

REALTY ONE GROUP LOWCOUNTRY



THE PINES

800 Fording Island Road
Bluffton, SC

by Emily Tholen & Glenn Davis

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An aerial photograph of a large resort building with a prominent green metal roof, nestled among dense green and autumn-colored trees. A swimming pool is visible in the foreground. The text 'MEET YOUR AGENTS' is overlaid in the center in a bold, white, serif font with a gold outline.

MEET YOUR AGENTS

Emily Tholen

Licensed Real Estate Agent

ABOUT EMILY

Emily Tholen is a skilled real estate professional with Realty One Group Lowcountry, offering over a decade of expertise in the local market. With a deep understanding of the area's thriving business landscape, Emily is committed to helping clients secure the perfect commercial property to meet their needs. Her knowledge of the Lowcountry's growth and opportunities makes her an invaluable partner in your next investment. Let Emily guide you to success in the heart of Bluffton's business community!





Glenn Davis

Licensed Real Estate Agent & Broker-in-Charge

ABOUT GLENN

Glenn Davis, a proud islander for 47 years, brings over 30 years of real estate expertise to the Lowcountry. As Broker-in-Charge at Realty One Group Lowcountry, Glenn specializes in commercial transactions and real estate development, delivering unmatched local knowledge and proven results for buyers and investors alike.



Property Overview

01

KEY FEATURES OF THE PROPERTY

02

MARKET DEMAND & GROWTH POTENTIAL



KEY FEATURES OF THE PROPERTY

01



Overview & Location

OVERVIEW

800 Fording Island currently serves The Pines at Bluffton, an assisted living community. The property is centrally located in the highly desirable Bluffton real estate market. Being in Bluffton positions this property in a growing area with a strong demand for more commercial development.

PRIME LOCATION

Alongside being centrally located in Bluffton, this commercial property is not even 30 minutes away from Hilton Head Island and only 45 minutes away from Savannah. With a close proximity to affluent areas like Hilton Head, this property's appeal and appreciation value are only going upwards.

Well-maintained Infrastructure & Flexible Configurations

01

PROPERTY INFRASTRUCTURE

The modern construction and efficient layout are not only geared towards long-term durability but also provide a layout that is perfect for assisted living operations alongside being adaptable for other uses.

EXTENSIVE AMENITIES

Being fully equipped with spaces like a fitness center, movie theater, & activity rooms allows for ample modifications if desired. The infrastructure can facilitate utilities, maintenance, and landscaping which reduces immediate renovation needs.

FLEXIBLE CONFIGURATIONS FOR VARYING USE

The property offers multiple apartment layouts that vary from deluxe one-bedroom options to studios. The layout also supports potential reconfiguration for alternative uses.





A look into the interior of the property:



MARKET OVERVIEW



Market Overview

ASSISTED LIVING COST OVERVIEW

- 2020 Average Price: \$174,700 per unit for assisted living communities, marking a 30% decrease from 2019.
- Cost Variability: Prices depend on community type, level of care, and location.
- National Median Costs (2023):
 - Daily: \$164
 - Yearly: \$59,940
- High-Cost Areas: Up to \$8,000/month.
 - Bluffton, SC: Costs are higher than national and state averages.
- Included Costs:
 - Housing, utilities, maintenance, landscaping, and staff services (e.g., nurses).
- Additional Fees:
 - Personal care services typically require extra fees beyond the base room and board.

