Coastal Carolina Medical Center
- Recently renovated to support on-site MRI, CT, nuclear medicine, and advanced care services
- Convenient access off I-278 in South Carolina's fastest-growing municipality
- Covered patient drop-off with 4.79/1,000 RSF parking ratio, including 19 ADA spaces
- Generous Tenant Improvement allowance and flexible terms

Class A MOB backed by strong hospital tenancy in South Carolina's fastest-growing market.

POPULATION (5-MILE RADIUS)

53,404

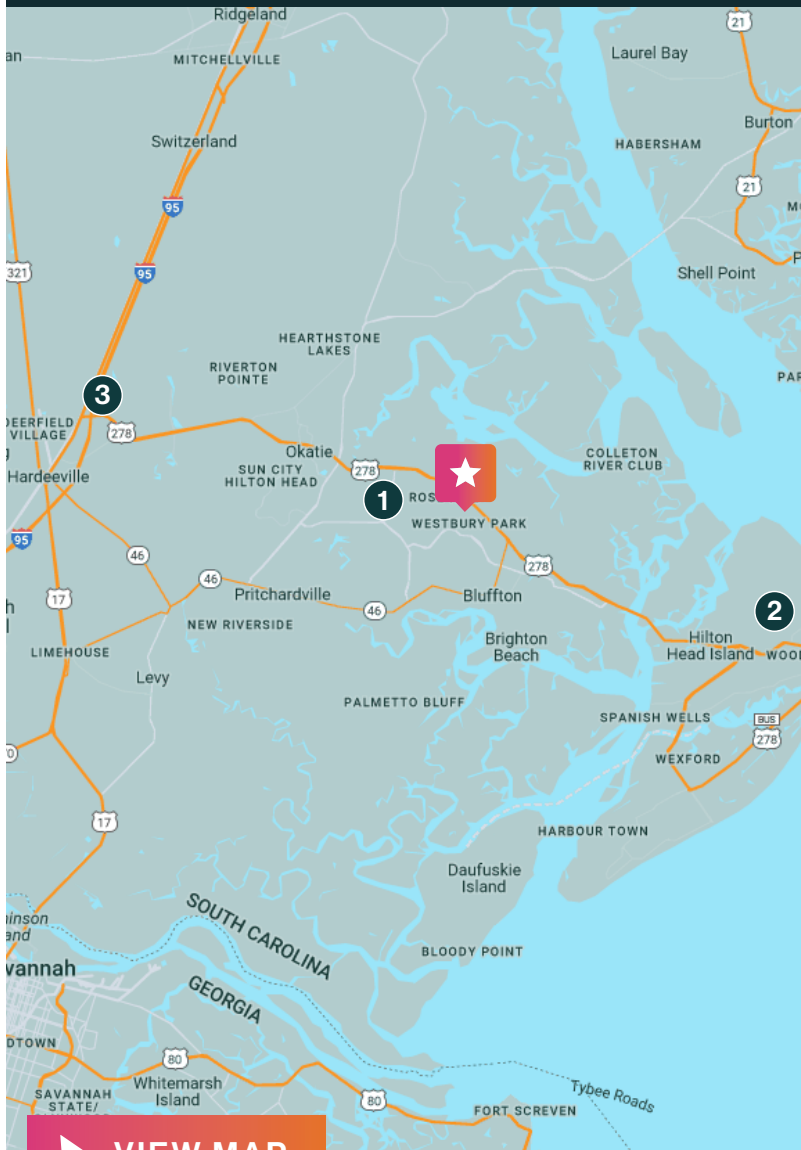
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$135,751

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

98.0%

75 BAYLOR DRIVE, BLUFFTON, SC 29910



[VIEW MAP](#)



NEARBY HOSPITALS

DISTANCE

DRIVE TIME

1. St. Joseph's/Candler Bluffton Campus	4.0 mi	9 min
2. Novant Health Hilton Head Hospital	12.3 mi	23 min
3. Novant Health Coastal Carolina Hospital	12.5 mi	23 min

SURROUNDING POINTS OF INTEREST

- University of South Carolina Beaufort
- Savannah/Hilton Head International Airport
- Marine Corps Air Station Beaufort
- Old Town Bluffton
- Okatie Pines Retirement Community
- BenchMark Physical Therapy