

FOR SALE

OFFICE / BANK BUILDING FOR SALE

3 CLARK SUMMIT DRIVE BLUFFTON, SC 29910



VM | REAL ESTATE 



CONTACT

VONNIE MAJEWSKI

843.338.1799

vonnie@vmrealestate.com

FOR SALE

PROPERTY OVERVIEW

3 CLARK SUMMIT DRIVE BLUFFTON, SC 29910



OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$2,350,000 |
| Total SF: | 9,387 SF |
| Year Built: | 2000 |
| Zoning: | PUD |
| Market: | Bluffton |

PROPERTY HIGHLIGHTS

- Class A Office Building For Sale
- Full Bank Infrastructure In Place
- Well Maintained and Nicely Appointed
- Central Business District Location
- Generating Income Upstairs

PROPERTY OVERVIEW

Two story, Class A office building for sale in the center of Bluffton. The ground floor was recently occupied by a bank and the complete bank infrastructure remains in place, including drive thru lanes. The functional layout could accommodate most professional office uses with minor modifications. The second floor is leased to two tenants - one is month to month and the other lease goes through 11/30/28. Both suites are ideal for most office uses and present a great opportunity to increase income, with existing rents well below market. The second floor is served by an elevator. Property has been well maintained and is being offered below replacement costs.

LOCATION OVERVIEW

The Plaza at Belfair is located on Highway 278 in Bluffton's central business district and main retail corridor. This is a dynamic growth market with traffic counts exceeding 50,300 vehicles per day. Demographics confirm 45,524 residents within a five mile radius with average household incomes of approximately \$132,000. This central location is easily accessible to customers throughout Beaufort and Jasper counties and less than 30 minutes from Savannah.

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PROPERTY AERIAL

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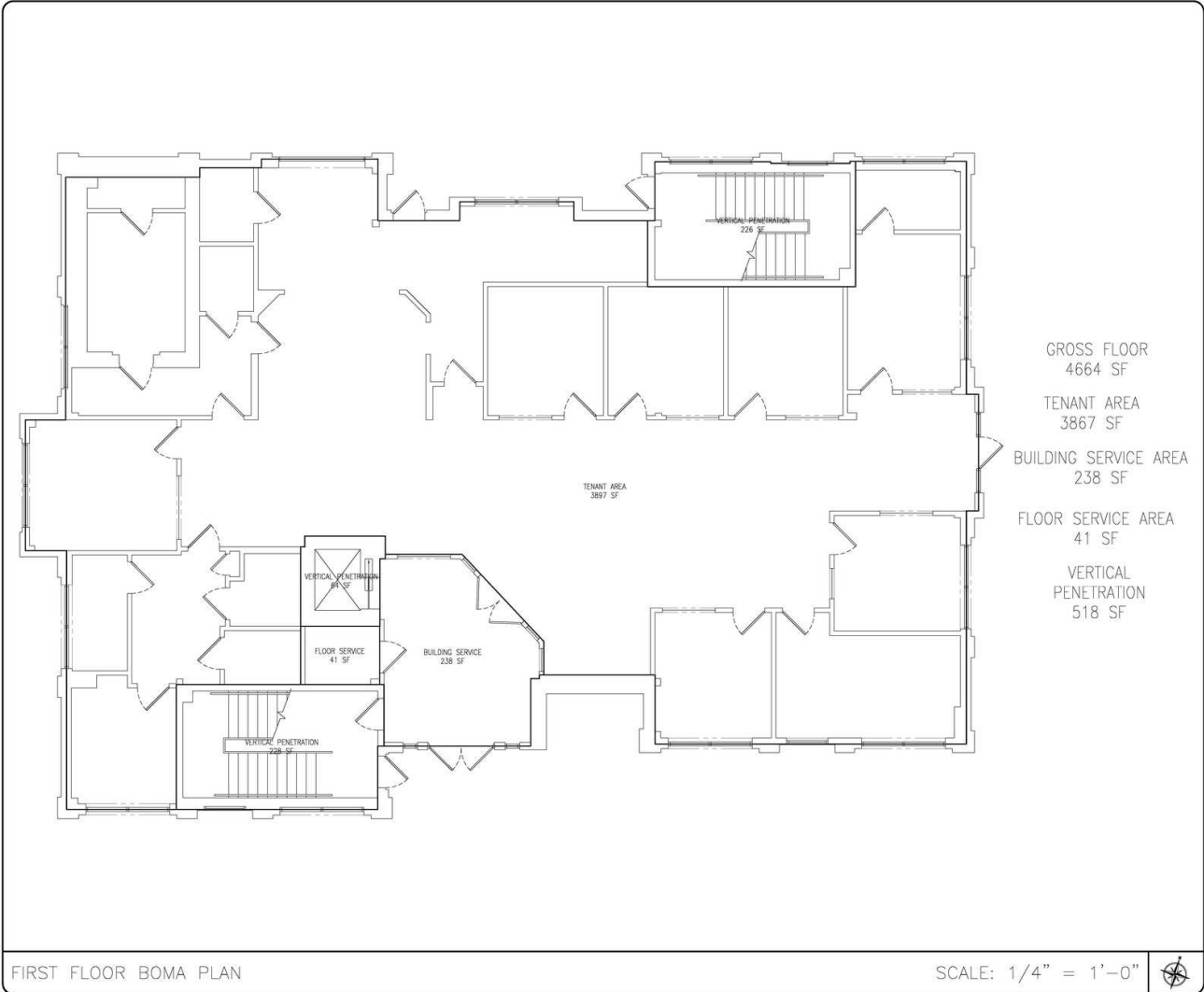
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FOR SALE

FLOOR PLAN - FIRST FLOOR

3 CLARK SUMMIT DRIVE BLUFFTON, SC 29910

| TAGS & LABELS | |
|------------------------|----------------------------|
| FLOOR MATERIAL | FLOOR HEIGHT |
| ROOM NAME | STAIRS/RAMP INDICATOR |
| WALL FINISH TAG | DOOR TYPE TAG |
| WINDOW TYPE TAG | |
| ELEVATION NUMBER | SECTION NUMBER |
| ELEVATION TAG | SECTION TAG |
| ELEVATION SHEET | SECTION SHEET |
| DOORS | |
| STANDARD DOOR | TOILET PARTITION DOOR |
| DOUBLE SLING DOOR | SLIDING & POCKET DOOR |
| OVERHEAD DOOR | SLIDING DOOR |
| SINGLE FOLD DOOR | BI-FOLD DOOR |
| ELEVATOR DOUBLE DOOR | ELEVATOR SINGLE DOOR |
| ELECTRICAL | |
| SINGLE OUTLET | MULTIPLX OUTLET |
| GUARD OUTLET | RFI OUTLET |
| 220V OUTLET | COVER PLATE |
| SPEAKER | SECURITY CAMERA |
| WIFI ROUTER | MOTION SENSOR |
| DATA | TELEPHONE |
| COIL MICROPHONE | DATA/PHONE CORD |
| KEYPAD ACCESS | JUNCTION BOX |
| ELEVATOR BUTTON | CARD ACCESS |
| ADA DOOR BUTTON | DOOR BELL |
| ELECTRIC METER | DISCONNECT |
| FLUSH PANEL | SWITCH |
| SURFACE PANEL | POINT OF ENTRY |
| FIRE PROTECTION | |
| ALARM BELL/STROBE | FIRE COAM JACK |
| GENERAL ALARM | FULL SYSTEM |
| SPRINKLER HEAD | EXTINGUISHER |
| RECESSED EXTINGUISHER | SEMI RECESSED EXTINGUISHER |
| CARBON MONOXIDE | SMOKE DETECTOR |
| HEAT DETECTOR | FIRE DEPT CONNECTION |
| GAS | |
| GAS METER | POINT OF ENTRY |
| HVAC | |
| THERMIST | WALL DIFFUSER |
| BASEBOARD HEATER | |
| LIGHTING | |
| LIGHT SWITCH | EXT LIGHT |
| WALL FLUORESCENT LIGHT | EMERGENCY LIGHT |
| WALL SCENE LIGHT | EMERGENCY LIGHT |
| RECESSED WALL LIGHT | |
| PLUMBING | |
| KITCHEN SINK | OVAL SINK |
| WALL MOUNT SINK | MOP SINK |
| ADA SINK | WALL MOP SINK |
| TOILET | WALLLESS TOILET |
| URINAL | BISET |
| SHOWER DIAL | WATER FOUNDCAN |
| WATER HEADER | FLOOR DRAIN |
| SENSE CLEANSING | WATER METER |
| HOSC BIB | POINT OF ENTRY |
| ADA SHOWER SEAT | GRAB BARS |
| | BATH TUB |
| OTHER | |
| WALL ACCESS PANEL | BREAKERLINE |



GROSS FLOOR
4664 SF

TENANT AREA
3867 SF

BUILDING SERVICE AREA
238 SF

FLOOR SERVICE AREA
41 SF

VERTICAL
PENETRATION
518 SF

SHARONVIEW FEDERAL CREDIT UNION
1955 SHARONVIEW WAY
FORT MILL, SC 29707

Drawn By: L. HANSON
Checked By: J. CRAWFORD
Project Number: 241667

COMMERCIAL BUILDING
4 CLARK SUMMIT DR.
BLUFFTON, SC 29910

COAST2COAST
7704 BASSWOOD DR.
CHATTANOOGA, TN 37416
PH: 423.296.8000
WWW.COAST2COAST.NET

Date: 09/25/2024

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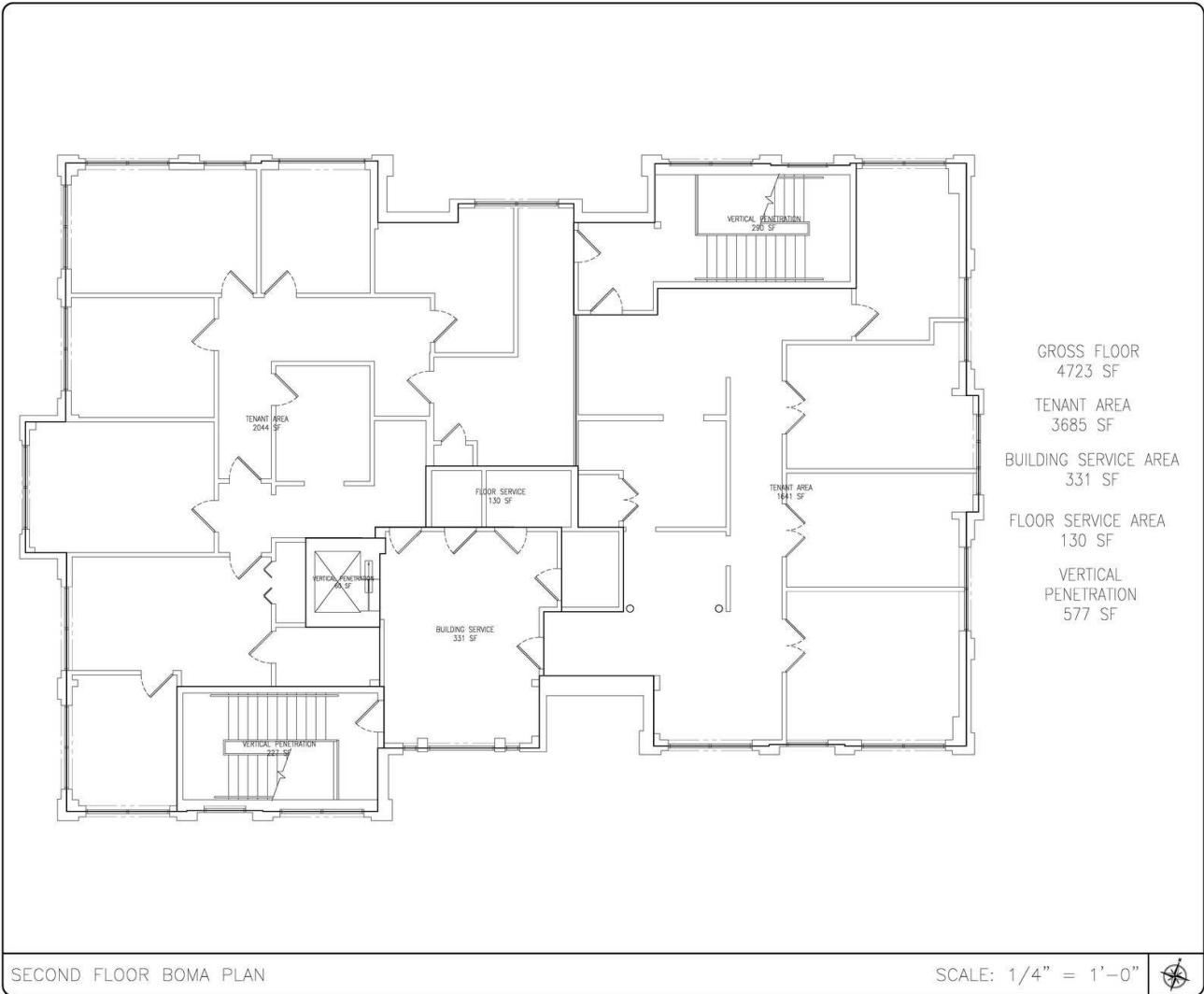
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FLOOR PLAN - SECOND FLOOR

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| TAGS & LABELS | |
|-----------------------------------|--------------------------------|
| FLOOR MATERIAL | FLOOR HEIGHT |
| ROOM NAME | STAIRS/RAMP INDICATOR |
| WALL FINISH TAG | DOOR TYPE TAG |
| WINDOW TYPE TAG | ELEVATION NUMBER |
| ELEVATION TAG | SECTION NUMBER |
| ELEVATION SHEET | SECTION SHEET |
| DOORS | |
| STANDARD DOOR | TOILET PARTITION DOOR |
| DOUBLE SWING DOOR | SLIDING & POCKET DOOR |
| OVERHEAD DOOR | SLIDING DOOR |
| SINGLE FOLD DOOR | BI-FOLD DOOR |
| ELEVATOR DOUBLE DOOR | ELEVATOR SINGLE DOOR |
| ELECTRICAL | |
| SINGLE OUTLET | DUPLEX OUTLET |
| GUARD OUTLET | SFI OUTLET |
| 220V OUTLET | COVER PLATE |
| SPEAKER | SECURITY CAMERA |
| WIFI ROUTER | MOTION SENSOR |
| DATA | TELEPHONE |
| DATA/MODEM/PHONE SPEAKER, AVJACKS | DATA/PHONE CORD |
| KEYPAD ACCESS | JUNCTION BOX |
| ELEVATOR BUTTON | CARD ACCESS |
| ADA DOOR BUTTON | DOOR BELL |
| ELECTRIC METER | EGRESS SIGN |
| FLUSH PANEL | FIRE SWITCH |
| SURFACE PANEL | POINT OF ENTRY |
| FIRE PROTECTION | |
| ALARM BELL/STROKE | FIRE ALARM JACK |
| GENERAL ALARM | PULL STATION |
| SPRINKLER HEAD | EXTINGUISHER |
| RECESSED EXTINGUISHER | SEWER BACKFLOW PREVENTER |
| CARBON MONOXIDE | SMOKE DETECTOR |
| HEAT DETECTOR | FIRE DEPT CONNECTION |
| GAS | |
| GAS METER | POINT OF ENTRY |
| HVAC | |
| THERMOSTAT | WALL DIFFUSER |
| BASEBOARD HEATER | |
| LIGHTING | |
| LIGHT SWITCH | EXIT LIGHT |
| WALL FLUORESCENT LIGHT | EMERGENCY LIGHT WITH EXIT SIGN |
| WALL SCONCE | EMERGENCY LIGHT |
| RECESSED WALL LIGHT | |
| PLUMBING | |
| KITCHEN SINK | OVAL SINK |
| WALL MOUNT SINK | MOP SINK |
| ADA SINK | WALL MOP SINK |
| TOILET | STAINLESS TOILET |
| URINAL | BIDET |
| SHOWER STALL | WATER FOUNTAIN |
| WATER HEATER | FLOOR DRAIN |
| SERVICE CLEANOUT | WATER METER |
| HOSE BIB | POINT OF ENTRY |
| ADA SHOWER SEAT | GARAGE BRACKETS |
| BATH TUB | |
| OTHER | |
| WALL ACCESS PANEL | BREAKER LINE |




GROSS FLOOR
4723 SF

TENANT AREA
3685 SF

BUILDING SERVICE AREA
331 SF

FLOOR SERVICE AREA
130 SF

VERTICAL PENETRATION
577 SF



SHARONVIEW FEDERAL CREDIT UNION
1955 SHARONVIEW WAY
FORT MILL, SC 29707

Drawn By: L. HANSON
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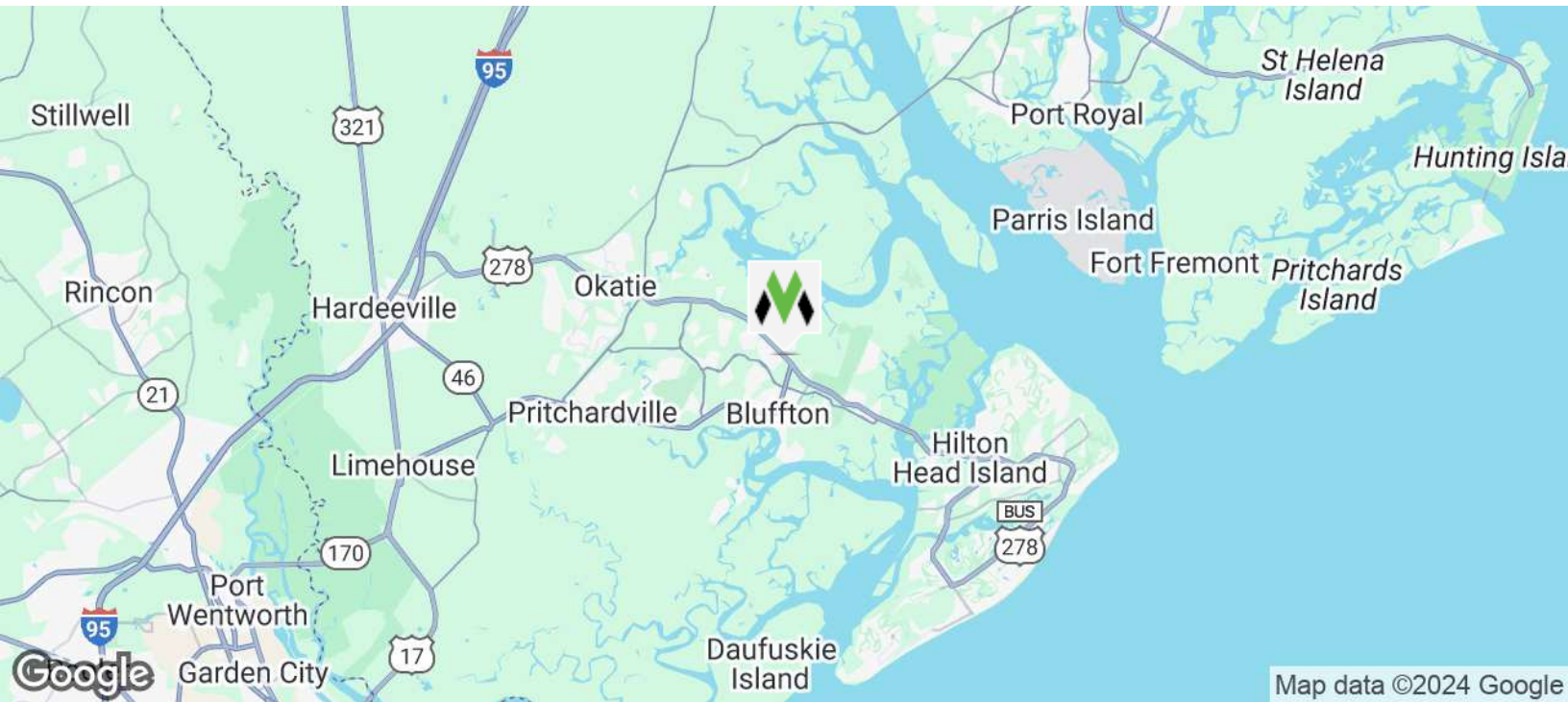
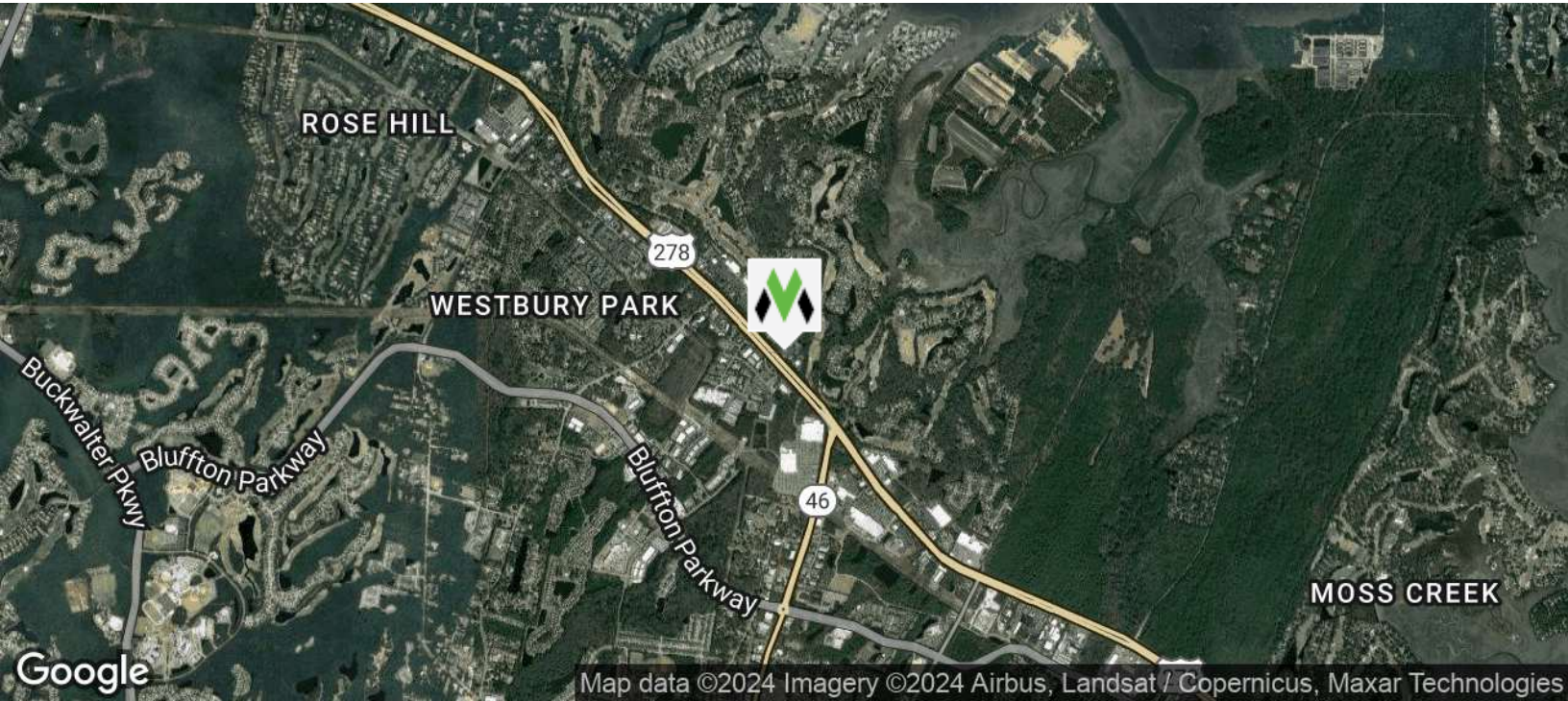


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LOCATION MAPS

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PICTURES

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