

Signage along Fording Island Road



For Lease

# 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

**Contact Us:**

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# Site Plan



## 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       |    |                  |







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# Location Overview



FORDING ISLAND RD

## 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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