



# 10 Plantation Park Dr

Bluffton, South Carolina 29910

## Property Highlights

- Two story office building for sale in Bluffton, SC with income
- Seller has just completed updates to include new railings on the exterior, new exterior stairs, complete renovations of the common areas and common bathrooms, re-stripping of the parking lot, and more!
- Excellent location in the heart of Bluffton with signage directly on Hwy 278
- Incredible opportunity for purchaser to occupy a portion with built-in income or lease out the remaining units
- Current Tenants include Southern Smiles Dentistry, HearingLife of Bluffton, Island Time Jewelers, and Custom Designs
- Contact agent for more details

## Offering Summary

<b>Sale Price:</b>	\$2,200,000
<b>Building Size:</b>	10,219 SF
<b>Price per SF:</b>	\$215
<b>Lot Size:</b>	+/- 1.87 Acres
<b>Number of Floors:</b>	2
<b>Elevator Access:</b>	Yes
<b>Jurisdiction:</b>	Town of Bluffton
<b>Zoning:</b>	General Mixed Use
<b>2024 Taxes:</b>	\$28,626
<b>Property Insurance:</b>	\$15,636
<b>Regime Fees:</b>	\$1,875 / Year
<b>Vacancies:</b>	2 (Contact Agent for Details)

## For More Information

**David Bachelder Jr.**

O: 843 837 4460 x4

davidjr@naicarolinacharter.com



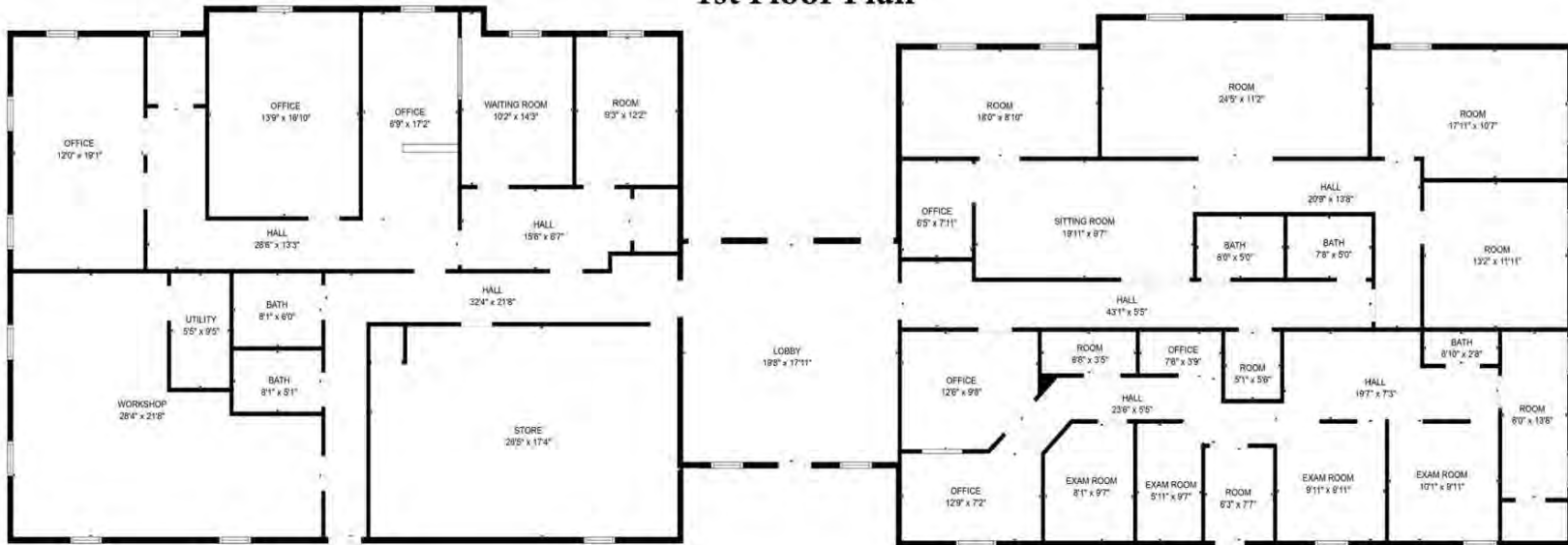
**BROCHURE** | 10 Plantation Park Dr Bluffton, SC 29910



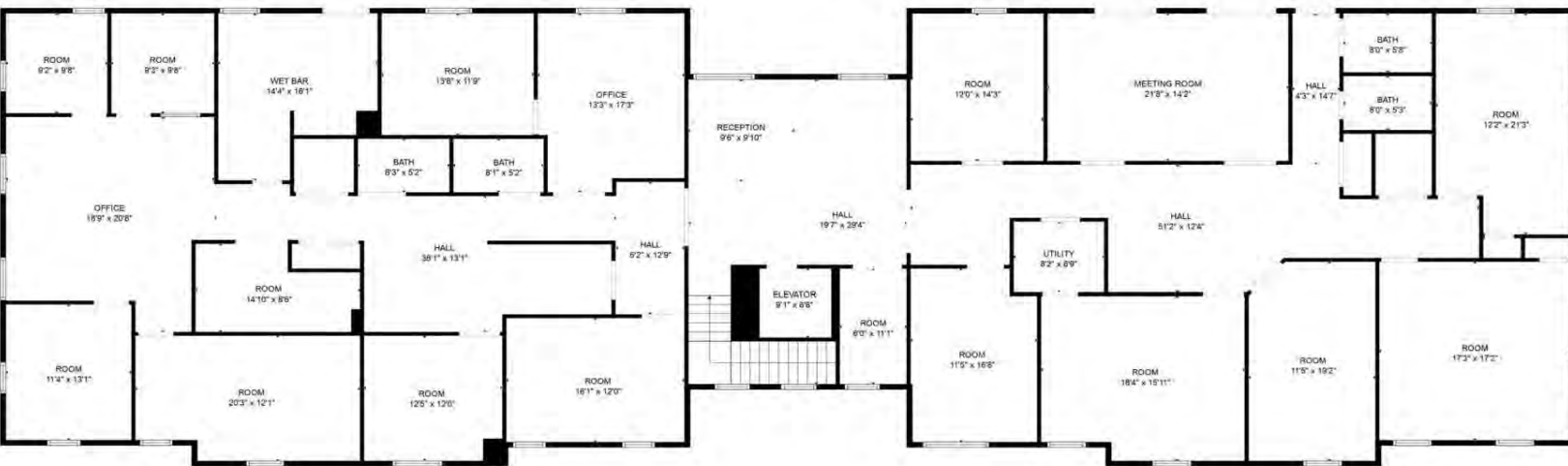


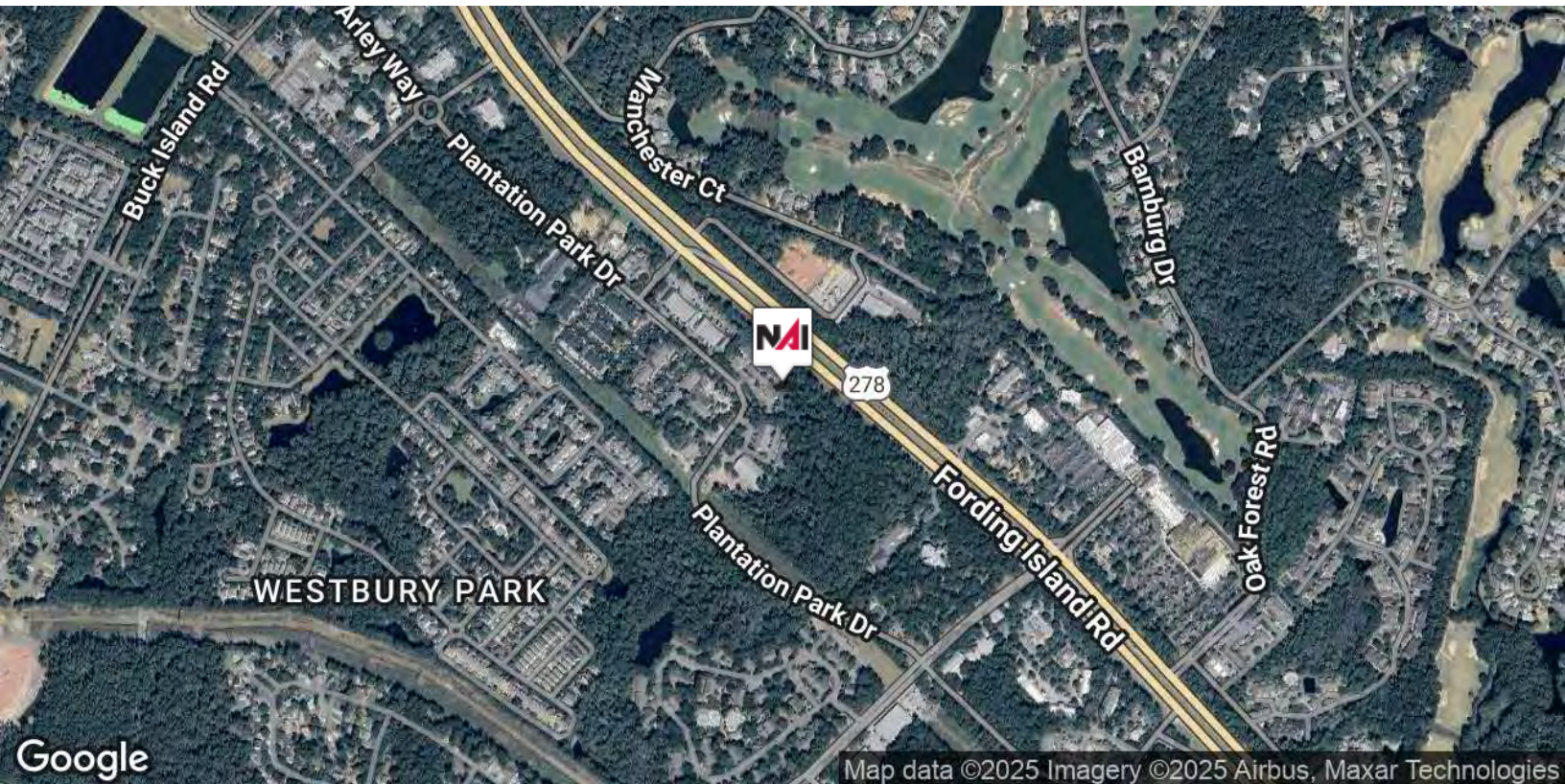
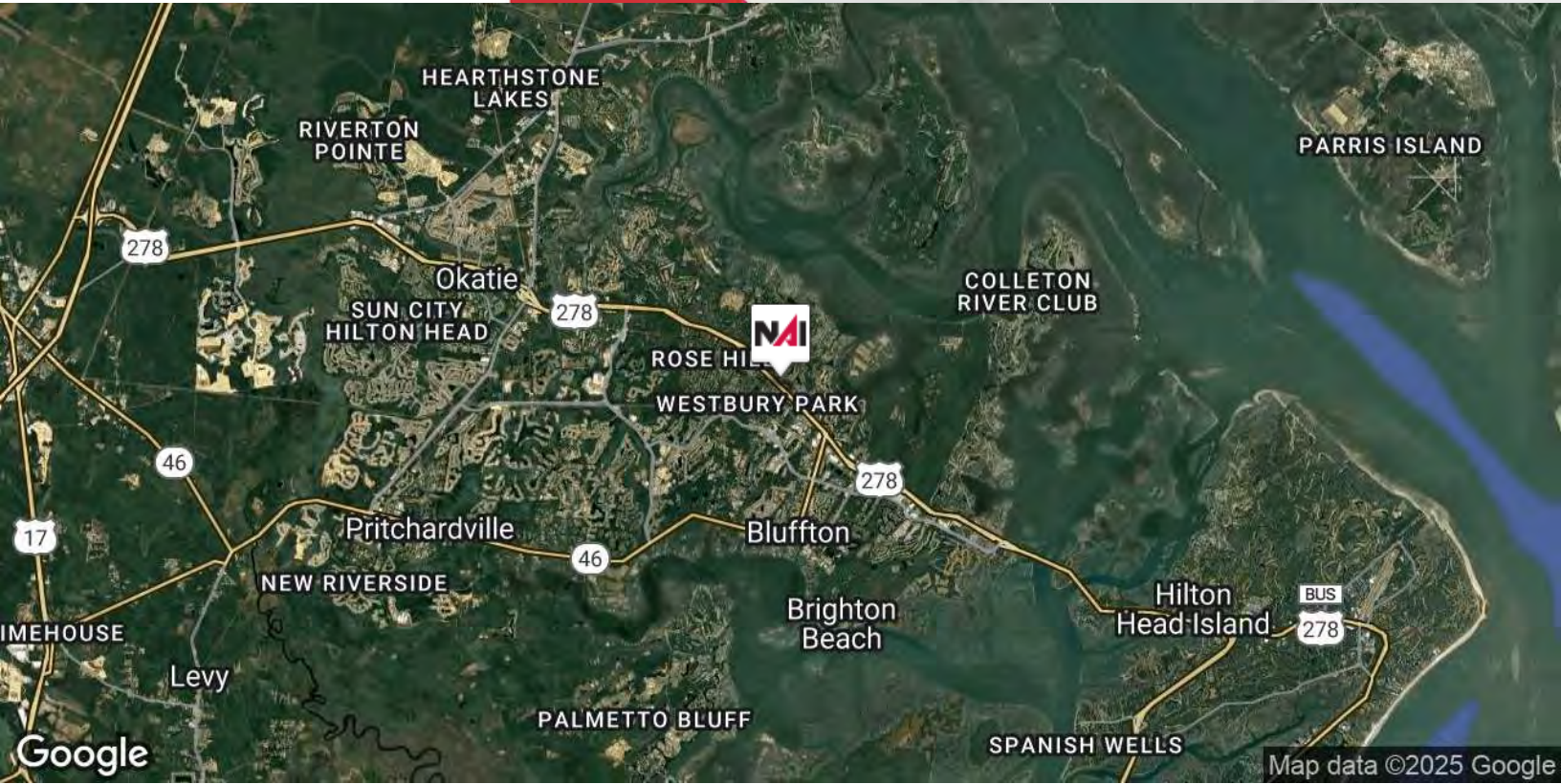


**1st Floor Plan**

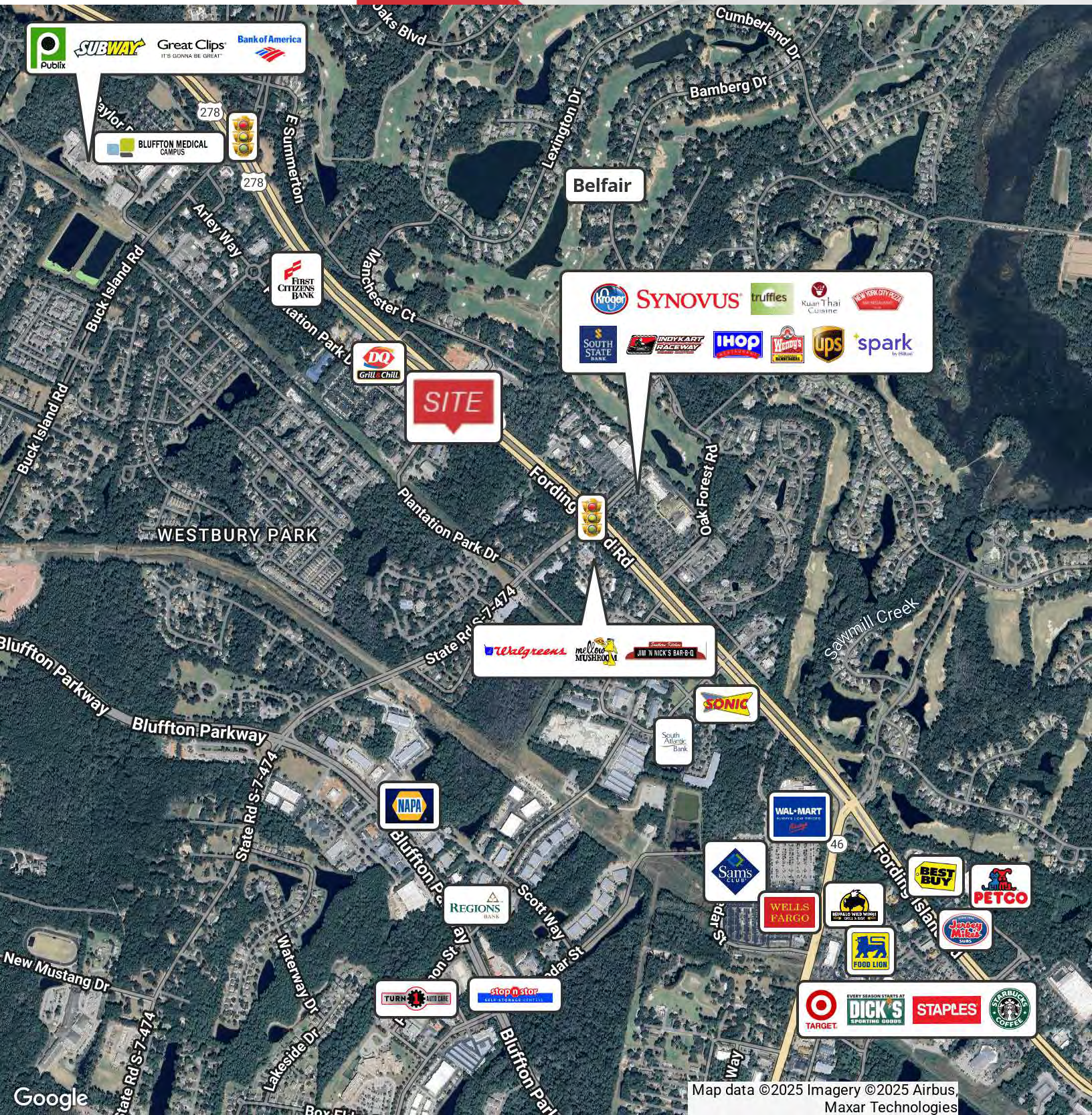


**2nd Floor Plan**



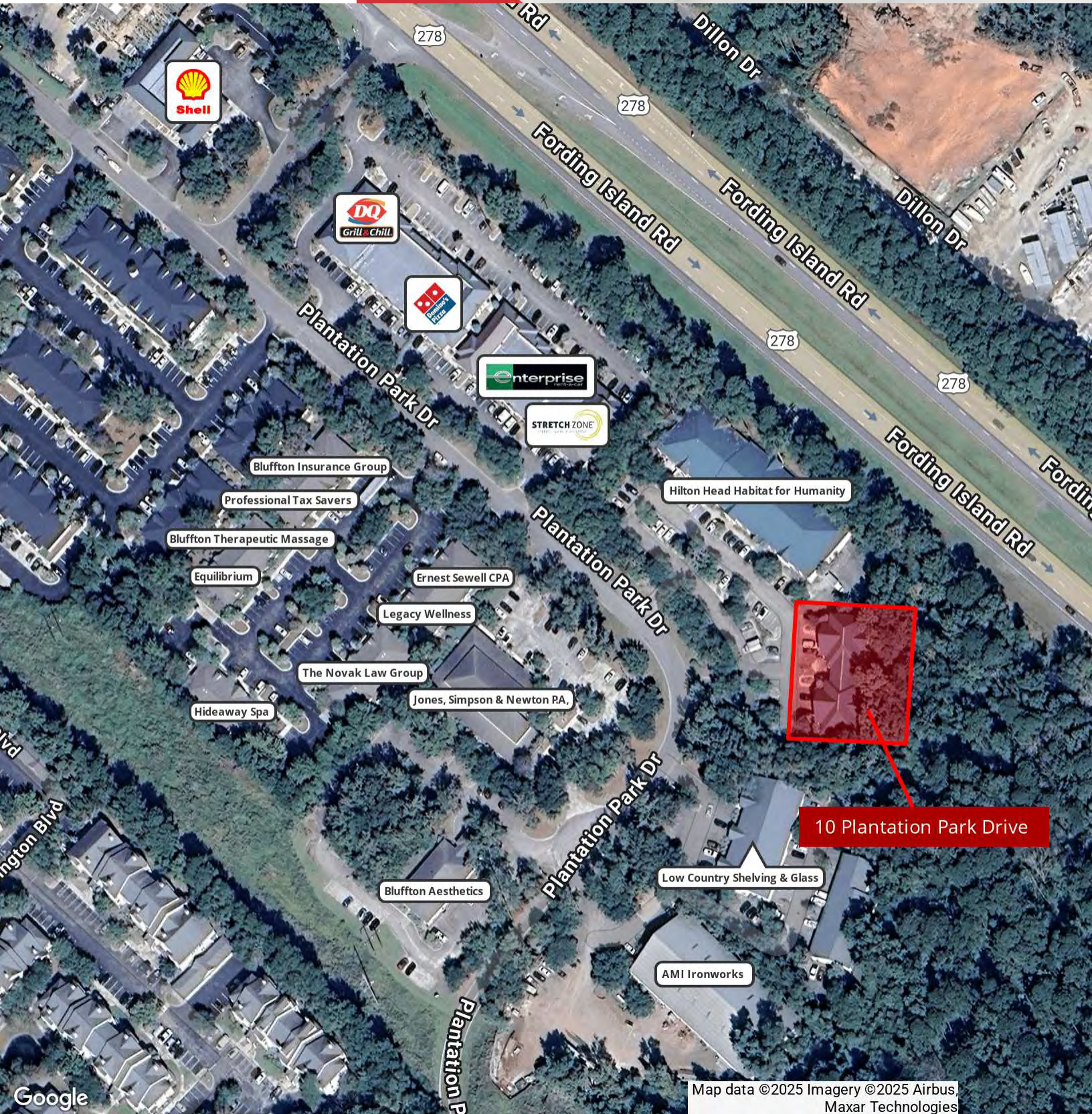


**BROCHURE** | 10 Plantation Park Dr Bluffton, SC 29910



BROCHURE | 10 Plantation Park Dr Bluffton, SC 29910

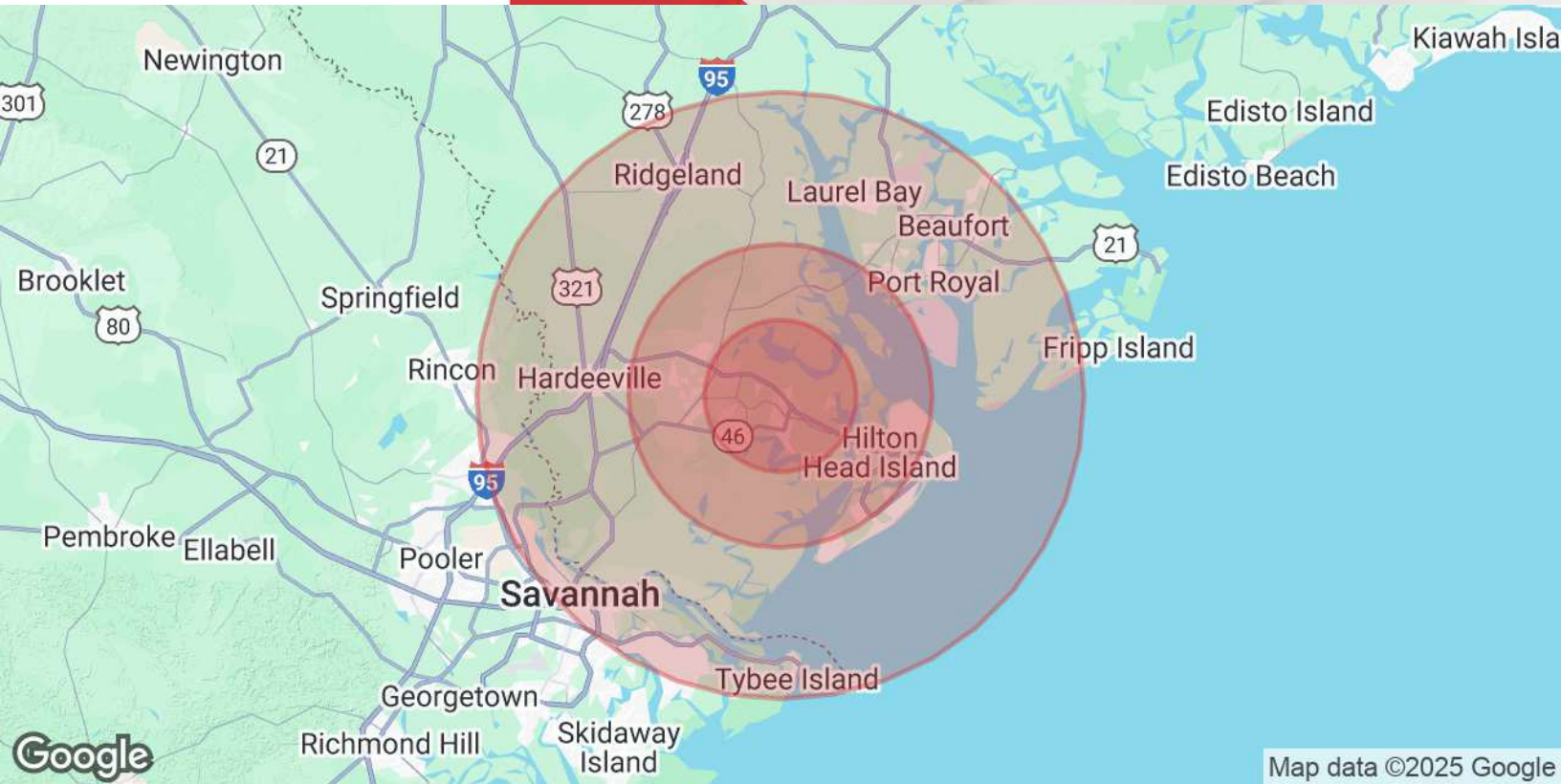
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



10 Plantation Park Drive

Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



Map data ©2025 Google

**Population**

**5 Miles**

**10 Miles**

**20 Miles**

<b>Total Population</b>	49,099	118,864	284,858
<b>Average Age</b>	44	49	45
<b>Average Age (Male)</b>	44	49	44
<b>Average Age (Female)</b>	45	50	45

**Households & Income**

**5 Miles**

**10 Miles**

**20 Miles**

<b>Total Households</b>	19,589	50,581	117,517
<b># of Persons per HH</b>	2.5	2.3	2.4
<b>Average HH Income</b>	\$112,785	\$120,355	\$103,828
<b>Average House Value</b>	\$555,191	\$592,555	\$490,239

Demographics data derived from AlphaMap