NAI Carolina Charter

For Sale - Income Property
9,210 SF | $2,750,000
Retail Center

4376 Bluffton Pkwy

Bluffton, South Carolina 29910

Property Highlights

- 100% occupied retail complex in the heart of Bluffton, SC with very low turnover rate
- Currently occupied by Six Tenants including Radici Italian Restaurant, Elegance Salon & Spa, Parkway Family Dental, Big Jim's Liquor, Bluffton Pizza Company, and La Tampiquena Restaurant
- Approx. 26,000 vehicles per day pass this site
- Current rents are below market giving upside in future rental income
- Contact David Bachelder at (843) 422-6543 or davidjr@naicarolinacharter.com for more information

Offering Summary

Sale Price:	$2,750,000
Building Size:	9,210 SF
Lot Size:	Approx. 1.07 Acres
NOI:	Approx. $165,000 / Year
Cap Rate:	Approx. 6%
Occupancy:	100%
Year Built:	2007
Parking:	60 Spaces
Traffic:	Approx. 26,000 / Day
Zoning:	PUD

For More Information

David Bachelder Jr.
O: 843 837 4460 x4
davidjr@naicarolinacharter.com

BROCHURE
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Retailer Map

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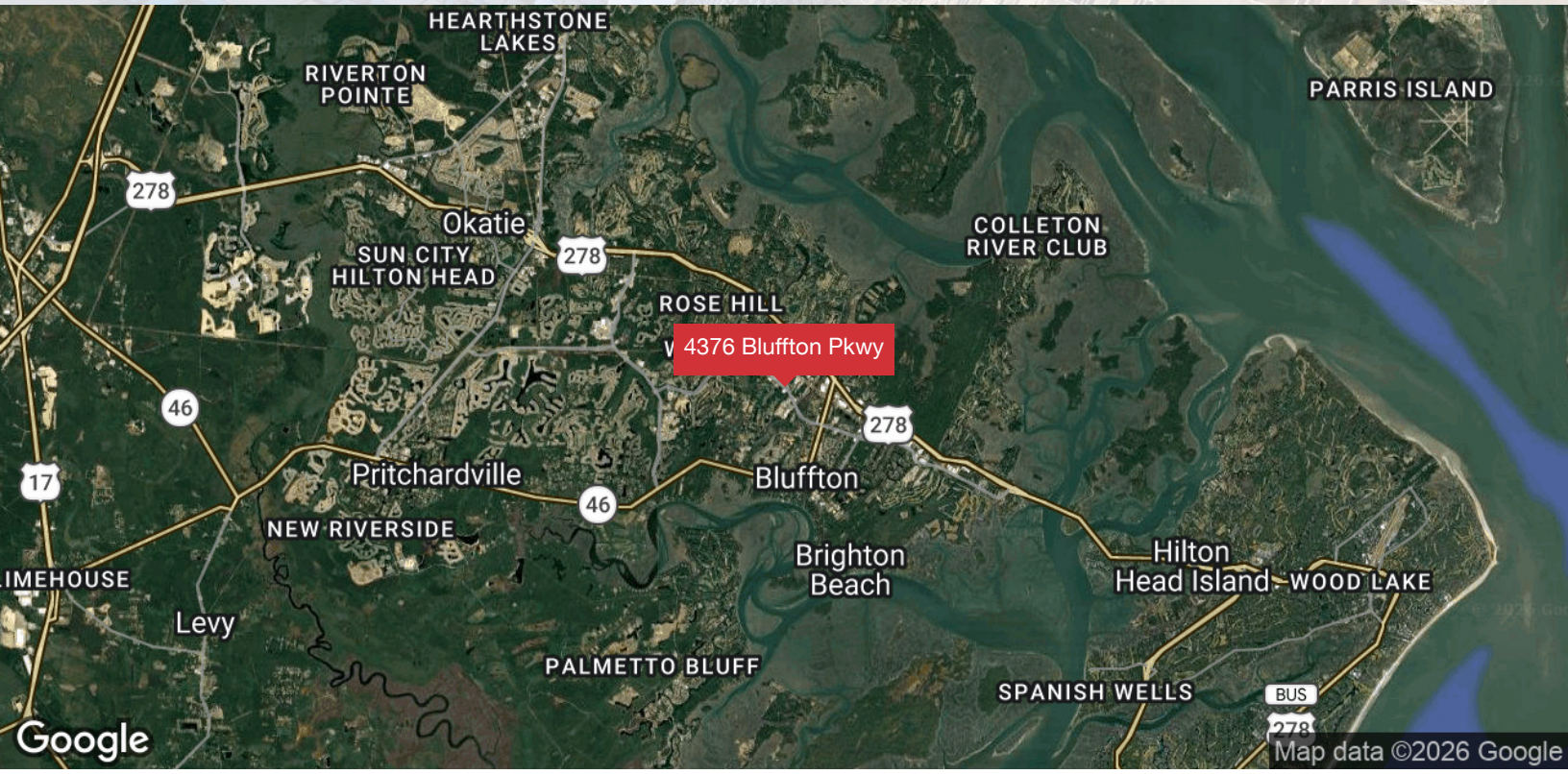
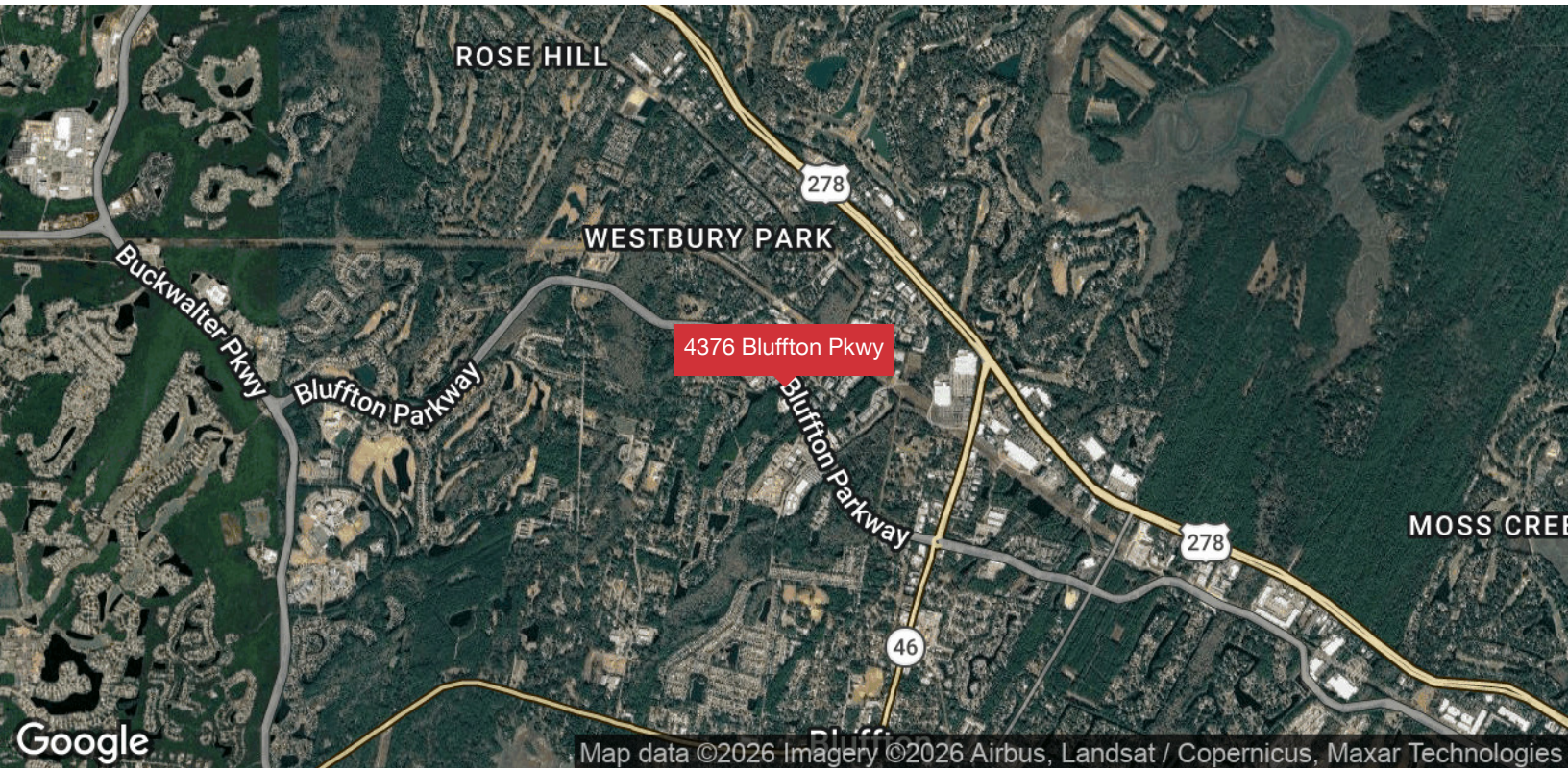
Locator Maps





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Additional Photos

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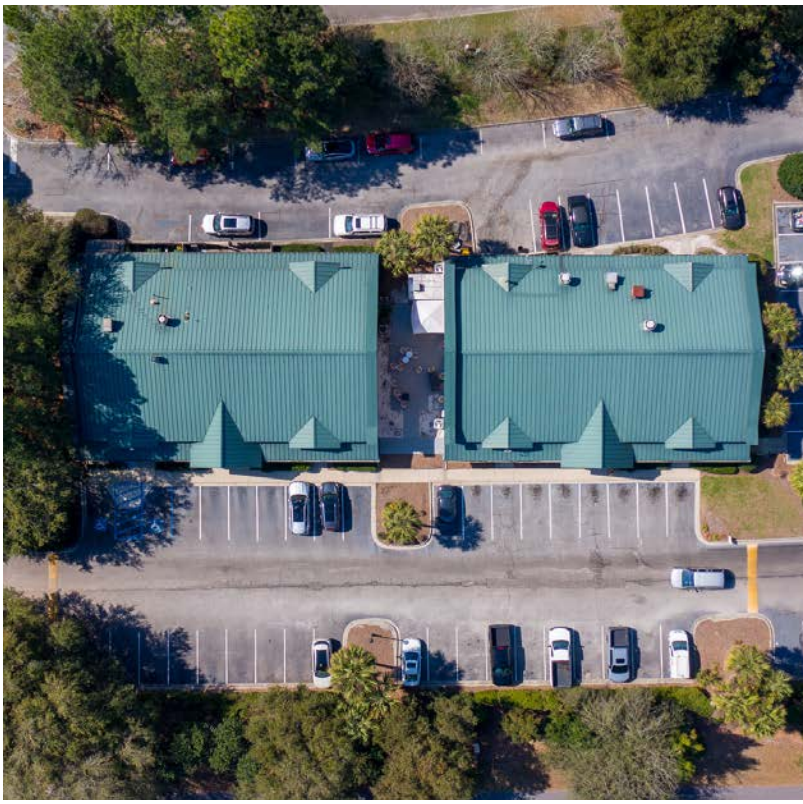

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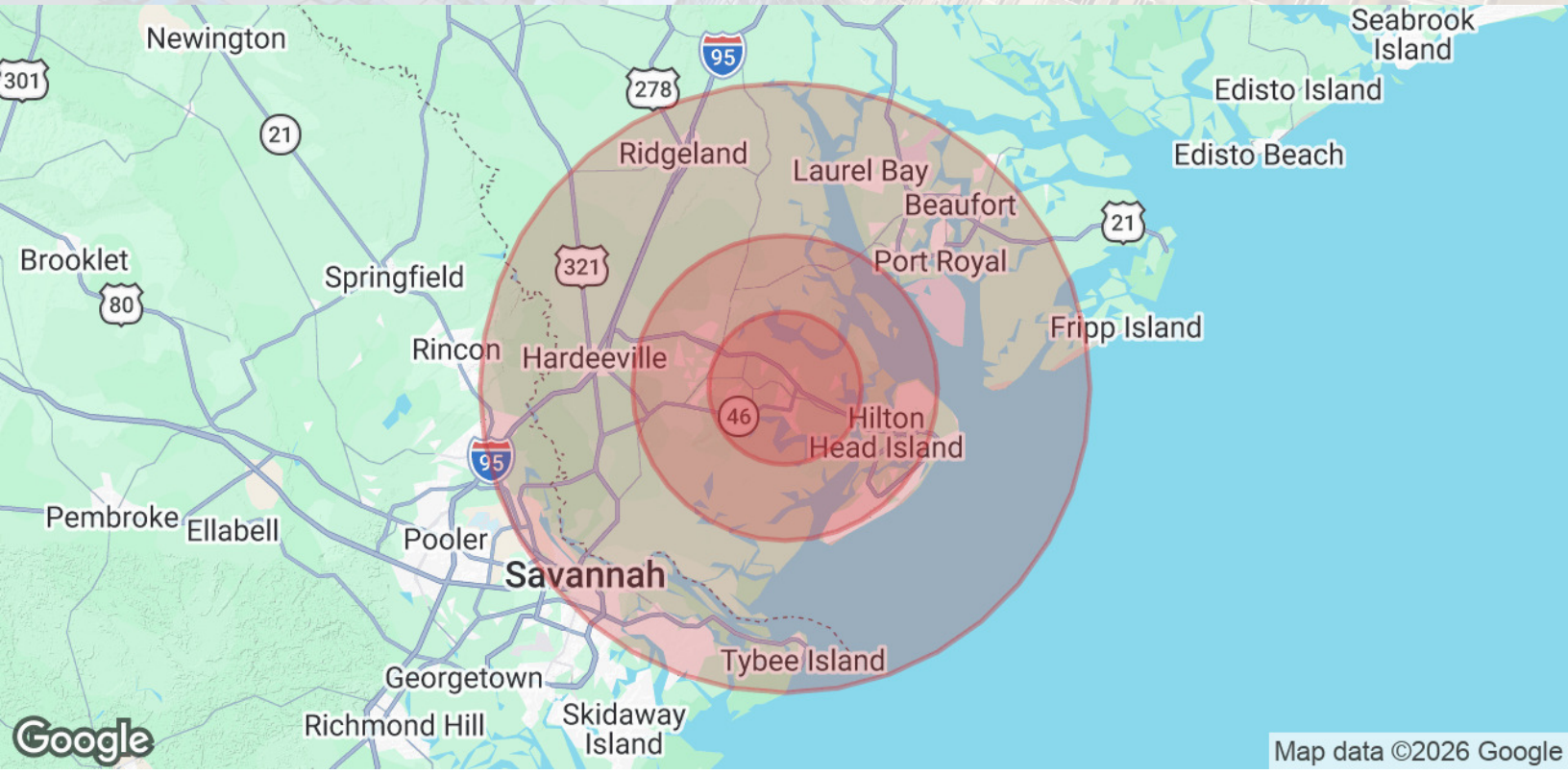

Population	5 Miles	10 Miles	20 Miles
Total Population	51,332	122,944	329,625
Average Age	44	49	44
Average Age (Male)	43	49	43
Average Age (Female)	45	50	45

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	20,349	52,685	136,397
# of Persons per HH	2.5	2.3	2.4
Average HH Income	$114,037	$121,811	$100,622
Average House Value	$554,705	$606,911	$495,146

Demographics data derived from AlphaMap

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