

FOR LEASE

MAGNOLIA VILLAGE

181 BLUFFTON ROAD, SUITE C104 BLUFFTON, SC 29910



CONTACT

VONNIE MAJEWSKI

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FOR LEASE

PROPERTY OVERVIEW

181 BLUFFTON ROAD, SUITE C104 BLUFFTON, SC 29910



OFFERING SUMMARY

Available SF:	1,300 SF +/-
Lease Rate:	\$23.75 SF/YR (NNN)
NNN:	\$7.59/SF/YR
Market:	Bluffton
Available:	11/1/25

PROPERTY OVERVIEW

Freshly renovated and nicely appointed office space in historic downtown Bluffton. This charming 1,300 sf end unit, with a large Lowcountry porch, was completely redone with a functional layout including several private offices, a conference room, kitchen/breakroom, waiting and reception area and two private restrooms. Located in a park like setting, directly across from the Promenade, with considerable on-site parking. This beautiful office is ideal for any professional looking for an office with parking in the downtown area.

PROPERTY HIGHLIGHTS

- Nicely Appointed Office Space
- Historic Downtown Bluffton
- Functional Layout
- Surrounded by Shops, Restaurants and Entertainment
- Large Parking Field

LOCATION OVERVIEW

Located on Highway 46, in Bluffton's historic downtown district, just a moments drive from the Bluffton Parkway. This is a high traffic area with numerous shops and restaurants surrounding the property including the Promenade, directly across the street. Historic downtown Bluffton has experienced dynamic growth and has become the most sought after address in the market. 2024 demographics confirm a population of approximately 45,000 residents, within a five mile radius, with average household incomes of approximately \$131,000. Easy access to anywhere in the market including Savannah which is less than 30 minutes away from this property.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

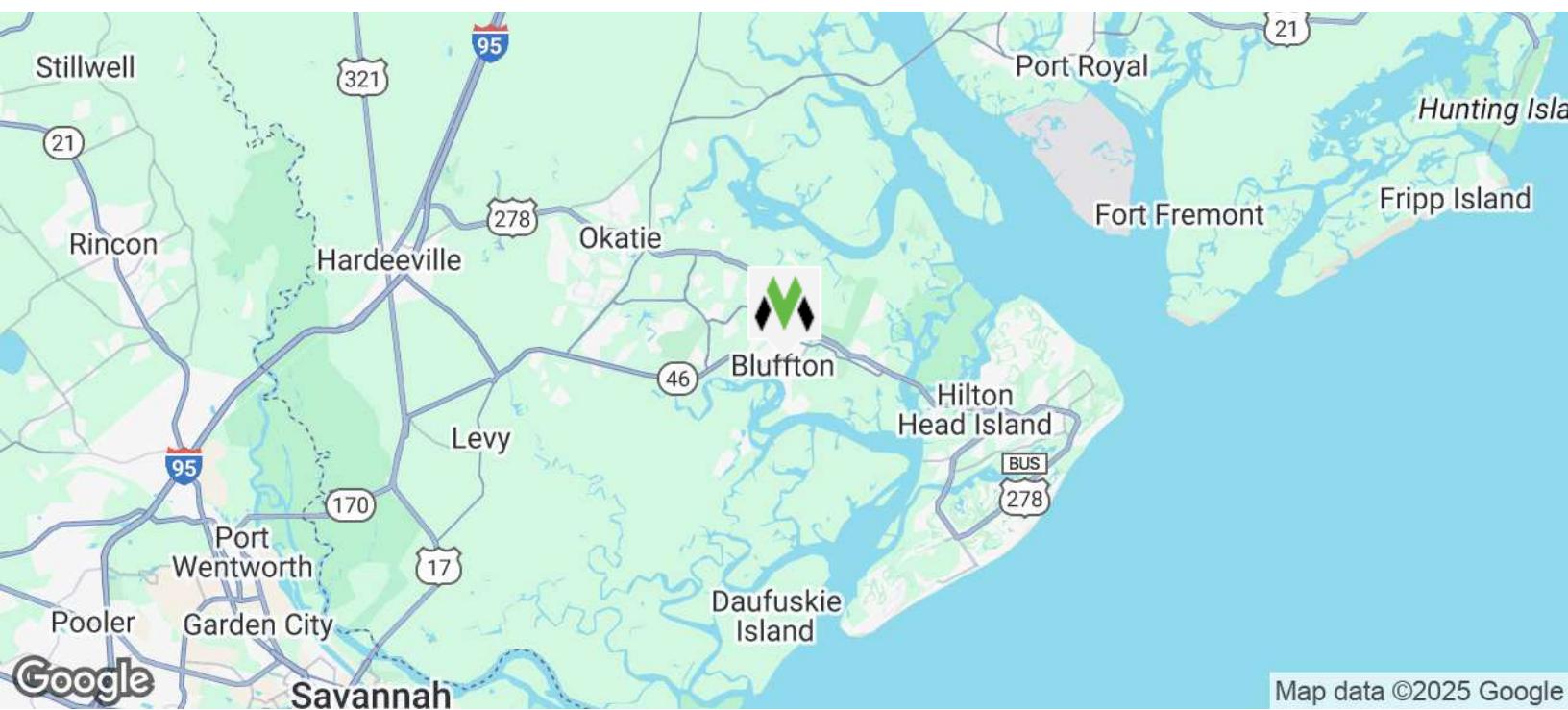
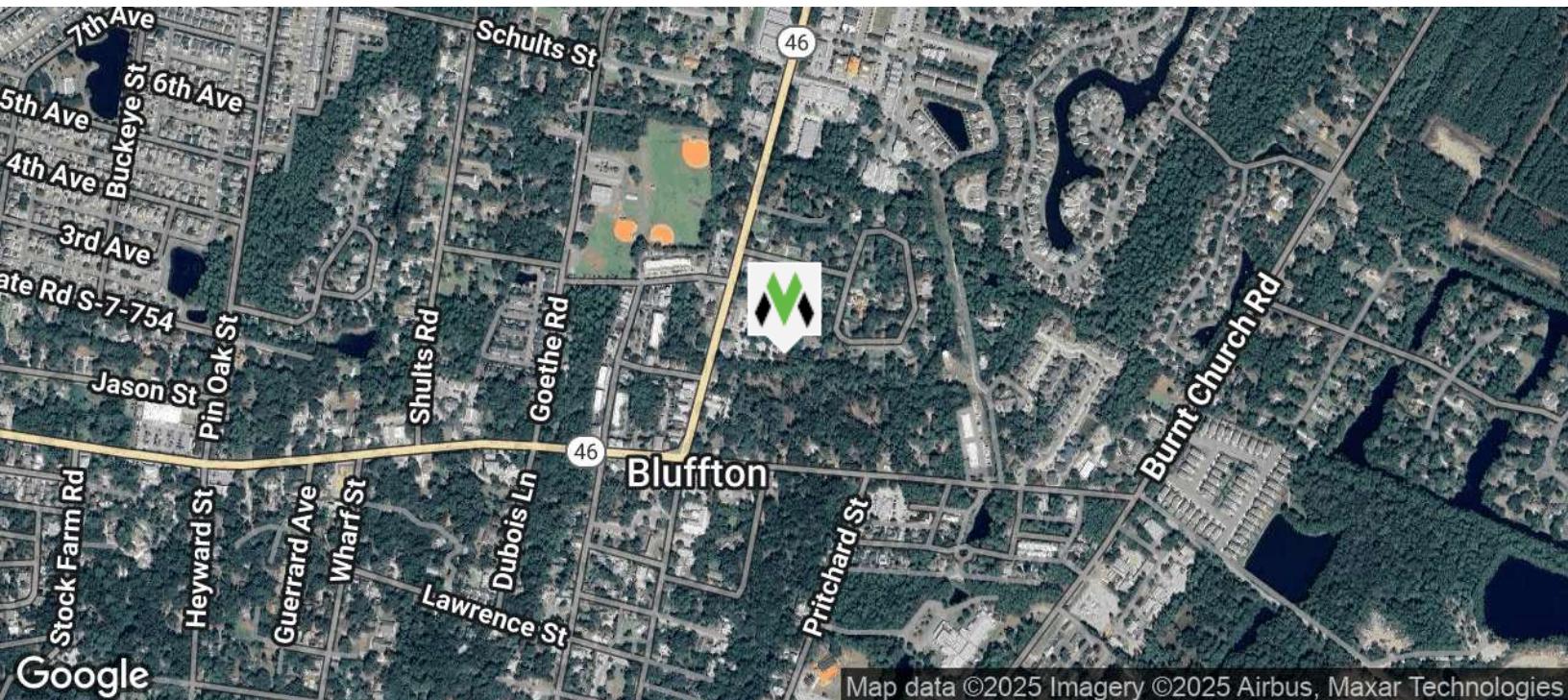


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LOCATION MAPS

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PICTURES

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