

FOR SALE / LEASE



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RIVERWALK COMMONS

149 RIVERWALK BOULEVARD, UNIT 6 RIDGELAND, SC 29936



CONTACT

VONNIE MAJEWSKI

843.338.1799

vonne@vmrealestate.com

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 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.

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

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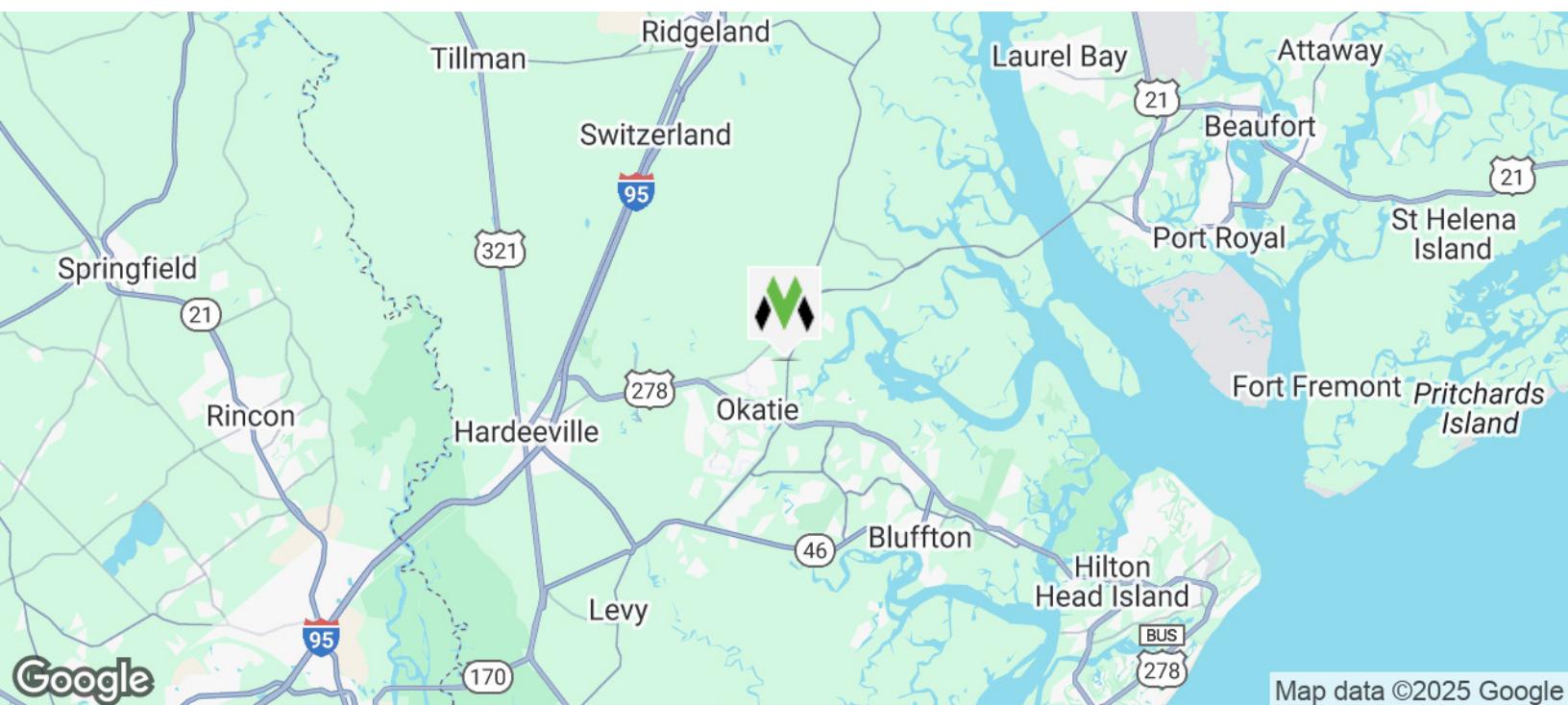
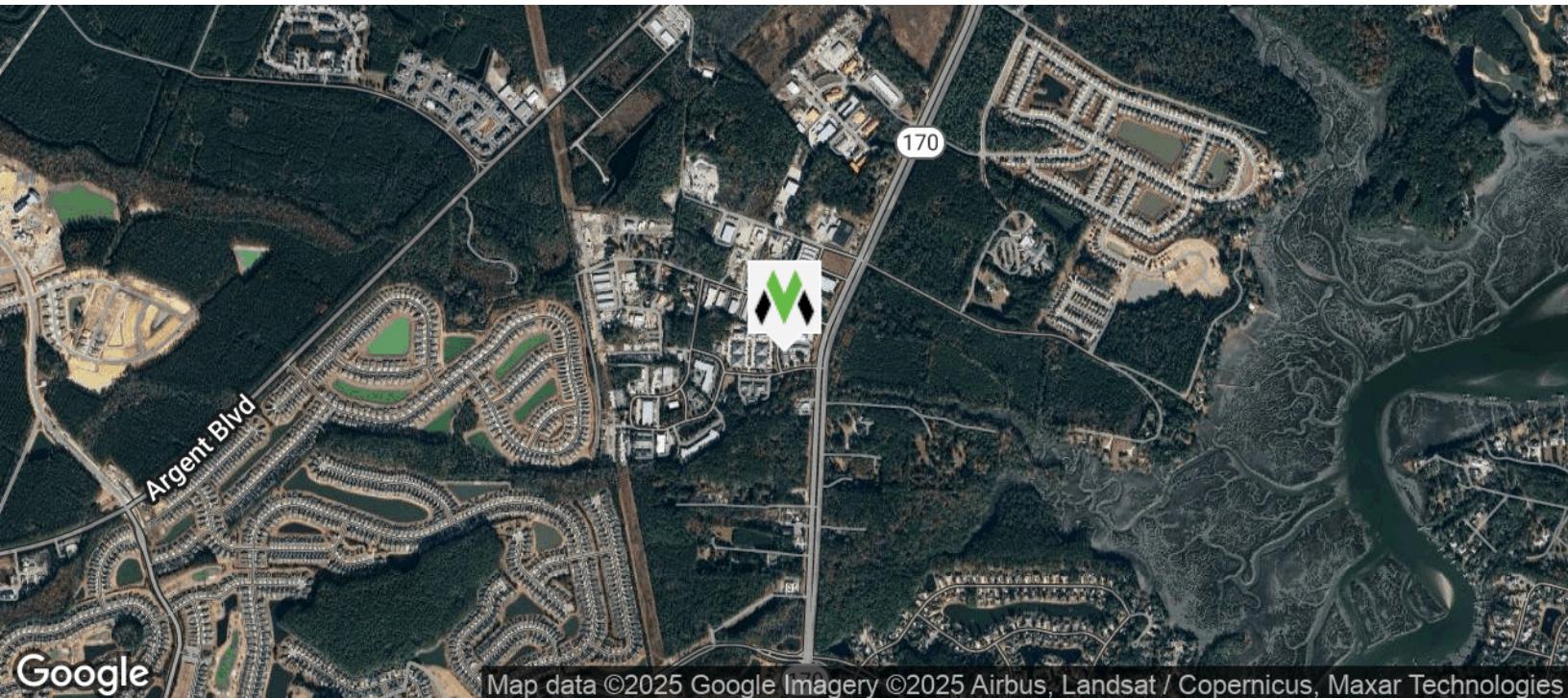
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LOCATION MAPS

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INTERIOR PICTURES

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