

FOR LEASE

FLEX SPACE - HWY 170

2050 OLD BAILEY ROAD, UNITS 8-9 RIDGELAND, SC 29936



VM | REAL ESTATE 



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

2050 OLD BAILEY ROAD, UNITS 8-9 RIDGELAND, SC 29936



OFFERING SUMMARY

Available SF:	3,750 SF
Lease Rate:	\$20 SF/YR (NNN)
NNN:	\$3.32/SF/YR
Market:	Bluffton / Okatie

PROPERTY HIGHLIGHTS

- Flex Unit Fronting Hwy 170
- Warehouse with Showroom & Office
- Extraordinary Visibility - Great Parking
- Prominent Signage
- Shared Fenced Yard Space Available
- Central Location with Access Throughout Region in Minutes

PROPERTY OVERVIEW

Prime flex-space for lease at the highly visible corner of Old Bailey Road and Highway 170. Units 8-9 consists of 3,750 +/- SF and features a versatile layout that can accommodate a variety of uses. The current configuration includes a showroom, three private offices, a large breakroom, expansive warehouse area with two mezzanines and a roll-up door, dedicated training room, and two restrooms. The property also offers prominent pylon signage on Highway 170, considerable on-site parking and access to shared fenced yard space.

LOCATION OVERVIEW

Located on the northbound side of Highway 170 at Old Bailey Road approximately 1.5 miles north of Highway 462. While the property carries a Ridgeland zip code, the area is widely recognized as Okatie and offers a highly convenient central location between Bluffton and Beaufort, providing quick and efficient access throughout the region. Situated within one of the area's fastest-growing commercial corridors, the property benefits from a population exceeding 81,000 residents within a 20-minute drive time, with average household incomes of approximately \$120,000 annually. The site also enjoys exceptional visibility and exposure along Highway 170, with traffic counts exceeding 38,000 vehicles per day.

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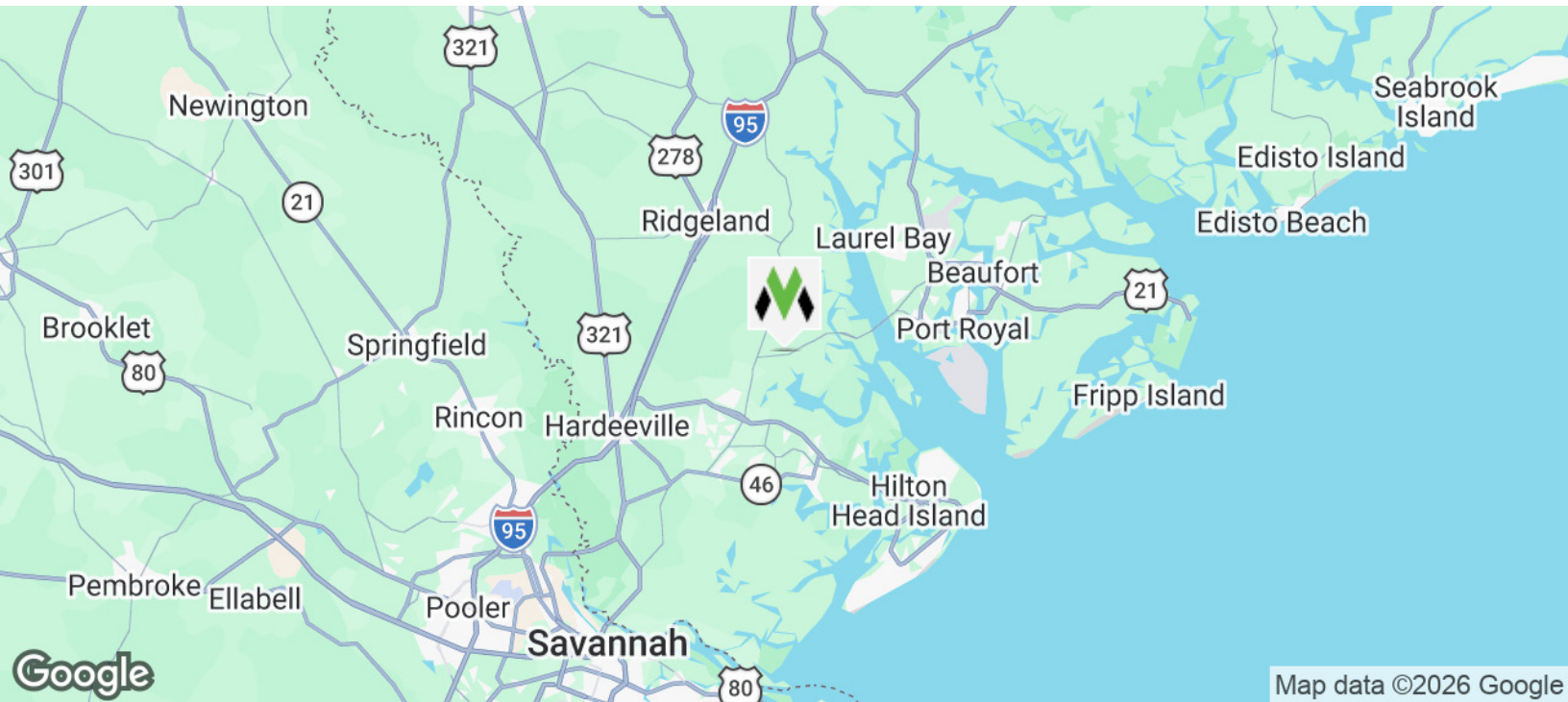
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LOCATION MAPS

2050 OLD BAILEY ROAD, UNITS 8-9 RIDGELAND, SC 29936



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Map data ©2026 Google

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PICTURES

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