



## SALE

### High Profile Commercial Site In Buckwalter Place

**375 BUCKWALTER PLACE BLVD**

Bluffton, SC 29910

#### PRESENTED BY:

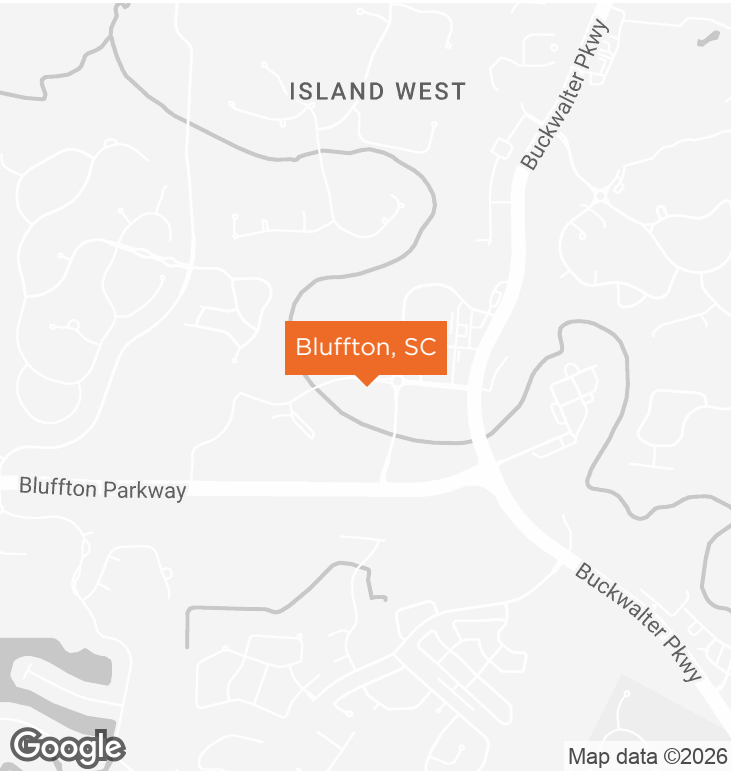
**TOM DEMINT, CCIM**  
Partner

C: 843.816.7191  
tdemint@svn.com

**PAUL PUMA**  
Senior Advisor  
C: 980.721.1271  
paul.puma@svn.com



CITY INFORMATION



LOCATION DESCRIPTION

The site is located in one of the most dynamic retail and business hubs in the Town of Bluffton. Buckwalter Place is a 94 acre Master Planned mixed-use community along Buckwalter & Bluffton Parkways just over 1 mile south of Highway 278 which connects I-95 to Hilton Head Island. Buckwalter Place is anchored with two major grocery chains, Kroger and Publix Supermarkets which support this rapidly growing and affluent population with Average Household Incomes in excess of \$118,000. Buckwalter Place is also home to numerous restaurants and entertainment venues making it a destination for one-stop shopping.

Many businesses have selected Buckwalter Place as their Bluffton location of choice, including; Evicore Healthcare, Saint Joseph Candler Medical Center, the Low Country Culinary Institute and Technical College and various financial institutions. These companies not only support the retail establishments in Buckwalter Place but the thriving residential community which surrounds the development.

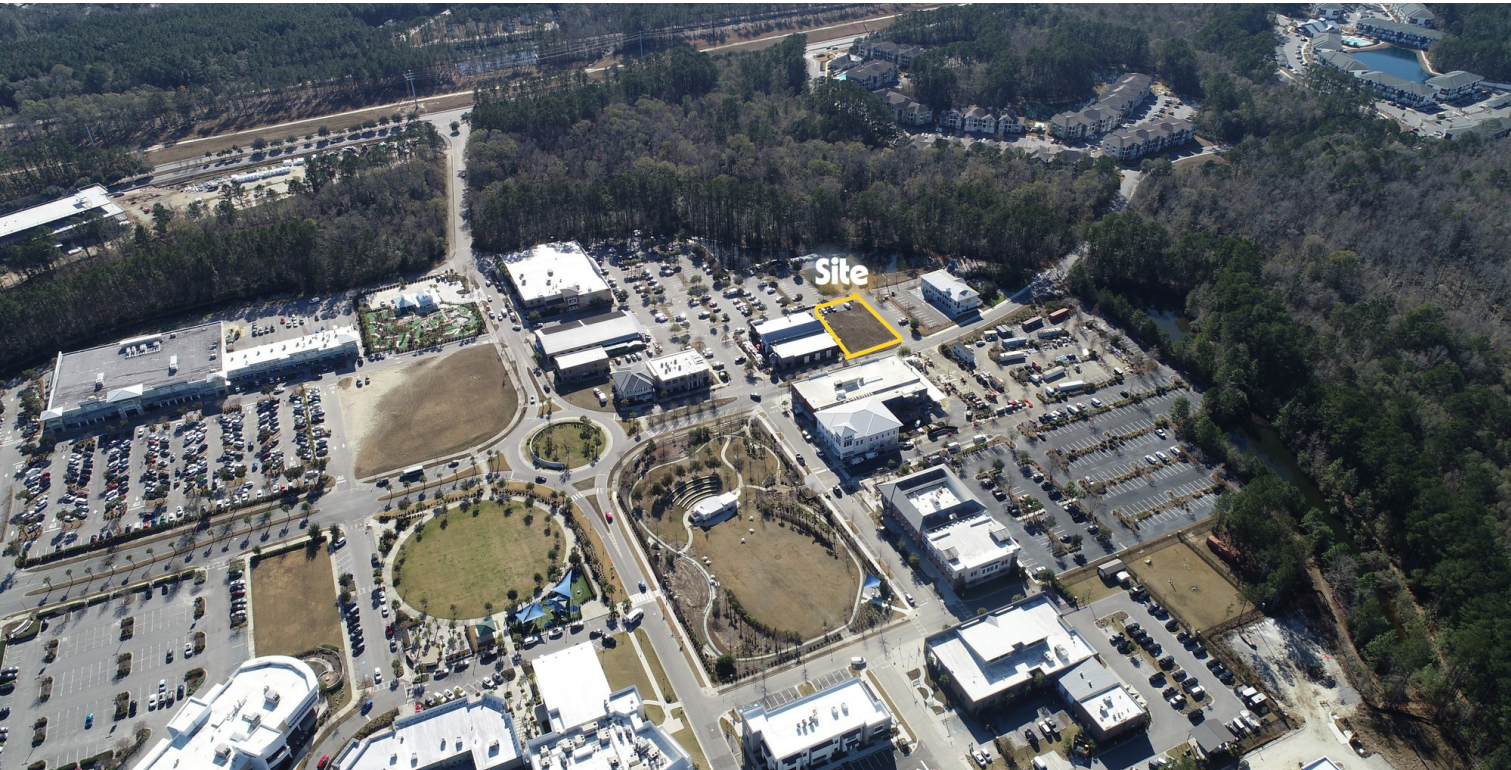
LOCATION DETAILS

COUNTY	Beaufort
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$565,000
LOT SIZE:	0.33 Acres

PROPERTY DESCRIPTION

This .33 acre commercial site is one of the highest profile commercial parcels remaining in the Bluffton Market. It is surrounded by strong traffic generators; Southern Barrel Brewing Company, Station 300 and directly across the internal road (Innovation Drive) from the Publix anchored shopping center. The parcel has entitlements for 24 parking spaces that adjoin the property making efficient use of the land.

PROPERTY HIGHLIGHTS

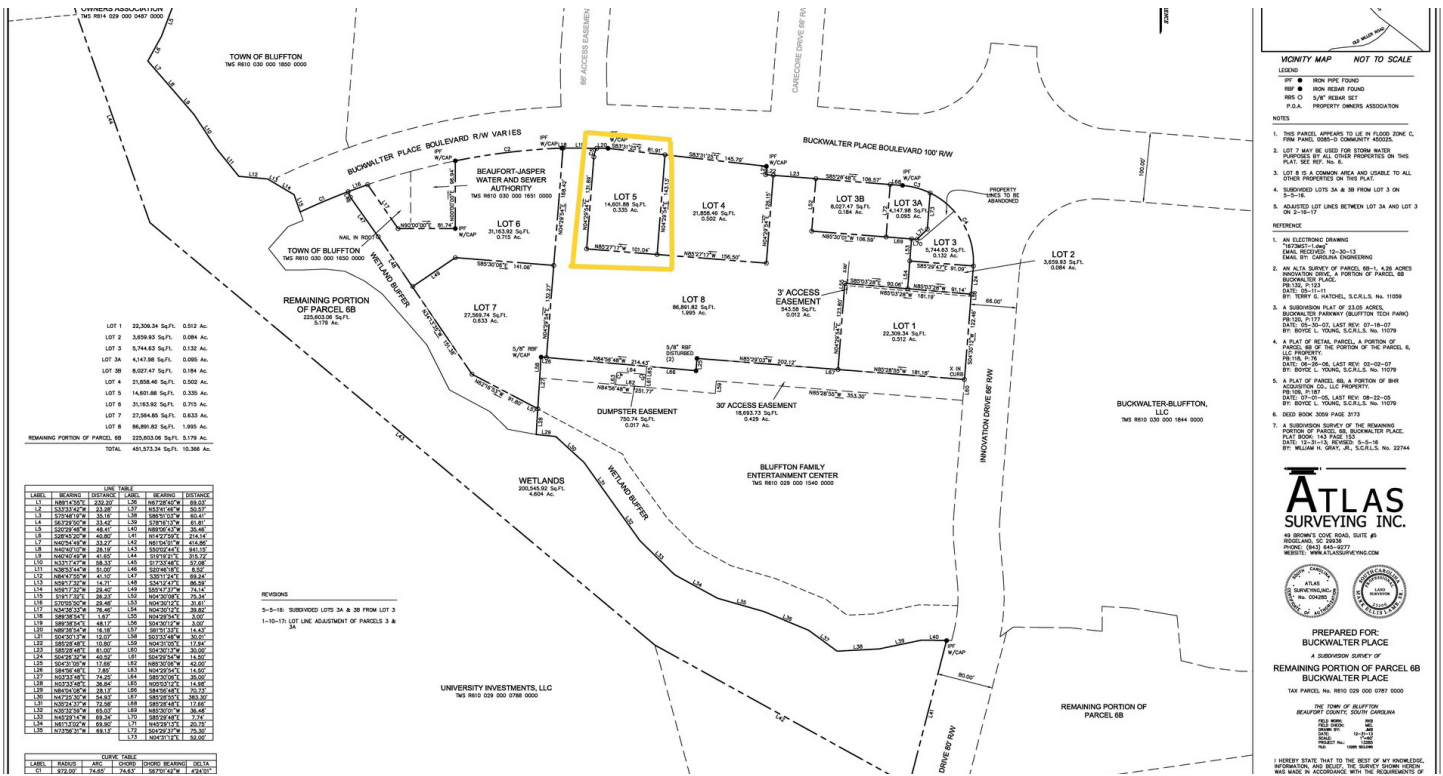
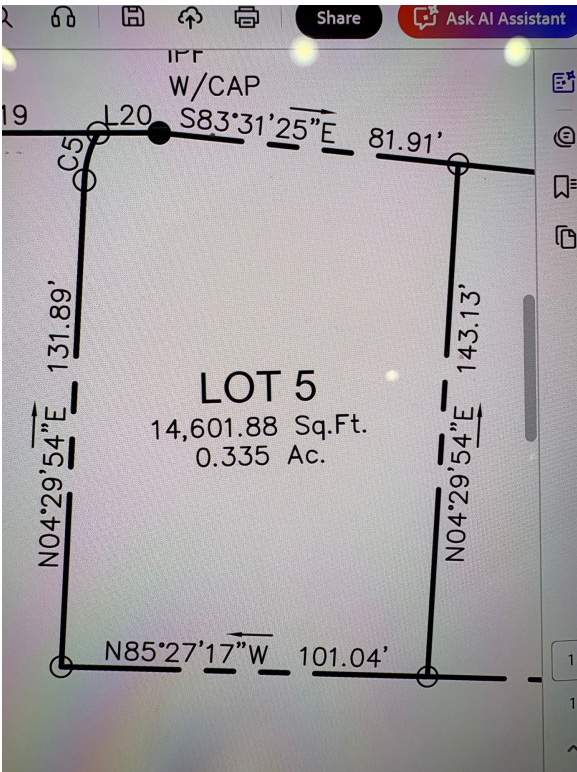
- Located In The Buckwalter Place Master Planned Community
- Entitlements for 24 parking spaces that adjoin the site.
- Anchor Tenants Include Kroger, Publix, Evicore Healthcare, St. Joseph/Candler

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ADDITIONAL PHOTOS



**TOM DEMINT, CCIM**   **PAUL PUMA**  
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,865	34,470	73,059
AVERAGE AGE	42	47	47
AVERAGE AGE (MALE)	41	47	47
AVERAGE AGE (FEMALE)	43	48	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,189	14,077	30,287
# OF PERSONS PER HH	2.7	2.4	2.4
AVERAGE HH INCOME	\$124,586	\$118,361	\$113,952
AVERAGE HOUSE VALUE	\$512,539	\$514,189	\$535,386

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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