

LEASE

New Lifestyle Center Designed For Health And Wellness Tenants

255 NEW RIVERSIDE VILLAGE WAY

Bluffton, SC 29910

PRESENTED BY:

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Partner

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CITY INFORMATION



LOCATION DESCRIPTION

Bluffton is one of the fastest growing markets in South Carolina and this location has twelve residential communities under development within two miles. The property is part of New Riverside Village which is a mixed use community composed of residential townhomes, apartments, retail/office, and restaurant uses built in a park setting with lagoons and walking paths. Just across the street is The May River Crossing Shopping Center anchored by Publix. The area is very attractive to retirees and young professionals who work in Bluffton, Savannah, and on the I-95 corridor. The medium family income is over \$90,000/year in this submarket.

LOCATION DETAILS

MARKET	Bluffton
COUNTY	Beaufort

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$43.00 SF/yr (NNN)
BUILDING SIZE:	13,200 SF
AVAILABLE SF:	1,400 - 5,389 SF
LOT SIZE:	1.56 Acres
YEAR BUILT:	2025
ZONING:	PUD
MARKET:	Bluffton
APN:	R610 036 000 3714 0000

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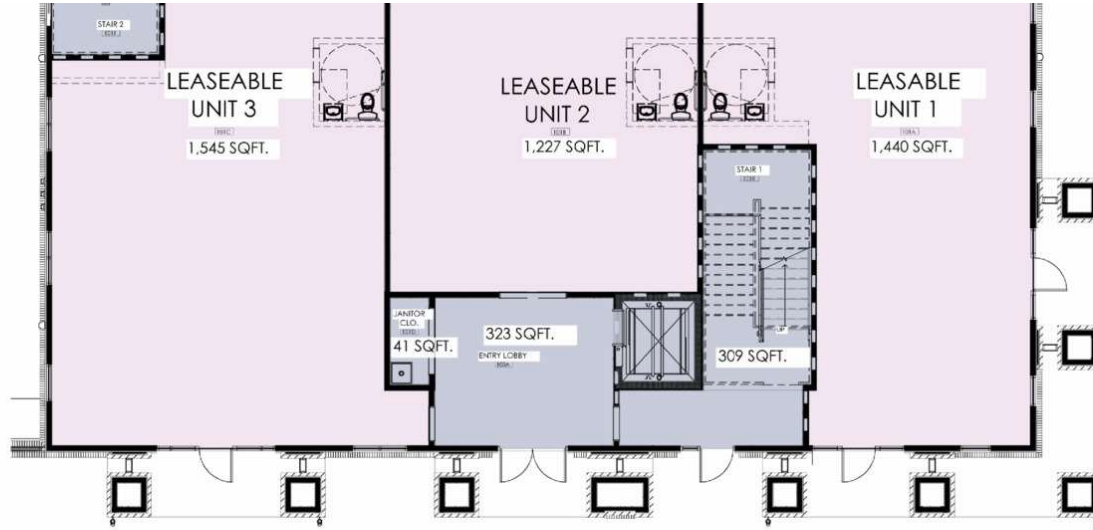
PROPERTY OVERVIEW

Designed and built as a specialty lifestyle center, this two story building is perfect for health and wellness tenants. The property is located in a Park setting in The New Riverside Village which has walking trails and bike paths.

PROPERTY HIGHLIGHTS

- New Lifestyle Center
- Designed Specifically For Health and Wellness Tenants
- Located In The New Riverside Village
- Adjacent Suites May Be Combined For Larger Space
- Opening In The Spring of 2025

LEASE SPACES



843-816-2557

NO. 8 NOT TO BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR BY ANY MEANS OF METHODS WITHOUT EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,400 - 5,389 SF	LEASE RATE:	\$43.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 101	Available	1,763 SF	NNN	\$43.00 SF/yr
Suite 102	Available	1,400 SF	NNN	\$43.00 SF/yr
Suite 103	Available	1,643 SF	NNN	\$43.00 SF/yr

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,466 - 2024 SF	LEASE RATE:	\$43.00 SF/yr

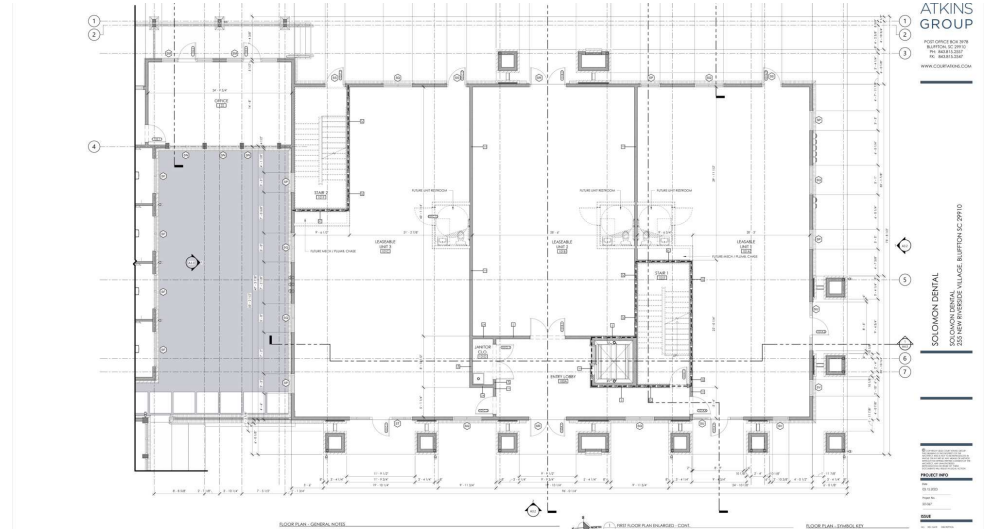
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201	Available	1,899 SF	NNN	\$43.00 SF/yr
Suite 202	-	1,466 SF	NNN	\$43.00 SF/yr
Suite 203	Available	2,024 SF	NNN	\$43.00 SF/yr

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ADDITIONAL PHOTOS



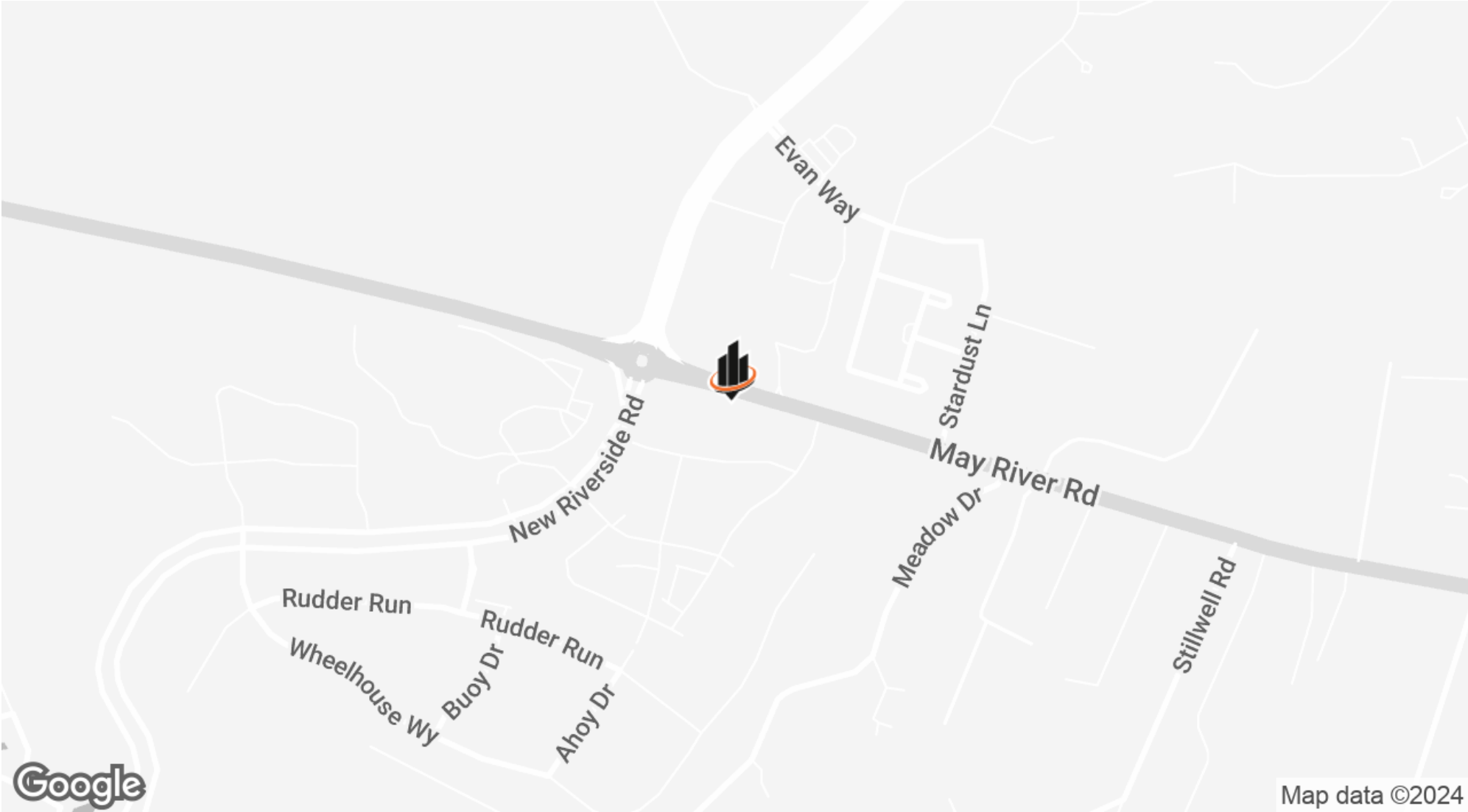
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LOCATION MAP



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