

**FOR LEASE**



# OFFICE/WAREHOUSE - BLUFFTON

**VM** REAL ESTATE

39 PERSIMMON STREET BLUFFTON, SC 29910



## CONTACT

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# PROPERTY OVERVIEW

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## OFFERING SUMMARY

Available SF:	1,860 SF
Lease Rate:	\$20.00 SF/YR (NNN)
NNN:	\$4.23/SF/YR
Year Built:	2004
Market:	Bluffton

## PROPERTY HIGHLIGHTS

- Super Clean Flex Unit
- Functional Layout
- Large Warehouse with Roll Up Door
- Prime Location
- Strong Demographics

## PROPERTY OVERVIEW

Super clean and nicely finished 1,860 sf flex end-unit available for lease. The space has a functional layout that includes a reception / waiting area, several offices, a kitchen / break room, a private restroom and a large warehouse with a roll up door. Easy access, and good parking.

## LOCATION OVERVIEW

Great location immediately off the Bluffton Parkway on Persimmon Street - a well traveled road that connects Highway 278 to the Parkway via Sheridan Park. Surrounded by commercial and residential developments with a myriad of service, retail and professional tenants. Strong demographics including approximately 48,000 residents within a five-mile radius with average household incomes exceeding \$137,000/year. Considerable shopping and dining within walking distance. Easy access throughout market.

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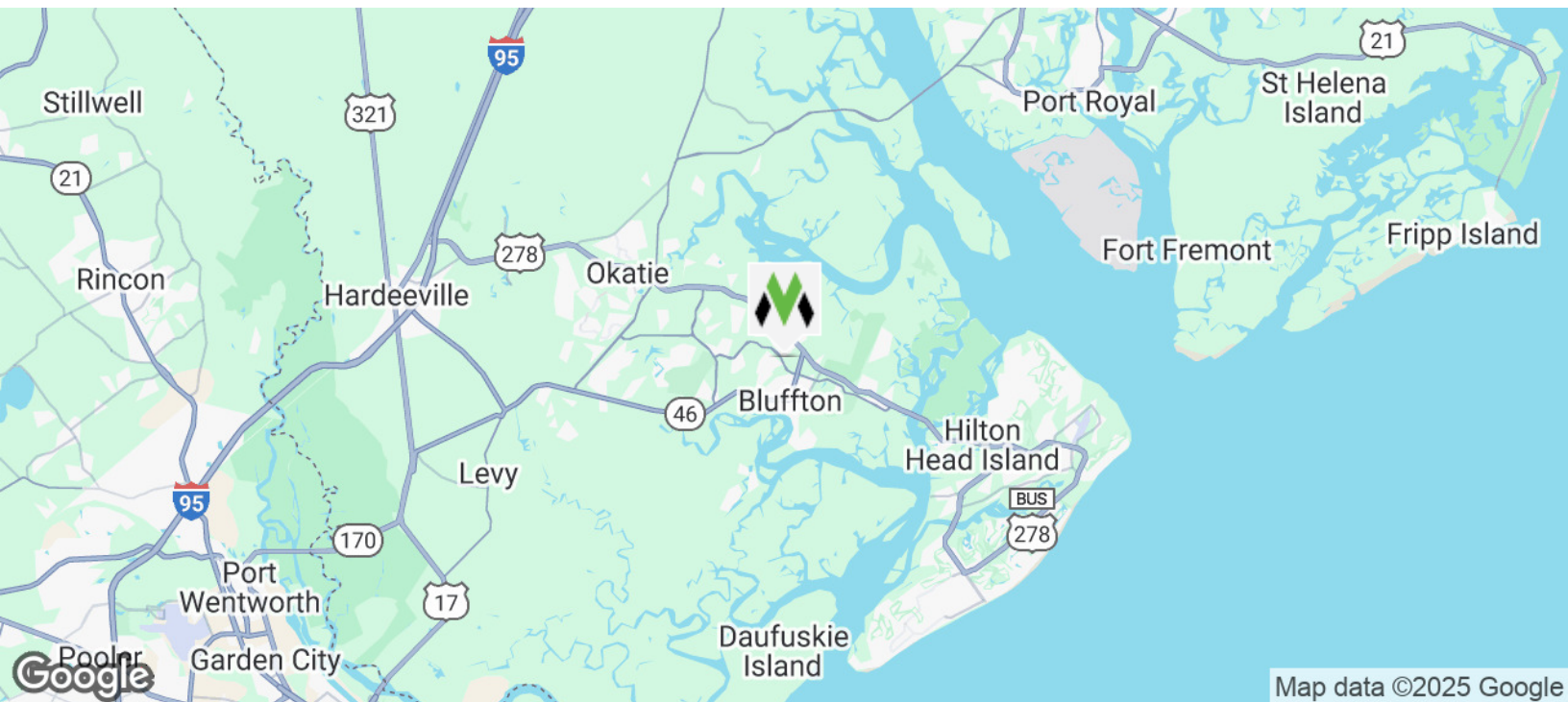
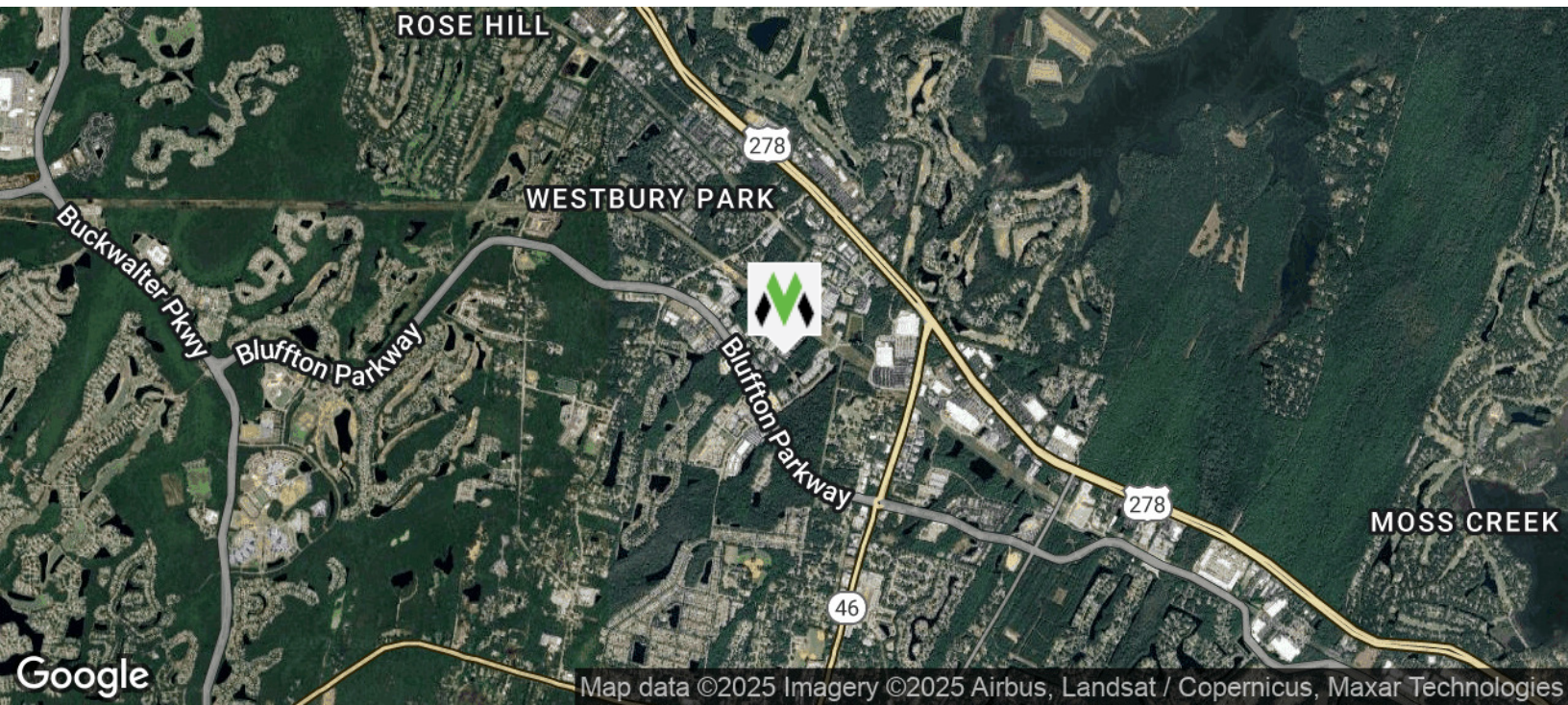
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# LOCATION MAPS

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# PICTURES

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