



## SALE

High Profile Commercial Site In  
 Buckwalter Place

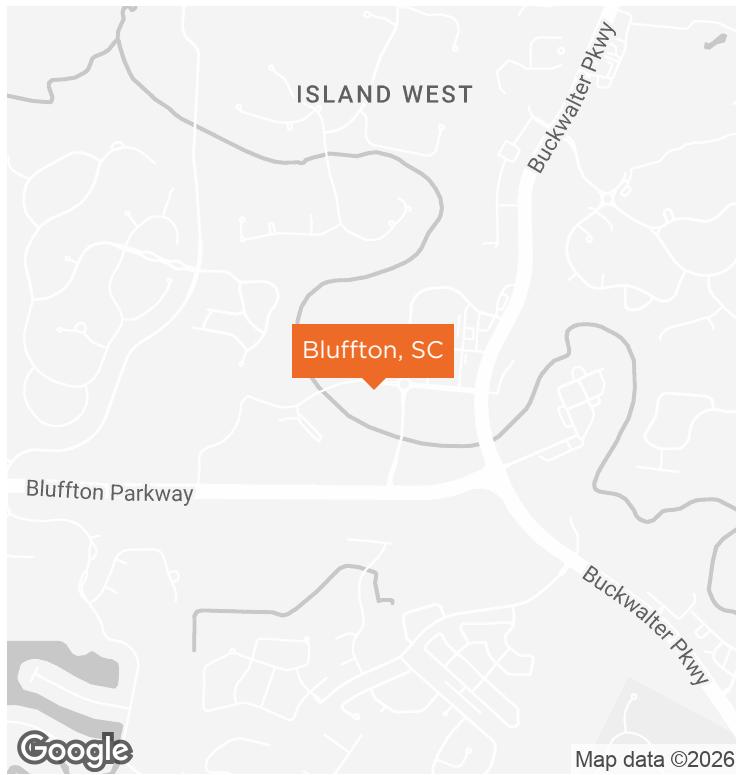
**375 BUCKWALTER PLACE BLVD**  
 Bluffton, SC 29910

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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Partner

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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

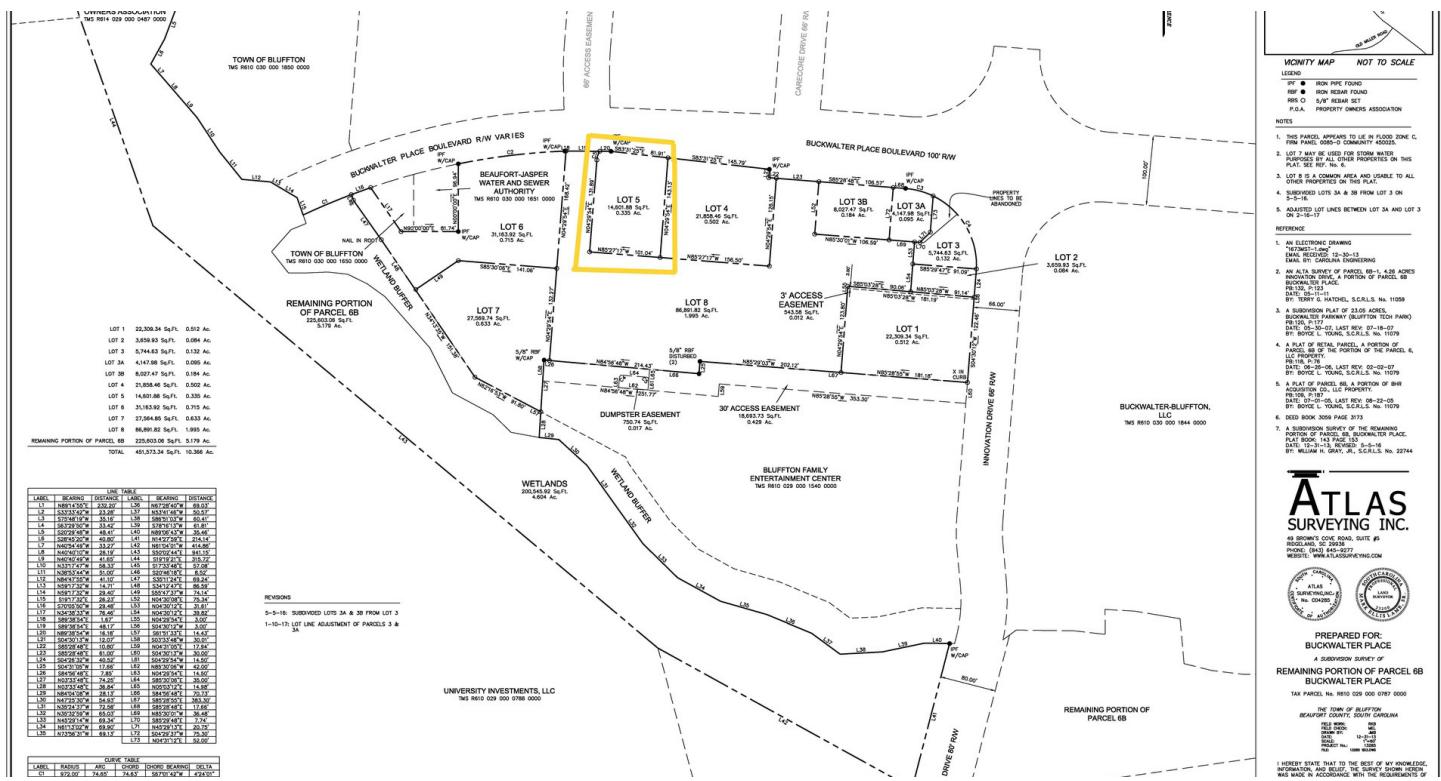
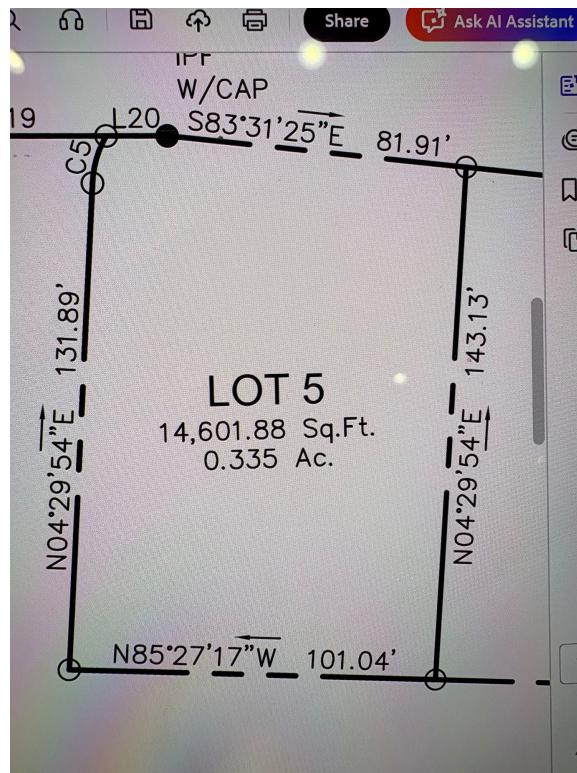
- Located In The Buckwalter Place Master Planned Community
- Entitlements for 24 parking spaces that adjoin the site.
- Anchor Tenants Include Kroger, Publix, Evicore Healthcare, St. Joseph/Candler

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## ADDITIONAL PHOTOS



**TOM DEMINT, CCIM PAUL PUMA**

## Partner

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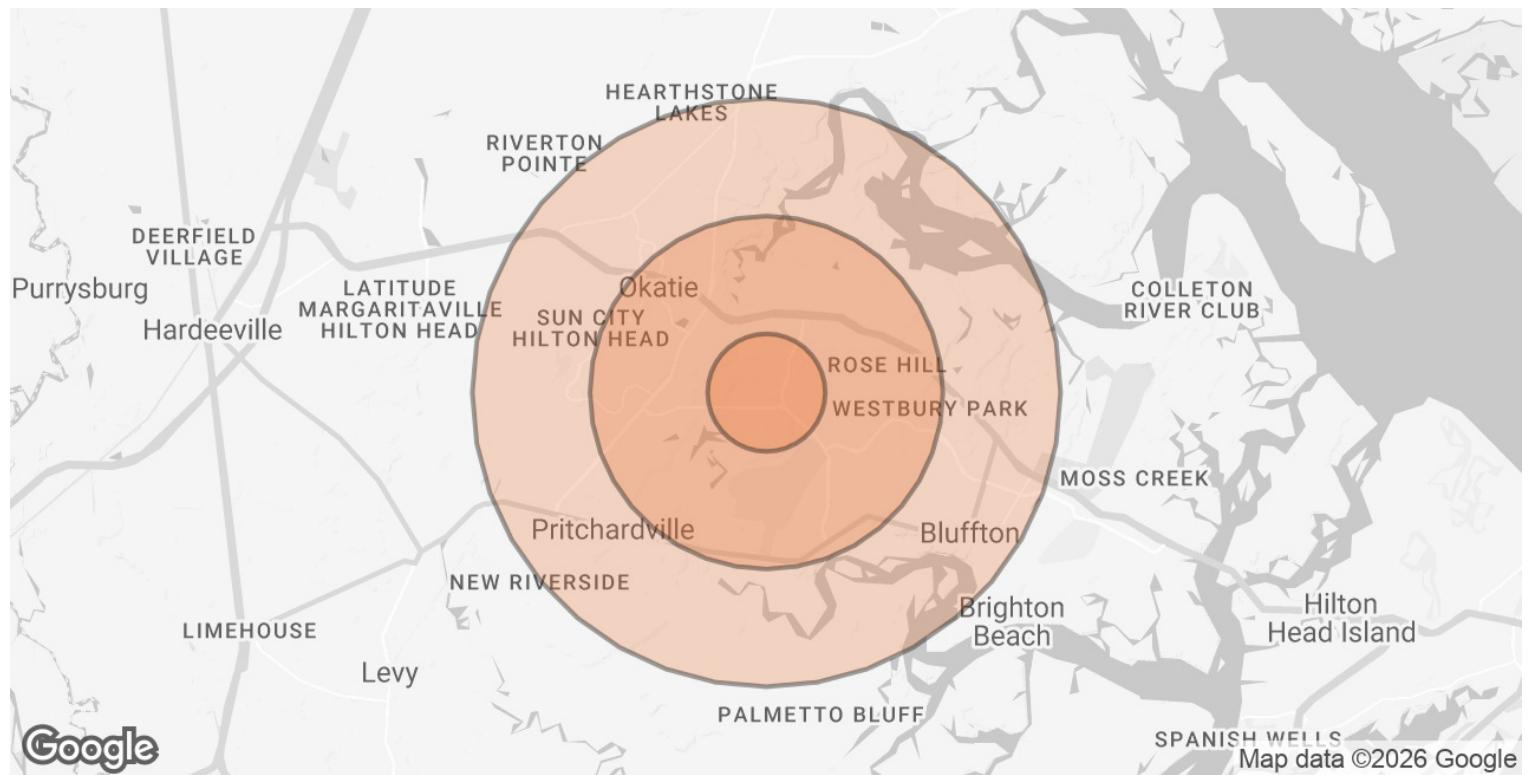
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	5,865	34,470	73,059
<b>AVERAGE AGE</b>	42	47	47
<b>AVERAGE AGE (MALE)</b>	41	47	47
<b>AVERAGE AGE (FEMALE)</b>	43	48	48

## HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap

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