

FOR LEASE

80 BAYLOR DRIVE UNIT 106

BLUFFTON, SC 29910



VM | REAL ESTATE 



CONTACT

MICHAEL PENCHANSKY

917.751.6914

michael@vmrealestate.com

FOR LEASE

PROPERTY OVERVIEW

80 BAYLOR DR UNIT 106 BLUFFTON, SC 29910



OFFERING SUMMARY

Available SF:	1,429
Sublease Rate:	\$21.22 NNN
Year Built:	2003
Zoning:	General Mixed Use
Market:	Hilton Head Island/Bluffton

PROPERTY HIGHLIGHTS

- Publix-Anchored Retail Center
- 1,429 SF retail space
- Sublease through August 2027 with possibility to extend
- Located along Highway 278 with ±30,000 vehicles per day (VPD)

PROPERTY OVERVIEW

Now available: 1,429 square feet of prime retail space in Bluffton Commons, one of Bluffton's most established and high-traffic shopping centers. Anchored by Publix, this well-positioned center offers excellent visibility and access along Highway 278—Bluffton's primary commercial corridor—which connects Hilton Head Island to I-95 and sees approximately 30,000 vehicles per day.

Located at the signalized intersection of Buck Island Road and Baylor Drive, Bluffton Commons draws steady traffic thanks to a strong mix of national and regional tenants. Bank of America is prominently positioned at the main entrance, further enhancing exposure and customer flow to the center. Current co-tenants include Sally Beauty, Subway, Papa John's, and other well-established businesses, making this an attractive destination for daily essentials, dining, and services.

The available space, Unit 106, is offered as a sublease through August 2027, with the possibility to extend beyond the current term. The center provides ample surface parking and is surrounded by dense and growing residential communities, contributing to a strong and expanding customer base. This is an ideal opportunity for businesses seeking a presence in a high-traffic, proven

MICHAEL PENCHANSKY

917.751.6914

michael@vmrealestate.com

VM REAL ESTATE | 843.338.1799 | 39 PEARCE RD. BLUFFTON, SC 29910 | VMREALESTATE.COM

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.

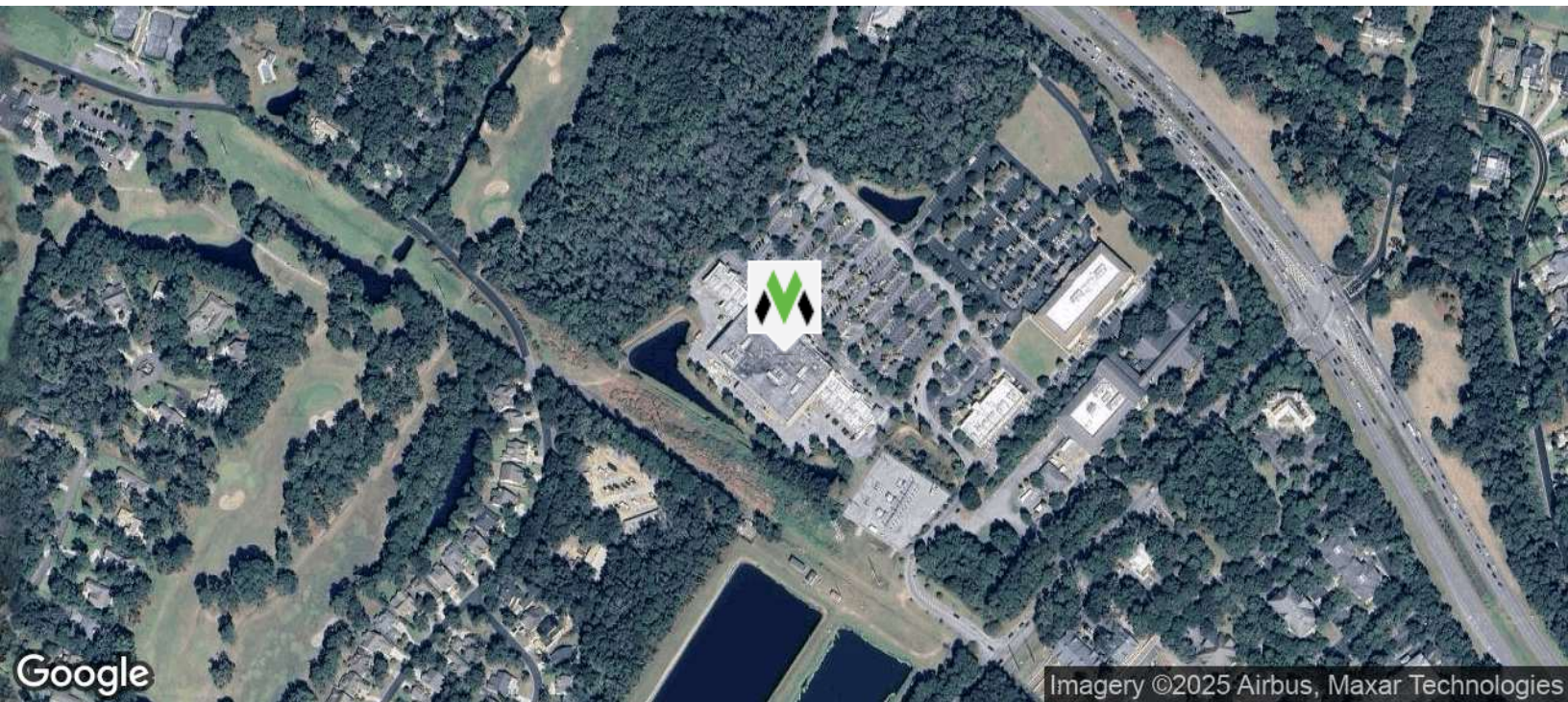
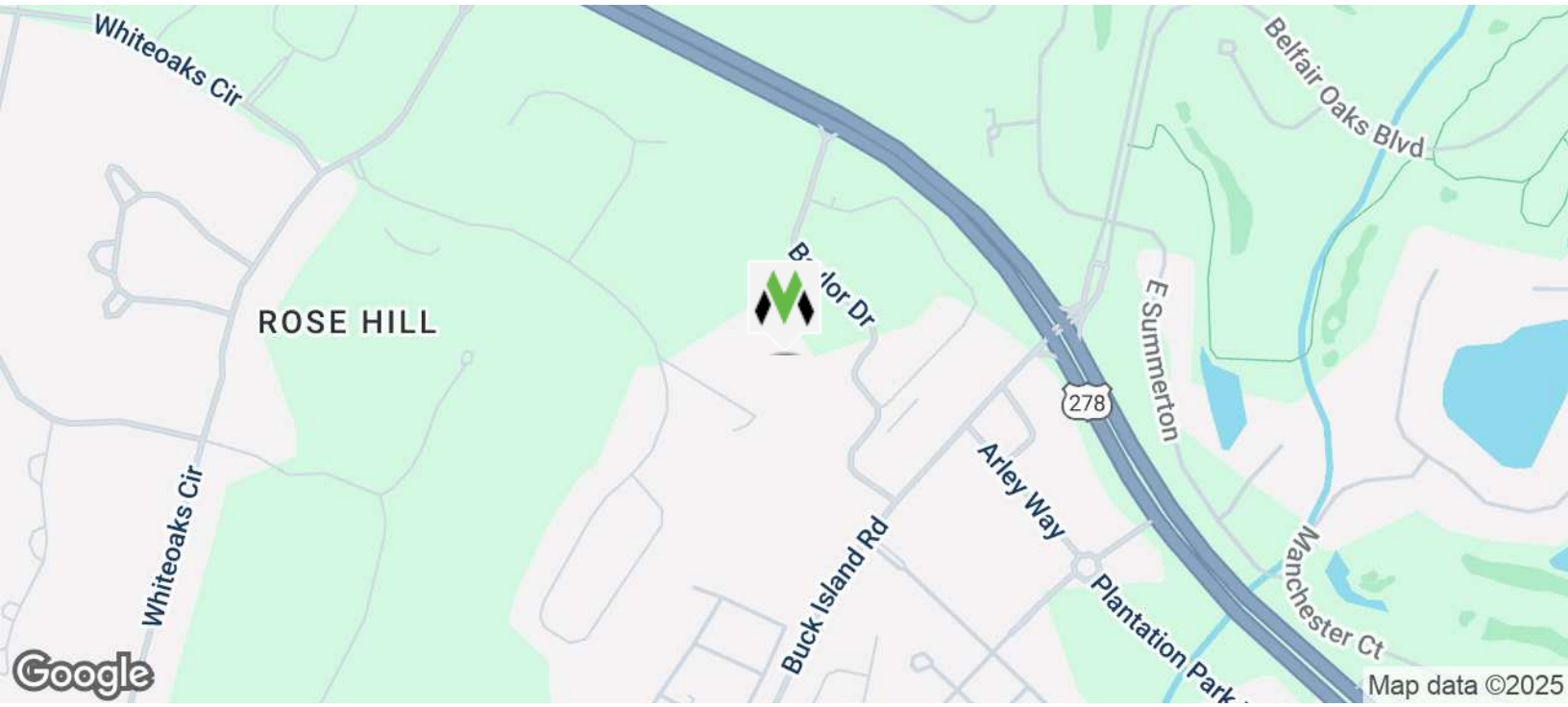


VM | REAL ESTATE

FOR LEASE

LOCATION MAPS

80 BAYLOR DR BLUFFTON UNIT 106, SC 29910



MICHAEL PENCHANSKY

917.751.6914

michael@vmrealestate.com

VM REAL ESTATE | 843.338.1799 | 39 PEARCE RD. BLUFFTON, SC 29910 | VMREALESTATE.COM

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.



VM | REAL ESTATE 

FOR LEASE

PICTURES

80 BAYLOR DR BLUFFTON UNIT 106, BLUFFTON SC 29910



MICHAEL PENCHANSKY

917.751.6914

michael@vmrealestate.com

VM REAL ESTATE | 843.338.1799 | 39 PEARCE RD. BLUFFTON, SC 29910 | VMREALESTATE.COM

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.



VM | REAL ESTATE