

FOR SALE / LEASE



VM | REAL ESTATE

RIVERWALK COMMONS

149 RIVERWALK BOULEVARD, UNIT 6 RIDGELAND, SC 29936



CONTACT

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PROPERTY OVERVIEW

149 RIVERWALK BOULEVARD, UNIT 6 RIDGELAND, SC 29936



OFFERING SUMMARY

Sale Price:	\$315,000
Available SF:	1,000 SF
Lease Rate:	\$24.00 SF/YR (NN)
NN:	\$350/mo
Zoning:	GC
Market:	Bluffton / Okatie

PROPERTY HIGHLIGHTS

- 1,000 SF Office/Retail Unit for Lease
- Explosive Growth Area
- Strong Traffic Counts
- Centrally Located
- New HVAC and Water Heater
- Ideal for Owner/User or Investor

PROPERTY OVERVIEW

Rare opportunity to buy a 1,000 +/- sf commercial condominium at the entrance to the Riverwalk Business Park. The unit was recently refurbished and is configured with a reception / waiting area, three offices, a kitchenette and private restroom. Brand new HVAC, carpeting and water heater. Ideal for a variety of office, retail and service provider users or an investor looking for a rental property in a dynamic growth, high demand area with escalating rents. The property is also available for lease.

LOCATION OVERVIEW

Riverwalk Business Park is located on Highway 170, less than 2 miles from the major Highway 278 interchange, proximate to Sun City Hilton Head (with 17,500 residents, age 50+) and two colleges (University of South Carolina/Bluffton and the Technical College of the Lowcountry). This high-traffic and explosive-growth area is centrally located and just minutes from Beaufort, Bluffton, Hilton Head Island and Savannah. Riverwalk Business Park has a broad tenant mix ranging from light industrial to professional office to retail and restaurant tenants. 2024 traffic counts on Highway 170 exceed 39,000 vpd.

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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.

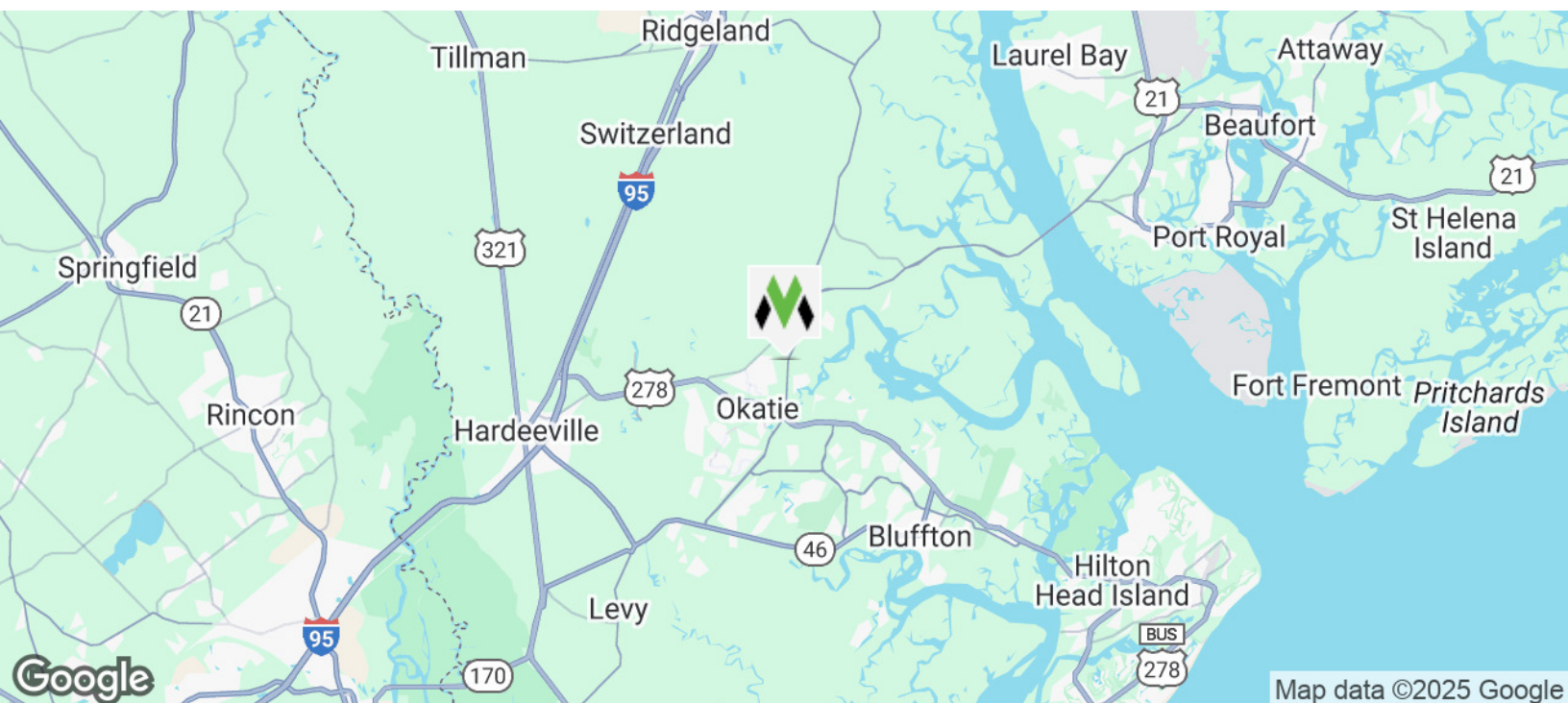
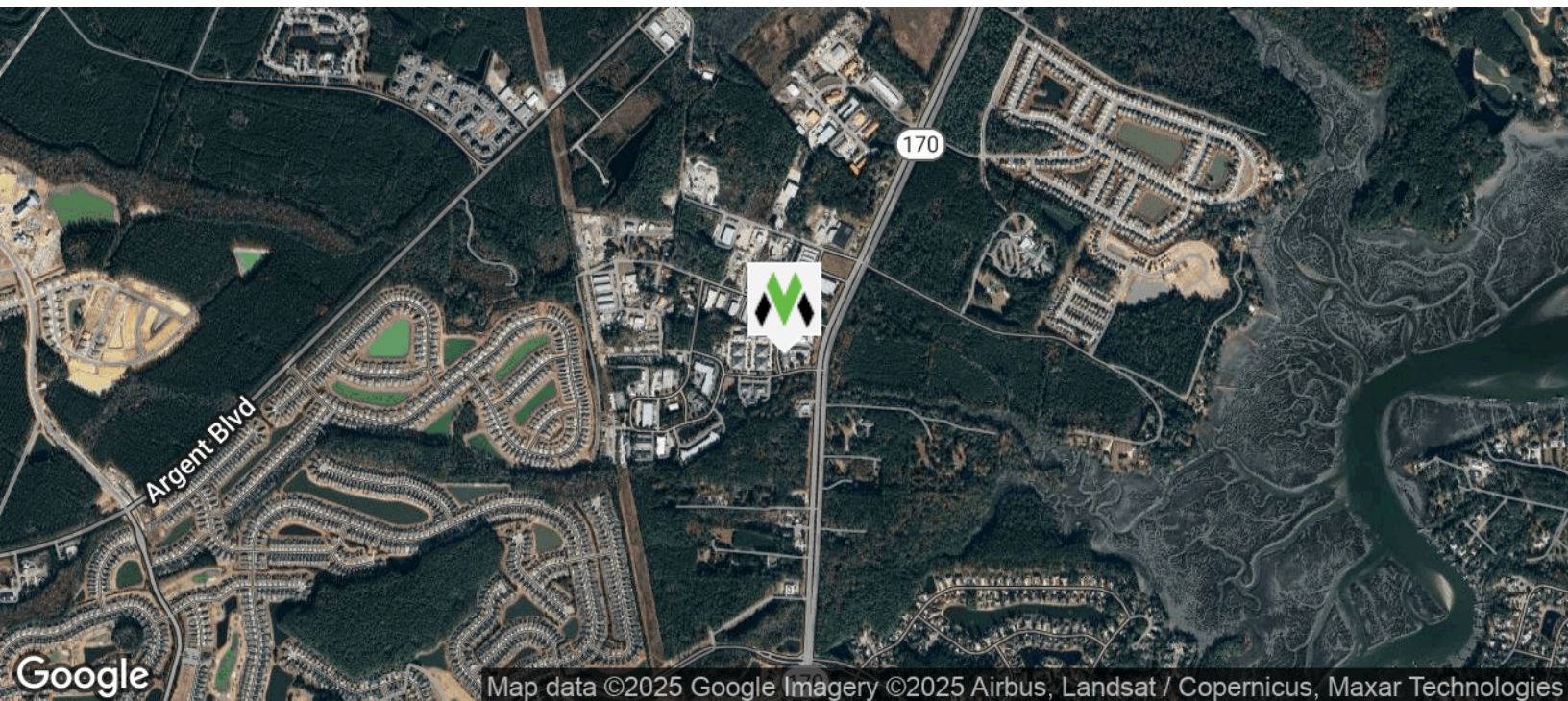


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LOCATION MAPS

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INTERIOR PICTURES

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