



29 Kitties Landing Road

Bluffton, South Carolina 29910

Property Overview

Approx. 10,000 SF Office/Showroom/Warehouse building situated on +/- 1 Acre of land available for sale in the heart of Bluffton with easy access to Hilton Head Island, Okatie, Savannah, Beaufort, Hardeeville, and Exit 8 at I-95. Inventory for this type of product is extremely limited, and this property goes above and beyond. The building is metal frame in construction with a metal roof, 4 roll up doors, and FULLY air conditioned. There is an abundance of power to include 3-phase, 120/240/480 capability along with spray foam insulation, new gutters, and piping for compressed air. There are no regime fees associated with the property. Zoned T4HC by Beaufort County with an emphasis on manufacturing which is very hard to find in the area and allows for a multitude of uses. Ceiling height ranges from 12' up to 22' in the warehouse, and the property consists of approximately 1/3 office showroom and 2/3 warehouse. Current occupant will be out by the end of June.

Offering Summary

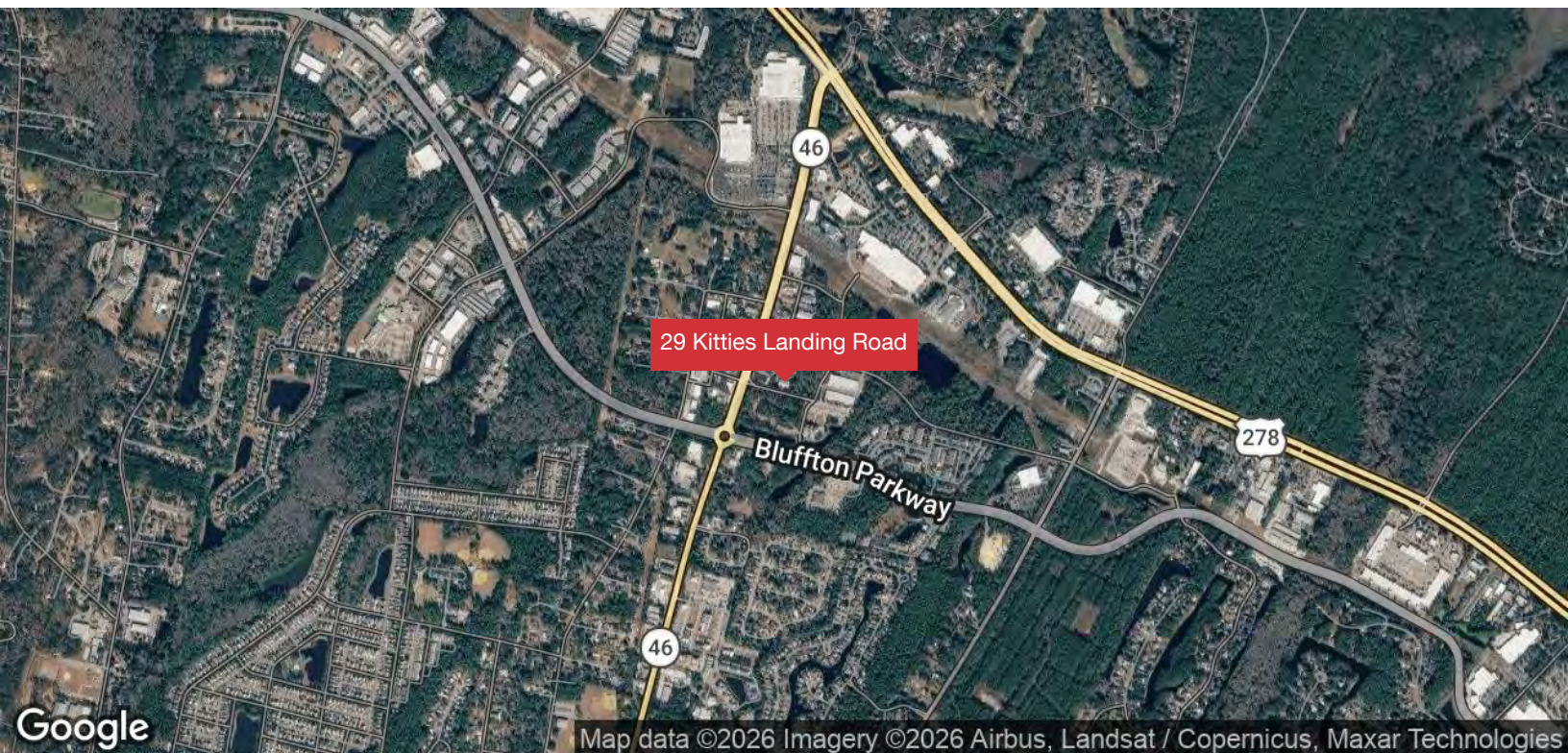
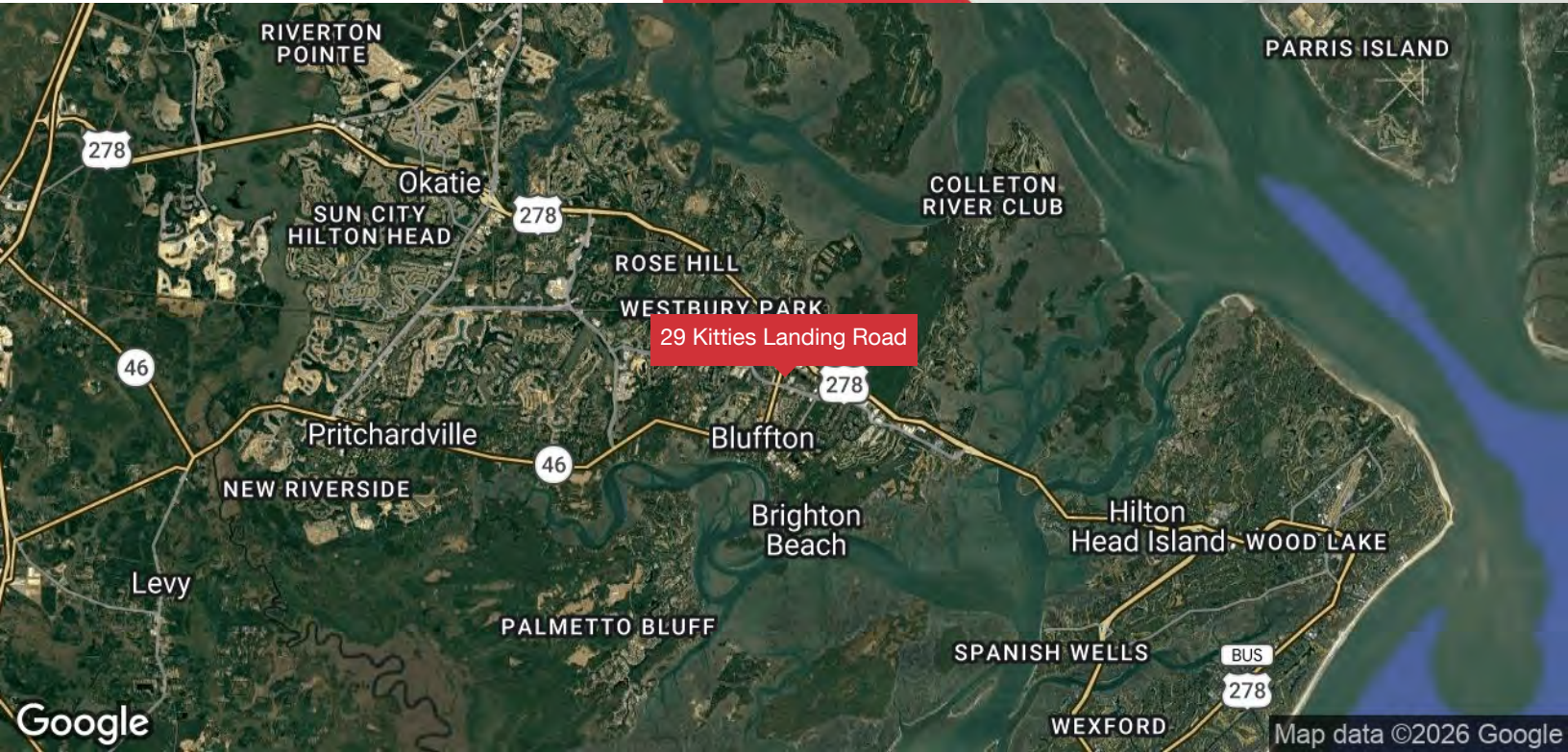
Sale Price:	\$2,475,000
Building Size:	10,000 SF
Lot Size:	Approx. 1.01 Acres
Zoning Designation:	T4HC (Manufacturing Emphasis)
2025 Taxes:	\$9,723.61
Regime Fees:	None
Property Insurance:	\$16,560
Power:	3-Phase (120/240/480)
Ceiling Height:	Approx. 12' - 22'
HVAC:	Fully Conditioned
Year Built:	2000
Year Renovated:	2013

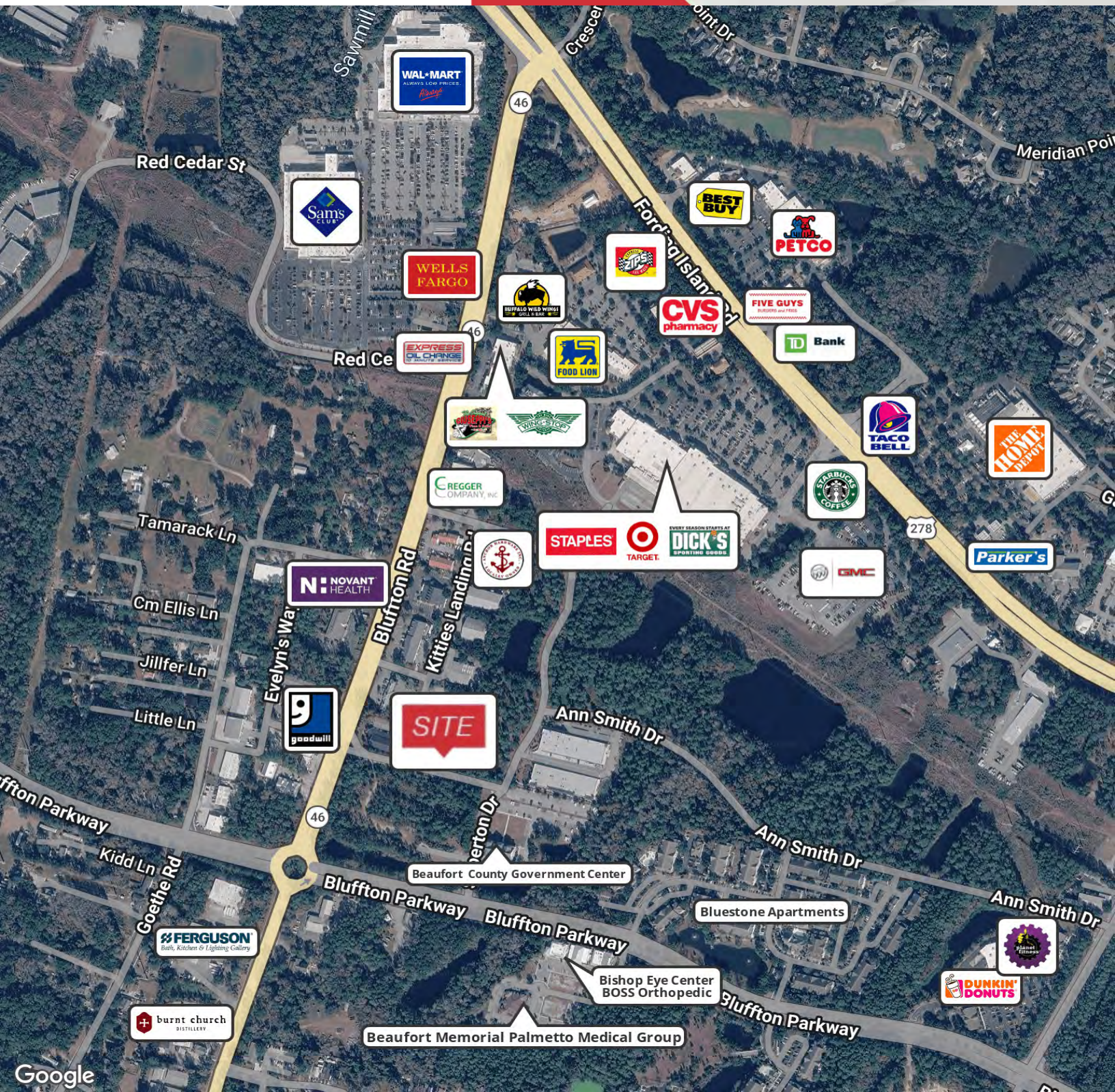
For More Information

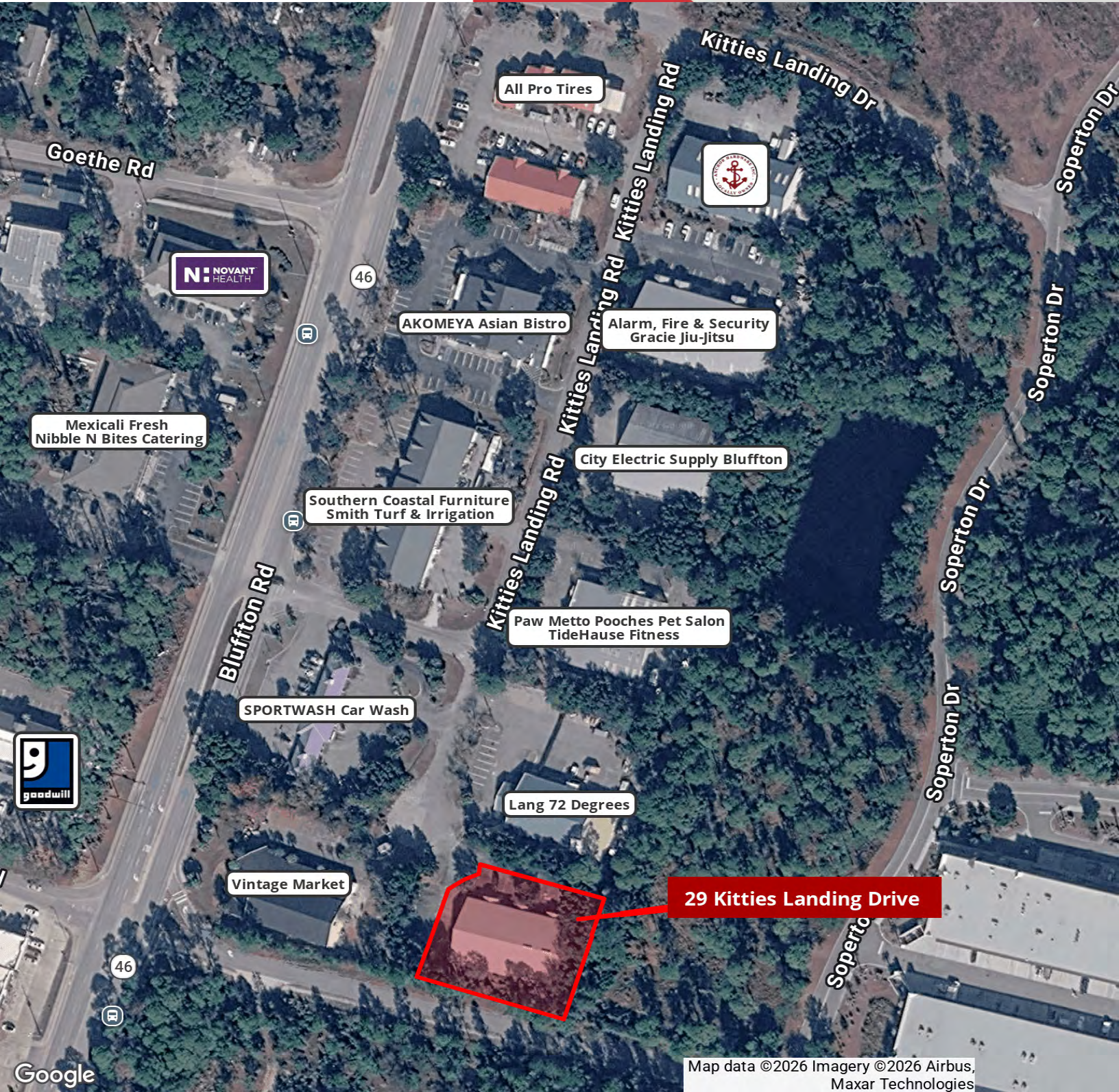
David Bachelder Jr.

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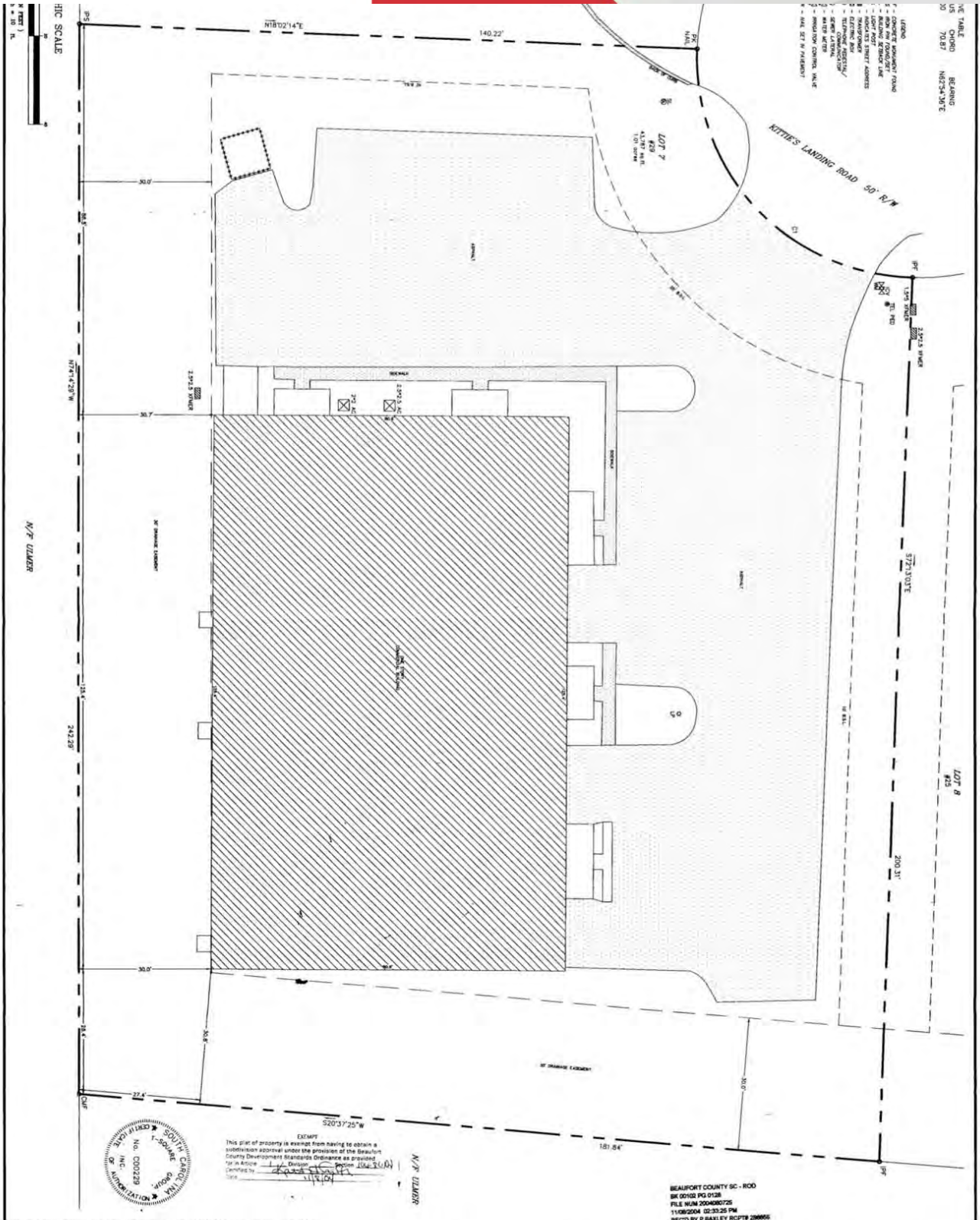


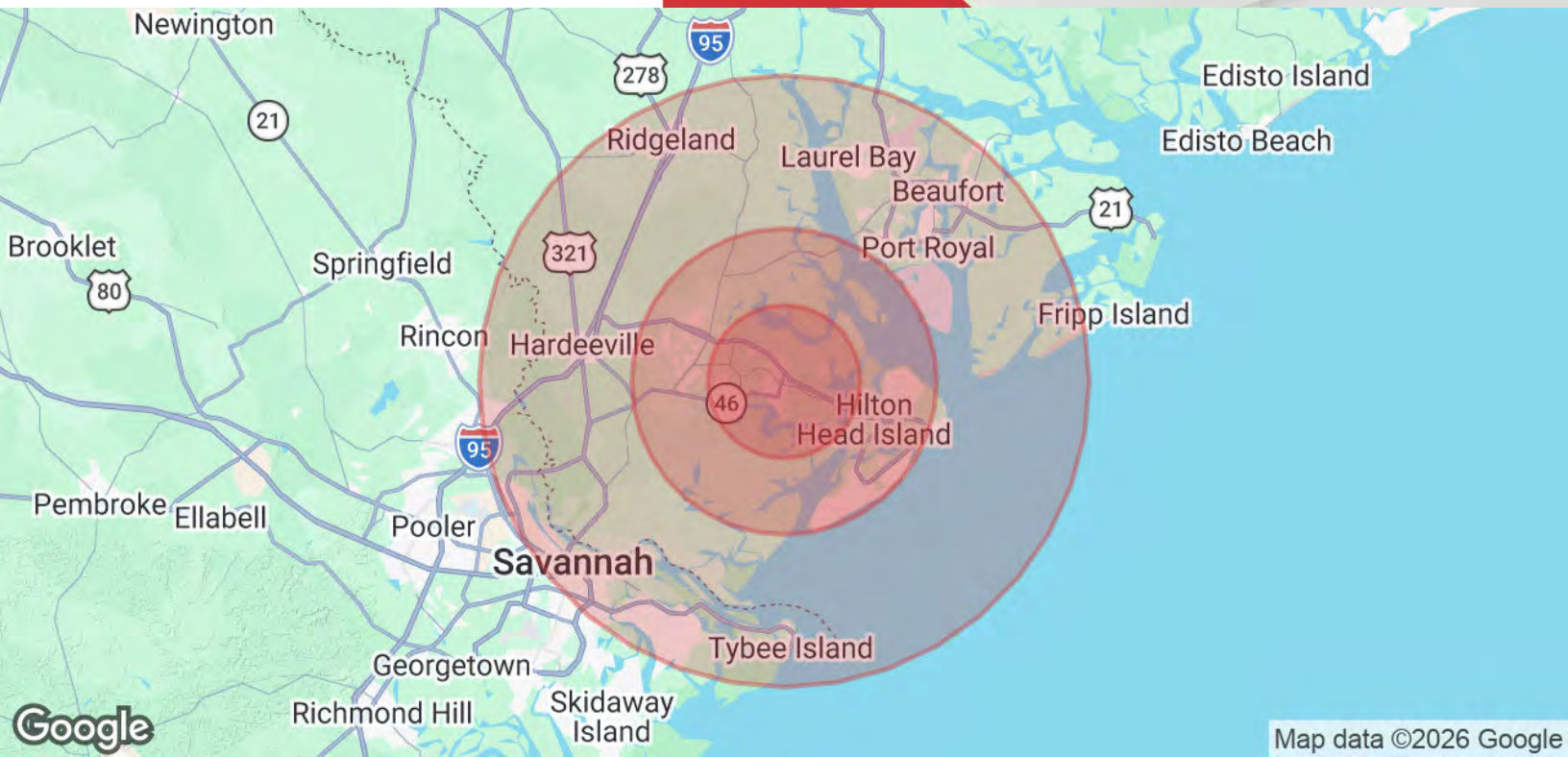




29 Kitties Landing Drive

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Map data ©2026 Google

Population

	5 Miles	10 Miles	20 Miles
Total Population	38,690	115,823	285,464
Average Age	43.3	52.2	44.2
Average Age (Male)	43.2	51.3	42.6
Average Age (Female)	44.0	53.1	45.4

Households & Income

	5 Miles	10 Miles	20 Miles
Total Households	15,108	49,992	117,241
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$127,894	\$137,575	\$111,991
Average House Value	\$583,969	\$629,152	\$496,102

2023 American Community Survey (ACS)