



Riverwalk Business Park Showroom / Office / WH

591 Browns Cove Road, Units H, I, & J
Ridgeland, South Carolina 29936

Property Overview

Units H, I, & J are currently configured as one space approximately 6,750 SF primarily warehouse brewery production facility with tasting room with roll up door in back and three storefront entrances in the front.

Located in the Heart of Riverwalk Business Park on Highway 170 between Bluffton and Beaufort.

The building is located at the intersection of Riverwalk Drive and Browns Cove Road.

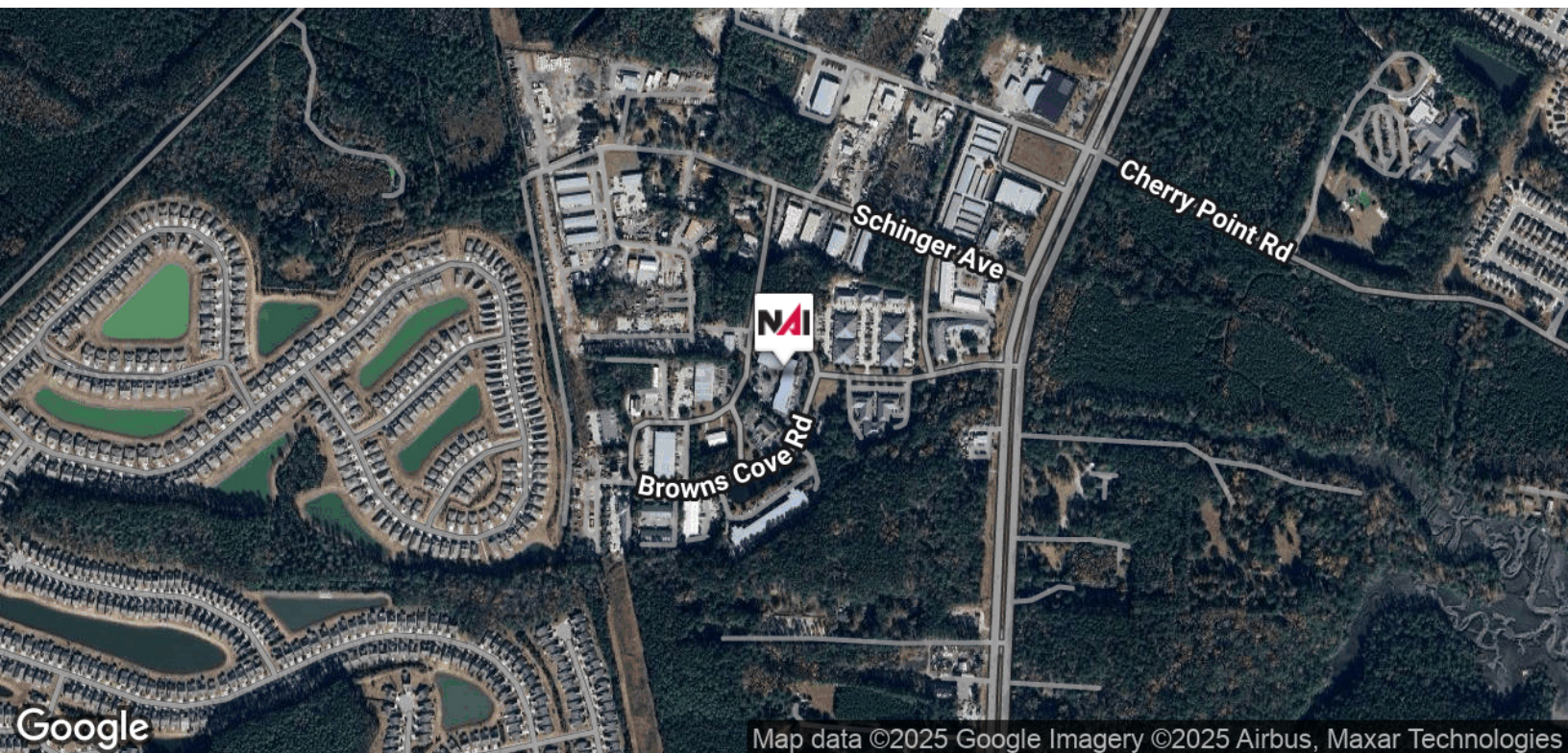
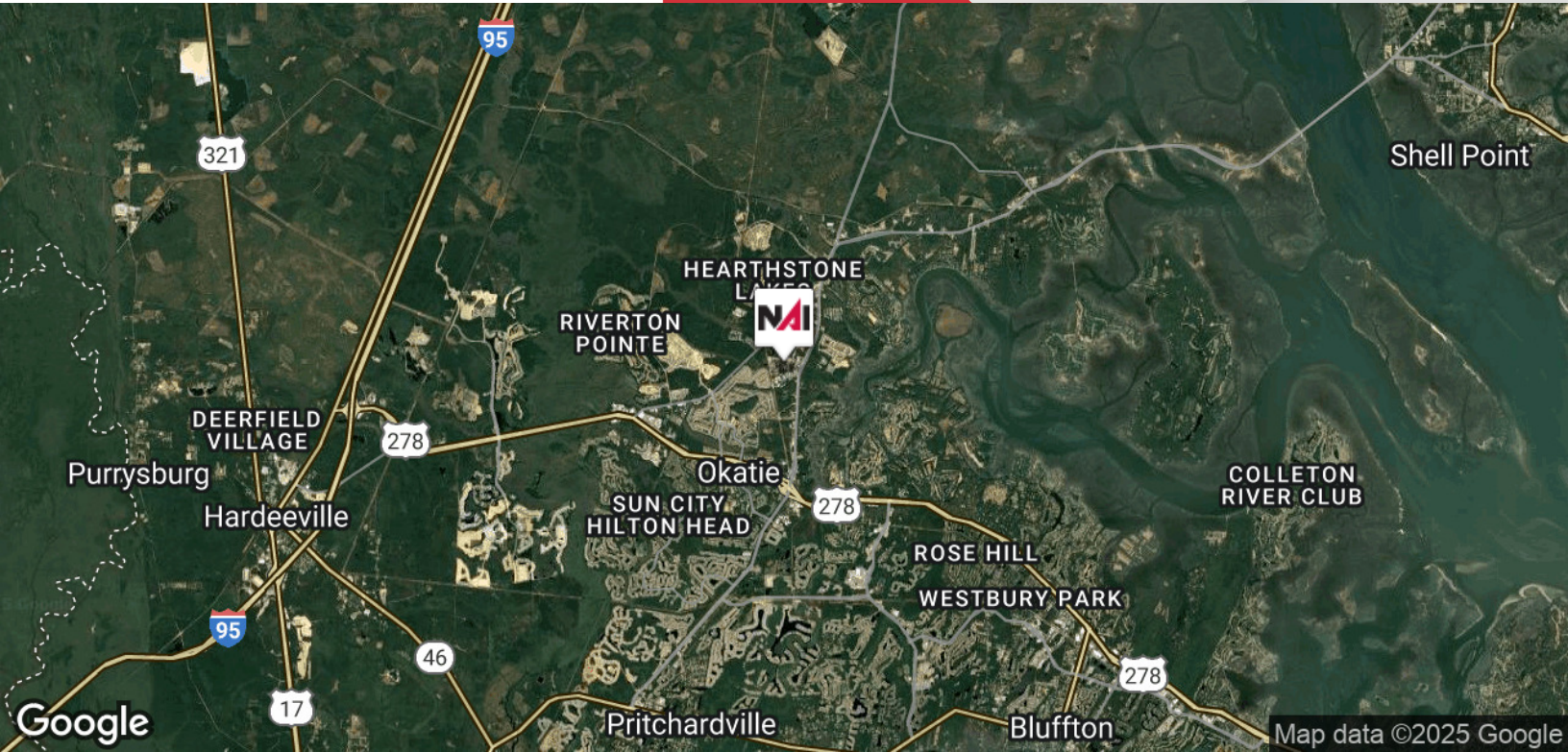
Offering Summary

Units H, I, & J Lease Rate:	\$21.00 SF/yr (NNN)
NNN:	\$3.50 SF/yr
Units H, I & J SF:	6,750+/- SF

For More Information

Walter Wilkins

O: 843 837 4460 x3
walter@naicarolinacharter.com



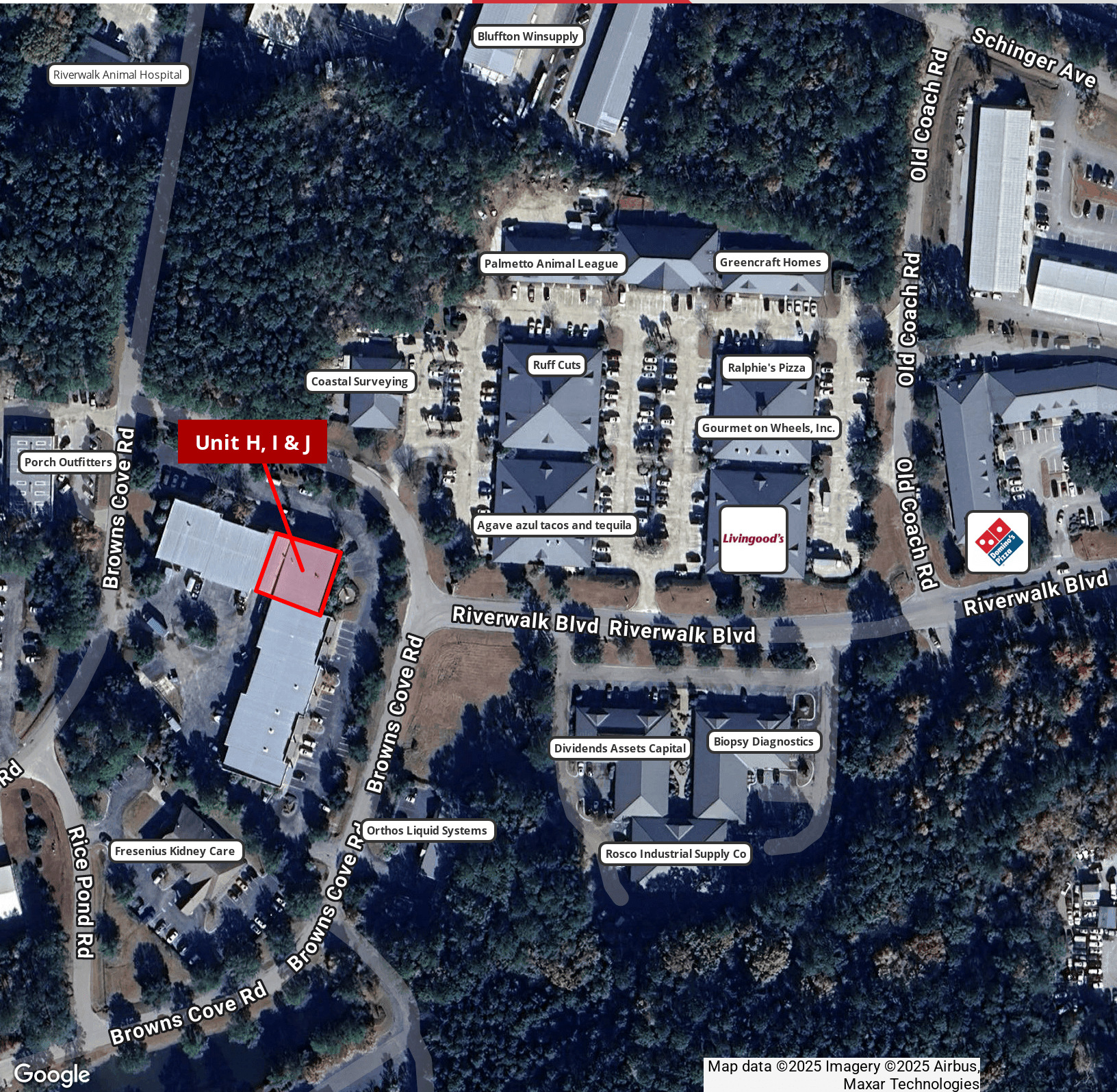
BROCHURE | Riverwalk Showroom / Office 591 Browns Cove Road, Units F, H, I, & J Ridgeland, SC 29936

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



BROCHURE | Riverwalk Showroom / Office 591 Browns Cove Road, Units F, H, I, & J Ridgeland, SC 29936

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

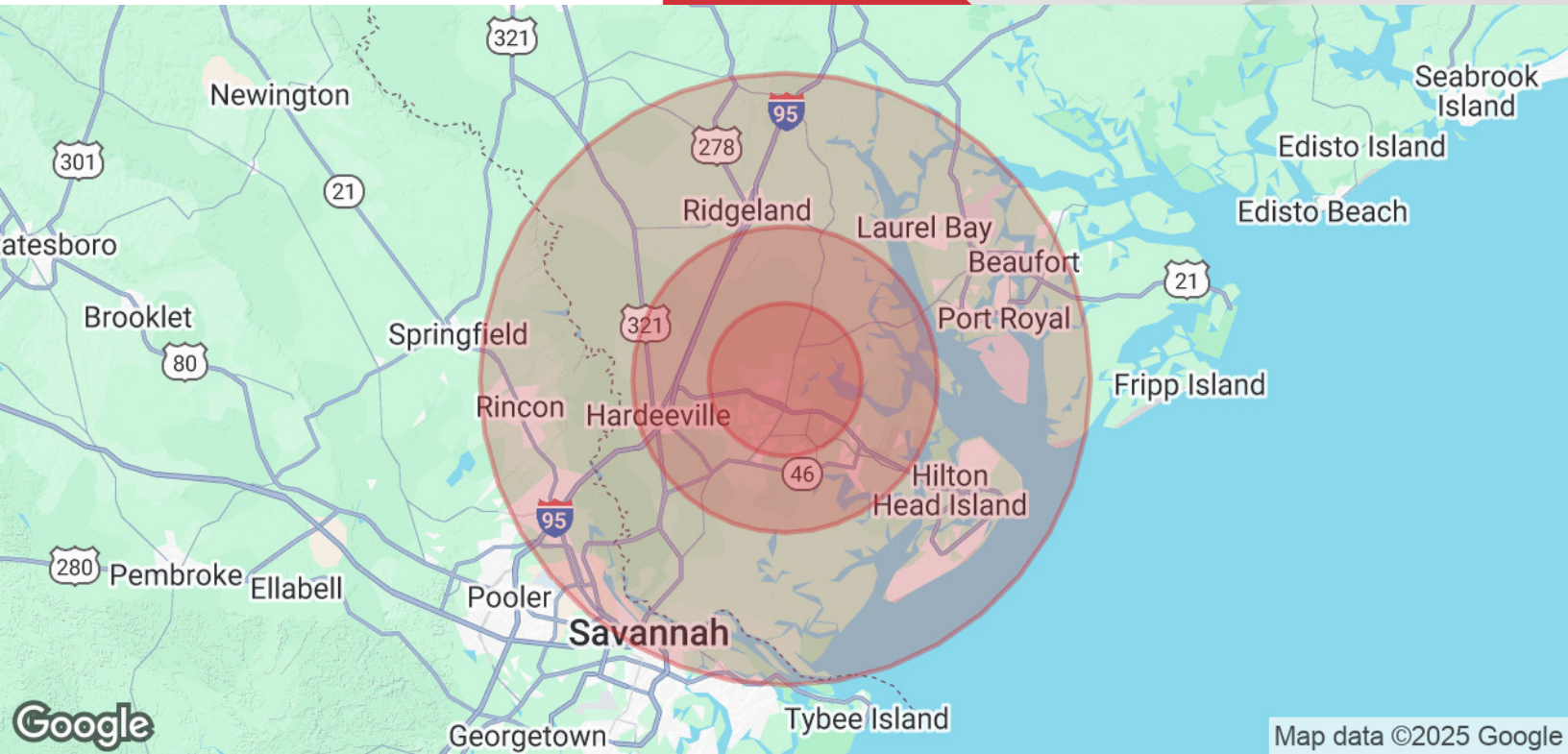


Google

Map data ©2025 Imagery ©2025 Airbus
Maxar Technologies

BROCHURE | Riverwalk Showroom / Office 591 Browns Cove Road, Units F, H, I, & J Ridgeland, SC 29936

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Map data ©2025 Google

Population

5 Miles

10 Miles

20 Miles

Total Population	48,089	92,086	305,040
Average Age	53	47	44
Average Age (Male)	52	47	43
Average Age (Female)	53	48	44

Households & Income

5 Miles

10 Miles

20 Miles

Total Households	21,542	38,377	123,661
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$114,238	\$112,047	\$103,779
Average House Value	\$523,968	\$541,212	\$462,303

Demographics data derived from AlphaMap