

FOR SALE

HIGH PROFILE COMMERCIAL PARCEL

WASHINGTON SQUARE ON
BUCKWALTER PARKWAY

Bluffton, SC 29910

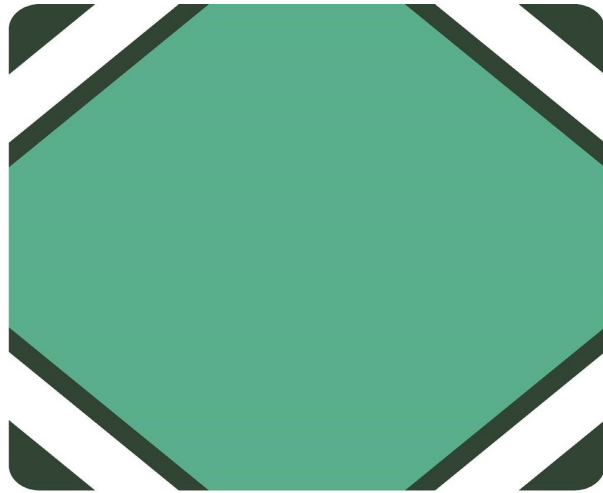
PRESENTED BY:

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WASHINGTON SQUARE



OFFERING SUMMARY

SALE PRICE:	\$1,800,000
LOT SIZE:	1.6 Acres
PRICE / ACRE:	\$1,800,000
ZONING:	PUD
MARKET:	Bluffton
SUBMARKET:	Buckwalter
APN:	R614-022-000-1128

PROPERTY OVERVIEW

This 1.6 acre high profile outparcel is located at the northern entrance to Washington Square. Washington Square comprises 35 acres on Buckwalter Pkwy and is one of the most exciting new mixed use developments in the Low Country. The parcel has direct frontage on Buckwalter Pkwy with full access. The large square and open spaces in the overall development plan were inspired by Washington Square in New York's Greenwich Village. The master plan will include 60,000 sq. ft. of retail, 26,000 sq. ft. of office, 58 upscale townhomes, 40 apartments on The Square, and an 80 room boutique hotel. Townhome construction and the first phase of the retail development are well underway. The first outparcel sale in the development was to Low Country Fresh Market & Café which opened in 2021. The store sells local harvests and seasonal fresh seafood as well as prepared foods. It also has its own bakery and provides in-house dining and cooking events. This very high profile 1.6 acre outparcel is perfect for high quality uses like banks, wealth management firms, and upscale retail/restaurants

PROPERTY HIGHLIGHTS

- 1.6 Acre Commercial Parcel In Washington Square
- Upscale Mixed Use Development That Includes Commercial, Retail, and Residential Uses
- Join Starbucks, Birdie James, Palmetto Running, Low Country Fresh Market.

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LOCATION DESCRIPTION

Bluffton, SC is a vibrant town of young families that has grown at a rate of almost 10% each year over the past decade. The average age of the population is 37 years and the median household income is \$82,000. The medical and retirement industries have driven this growth in addition to the thousands of young professional families living in Bluffton and working in Bluffton and Savannah. The Buckwalter Pkwy corridor has become the center of Bluffton's and Southern Beaufort County's commercial activity and has grown at an amazing pace over the past five years. Washington Square is on Buckwalter Pkwy adjacent to Berkeley Place to the north and Buckwalter Place to the south. Berkeley Place has the Cinemark Theater, business services, offices, and several notable restaurants including Outback Steak House. Buckwalter Place has a Publix and Kroger Food Store, The Culinary Institute of The South, Evicore (500 employees), St. Joseph Candler Medical Facility (40,000 sq. ft), Station 300 Family Bowling Center, Southern Barrel Brewing Company, and ten restaurants. In addition, Beaufort Memorial Hospital has purchased land at the intersection of Buckwalter Pkwy and Bluffton Pkwy and plans a hospital complex. The Bluffton K-12 School complex is located one half mile to the south on Buckwalter Pkwy.

LOCATION DETAILS

MARKET	Bluffton
SUB MARKET	Buckwalter
COUNTY	Beaufort
CROSS STREETS	Buckwalter Pkwy

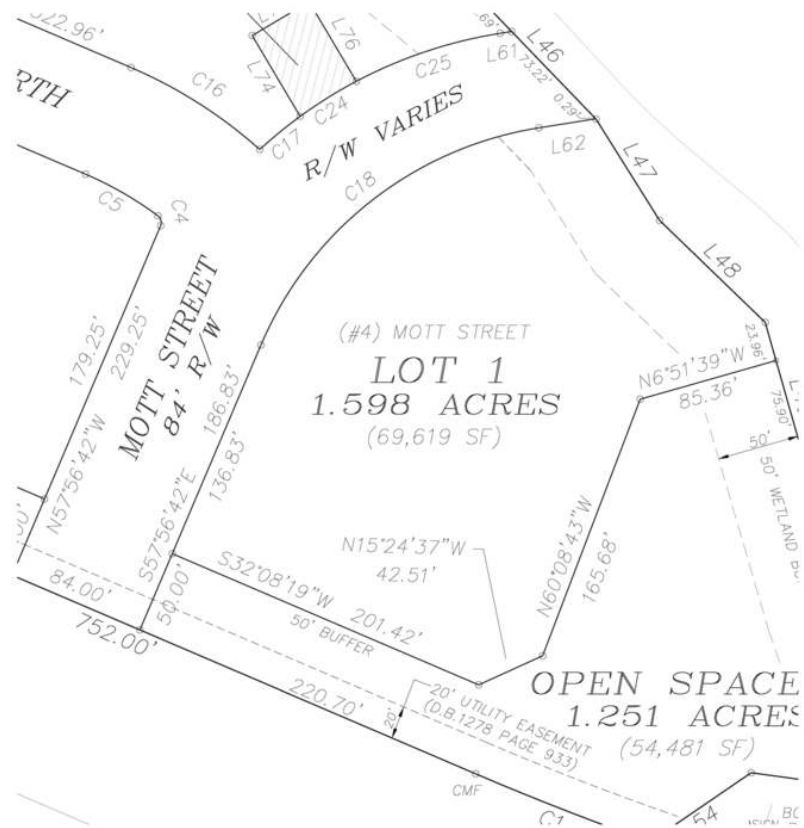
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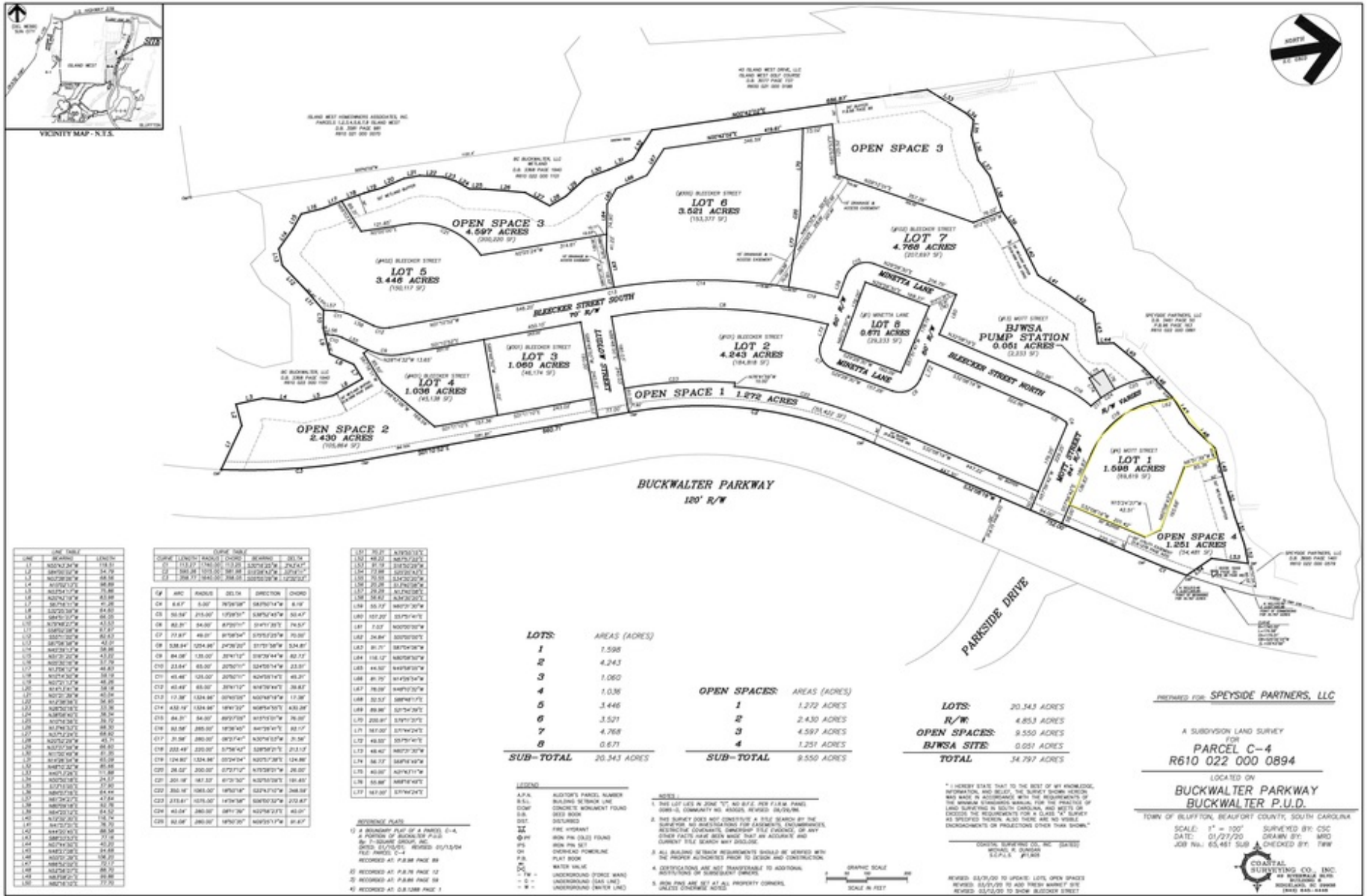
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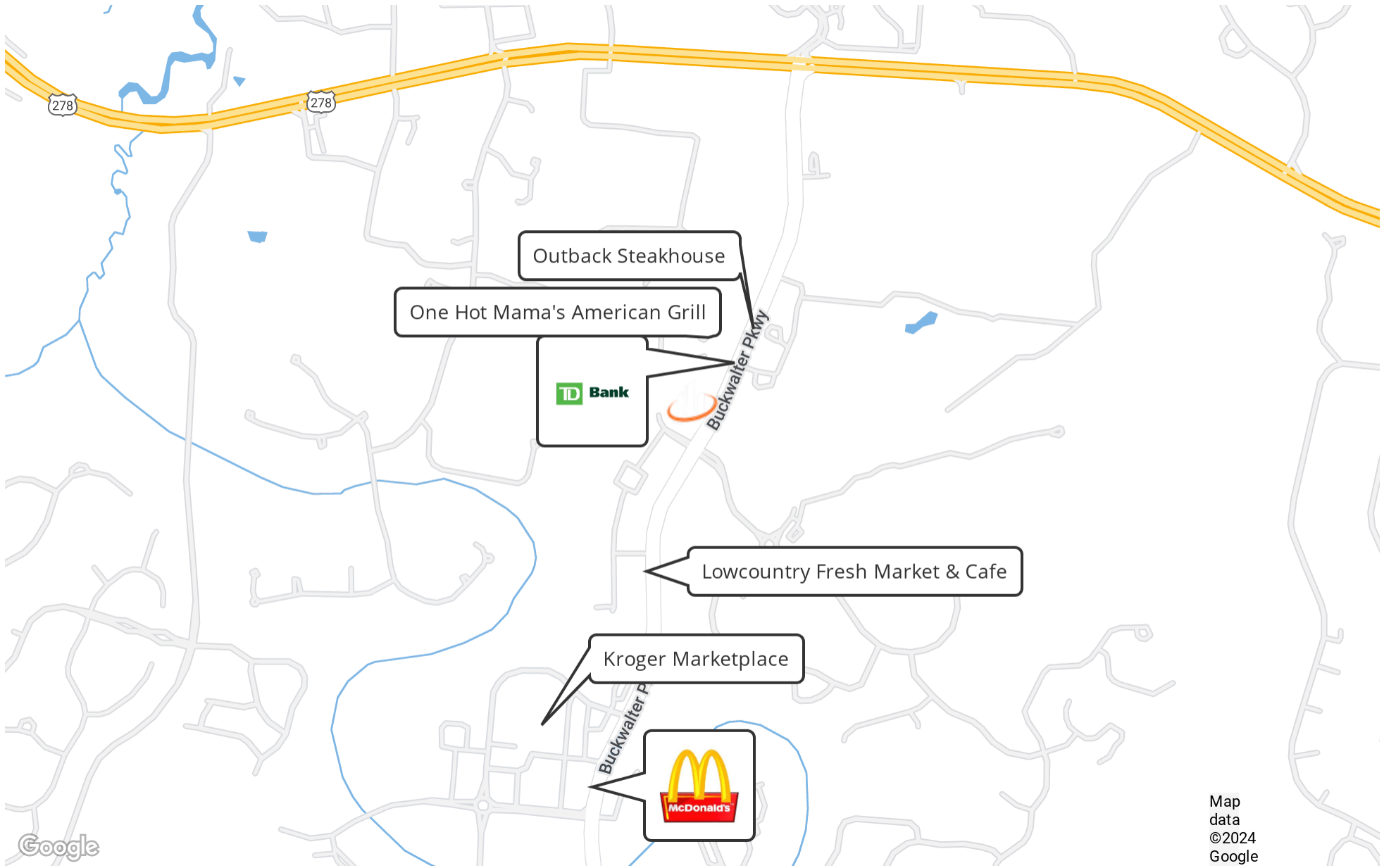
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