

SALE

1.65 Acre Commercial Parcel At The Entrance To Sun City

124 OKATIE CENTER BOULEVARD SOUTH

Bluffton, SC 29909

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$990,000
AVAILABLE SF:	
LOT SIZE:	1.65 Acres
PRICE / ACRE:	\$600,000
ZONING:	Commercial
MARKET:	Bluffton
APN:	R600 021 000 0068 0000

PROPERTY OVERVIEW

1.65 Acre commercial parcel at the intersection of William Pope Drive and Okatie Center Blvd S. William Pope Drive is the entrance road into Sun City with over 16,000 residents. The parcel is part of the Okatie Center Shopping Center anchored by Food Lion. Walgreens and Wells Fargo Bank are located directly across the street.

PROPERTY HIGHLIGHTS

- Existing Uses Include Walgreen's, Wells Fargo Bank, Food Lion.
- Hotels In Okatie Center Include Hampton Inn, Candlewood Suites, Best Western
- Located at the entrance to Sun City (16,000 Residents)
- Infrastructure; All Roads, Utilities, Off-Site Storm Water Detention

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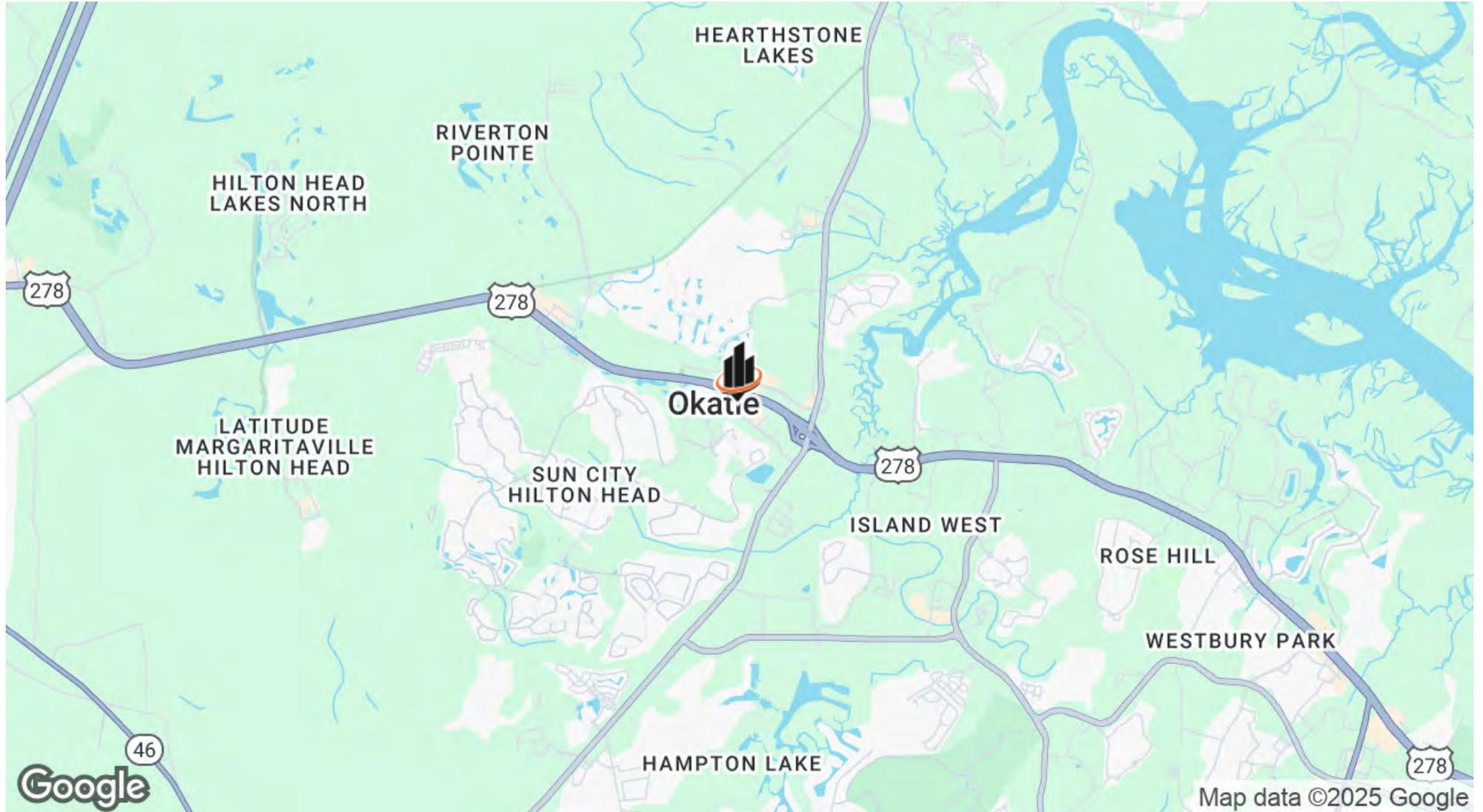
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

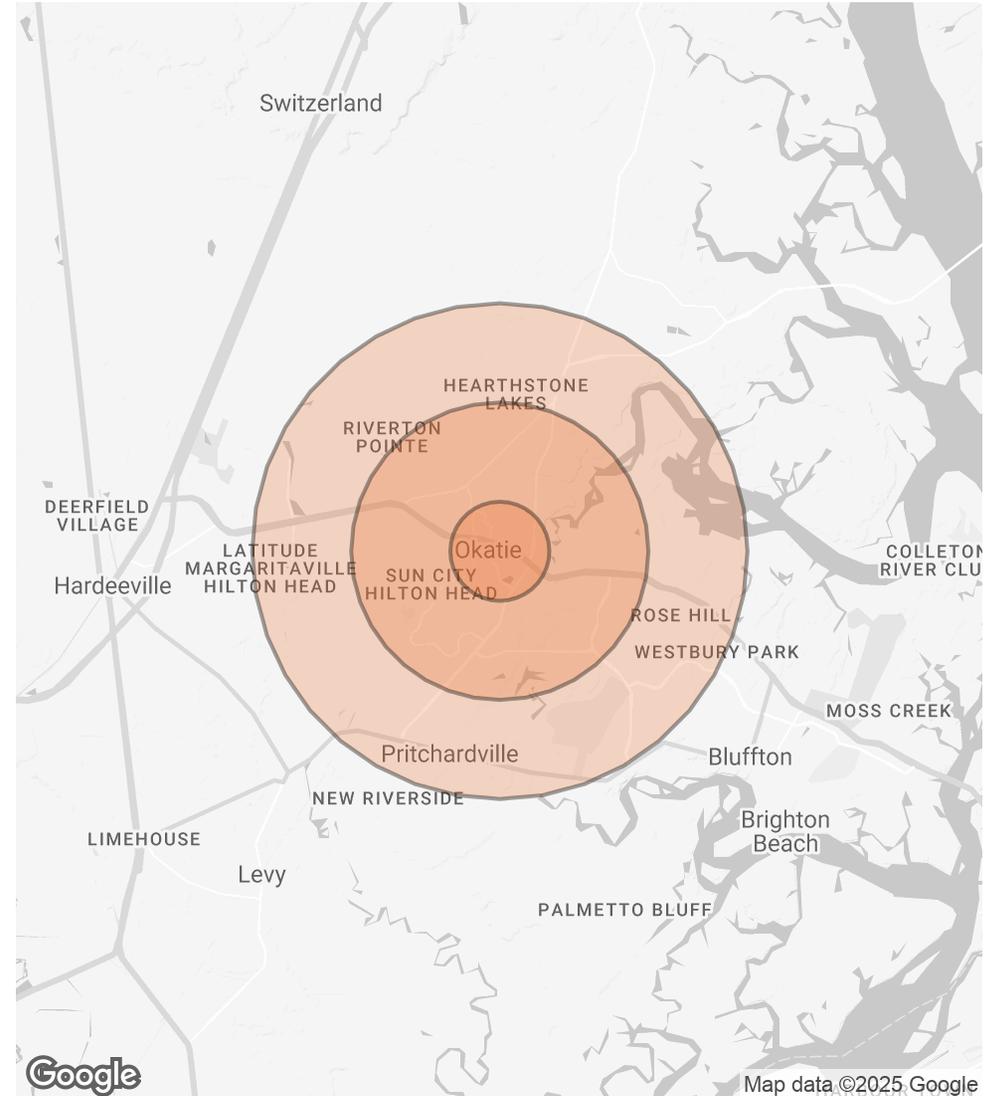
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,392	32,430	67,753
AVERAGE AGE	58	53	49
AVERAGE AGE (MALE)	57	53	48
AVERAGE AGE (FEMALE)	58	53	49

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,176	14,496	28,497
# OF PERSONS PER HH	2	2.2	2.4
AVERAGE HH INCOME	\$114,857	\$117,127	\$114,235
AVERAGE HOUSE VALUE	\$433,505	\$504,537	\$531,810

Demographics data derived from AlphaMap



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