

FOR LEASE

HAZZARD CREEK FLEX / RETAIL UNITS

6637 NORTH OKATIE HIGHWAY RIDGELAND, SC 29936



VM REAL ESTATE 



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

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OFFERING SUMMARY

Available SF:	2,400 - 27,600 SF
Lease Rate:	\$22.00 SF/YR (NNN)
NNN:	\$3.50/SF
Market:	Bluffton / Hilton Head / Beaufort

PROPERTY HIGHLIGHTS

- New flex / retail units fronting Highway 170
- Bay sizes start at 2,400 sf
- Great visibility
- Central location - access to anywhere in the market within minutes

PROPERTY OVERVIEW

30,000 sf of new flex / retail buildings fronting Highway 170 at Hazzard Creek. The project features three buildings, situated on 3.54 acres with bay sizes ranging from 2,400 sf. Each bay will be configured with a small conditioned office and the balance consisting of wide open warehouse with a roll up door. Spaces can accommodate office and/or retail with additional build out. This development is ideal for any contractor or service retailer looking for flex space with high visibility in a central location, providing access to anywhere in the market within a few minutes drive. The first building is nearly complete with delivery expected in third quarter, 2024.

LOCATION OVERVIEW

Situated on Highway 170 at Hazzard Creek in the Okatie area of South Carolina. While the property has a Ridgeland zip code, the area is considered Okatie and is centrally located between Bluffton and Beaufort, allowing easy access throughout the market in just a few minutes drive. 2023 demographics confirm a population of approximately 60,400 residents within a fifteen minute drive with annual household incomes of approximately \$100,700. Tremendous growth market with 2022 traffic counts of approximately 30,000 vpd in front of the property.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

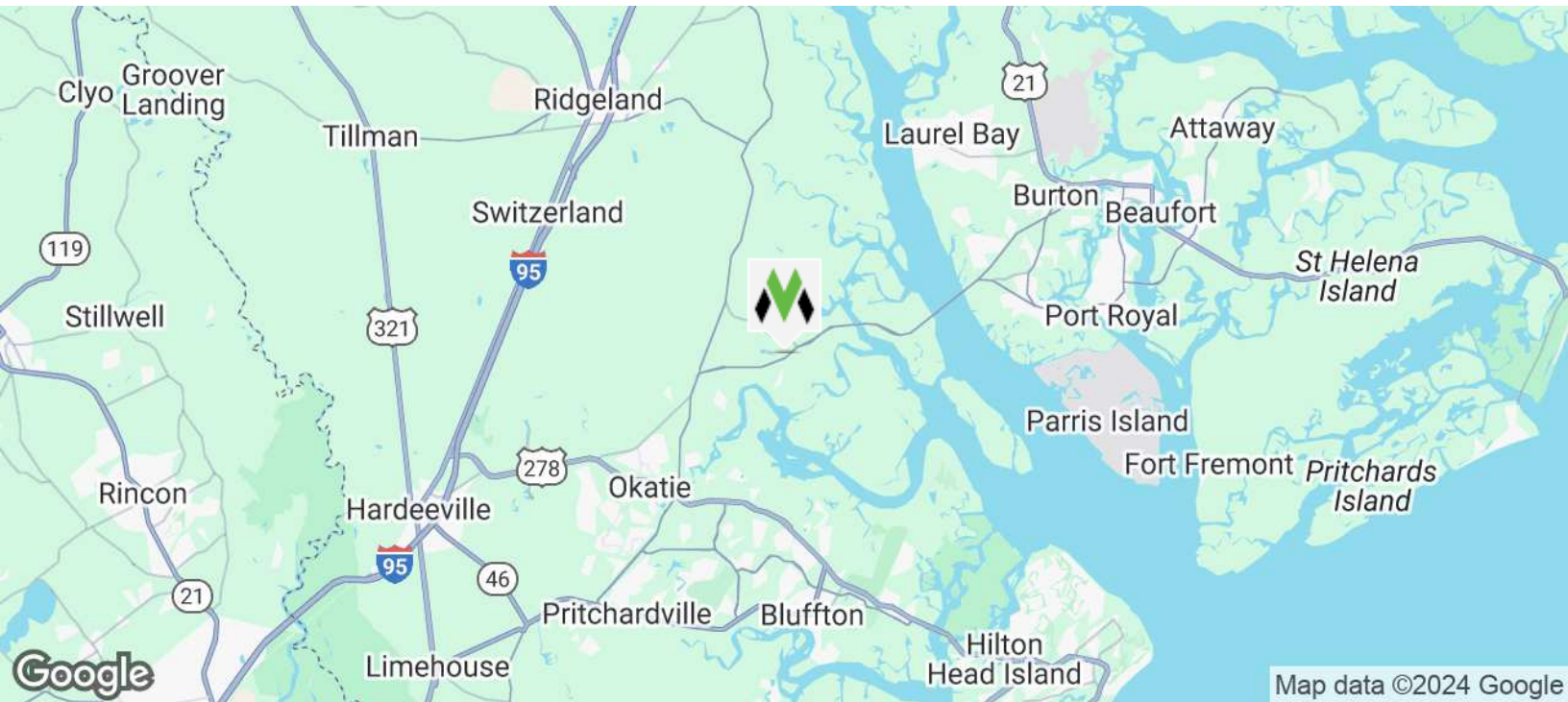
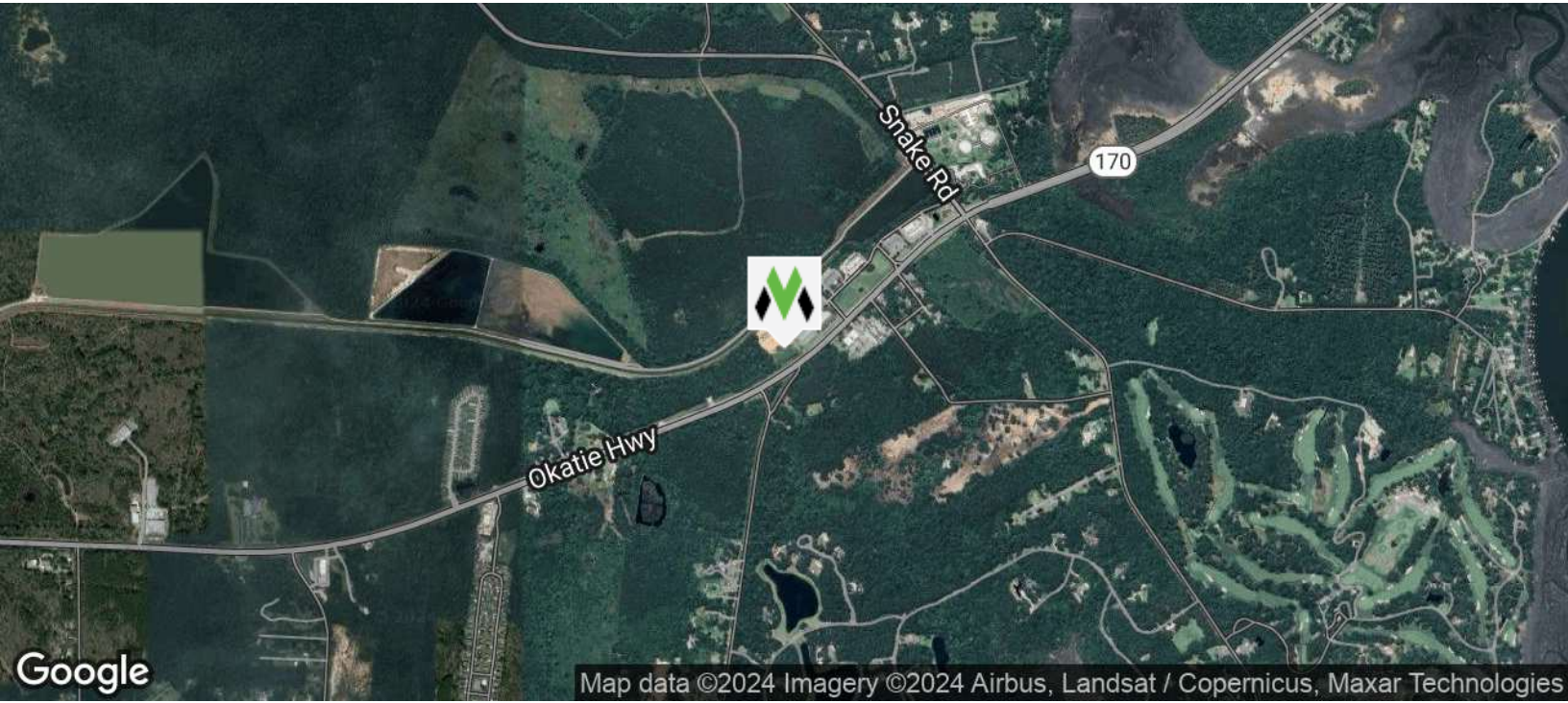


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LOCATION MAPS

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SITE PLAN

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