

Signage along Fording Island Road



Retail Office Space in Shopping Center

1127 Fording Island Rd, Bluffton, SC 29910

- Retail space available for lease at Fording Island Road and Trimblestone Road, a Hobby Lobby anchored shopping center in Bluffton
- ±1,600 SF Retail/Office Space
- High traffic counts along Fording Island Road: 55,400 vehicles per day
- Excellent traffic exposure, location and demographics
- Close proximity to the Tanger Outlets Shopping Center
- Approximately 42,626 people in a 5 mile radius of shopping center

Lease Rate:

\$34.00/SF NNN

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Site Plan

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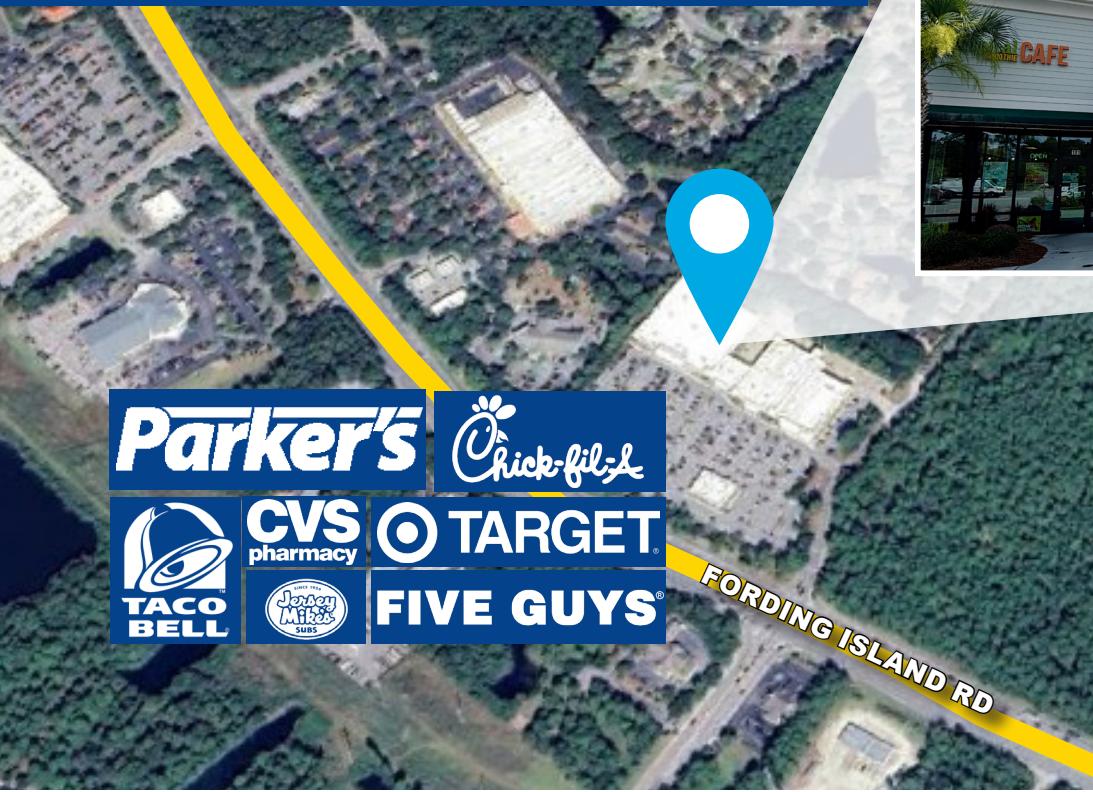
Fording Island Rd Tenant Mix

01 Hobby Lobby	06 ALDI Grocery
02 Tropical Smoothie Cafe	07 Aspen Dental
03 The Spirited Hand	08 Sleep Number Bed
04 Boutique Nails Nail Salon	09 First Watch
05 PGA Tour Superstore	



For Lease

Location Overview



Demographics

	1 Mile	5 Miles	10 Miles
Current Population	3,913	41,626	124,969
No. of Households	1,575	16,936	55,575
Avg. HH Income	\$97,463	\$135,886	\$142,788
Daytime Employees	4,058	18,855	64,589
Total Businesses	401	23,924	66,499
Traffic Counts	55,400 vehicles per day on Fording Island Rd		

Source: CoStar & GDOT 2026

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