

**Retail / Office / Medical Space Fronting Highway 170**



# The Terrace At Okatie Crossings

48 Terrace Drive  
Okatie, South Carolina 29909

## Property Highlights

- The Terrace at Okatie Crossings is a brand new development with retail, restaurant, office & medical professional users.
- The buildings are directly on Highway 170 with excellent visibility and close to Highway 278 Interchange.
- Excellent location situated between Bluffton and Beaufort and surrounded by Sun City. The immediate area is experiencing unprecedented growth in both residential and commercial development.
- Other tenants include; Papa Murphy's Pizza, iCryo Recovery & Wellness, Hawg's Golf Carts & ATV's, Yamato Asian Grill, Sassy Nails, Marsh Point Dentistry, Heritage Pharmacy & Ochsner Novant Health.

## Offering Summary

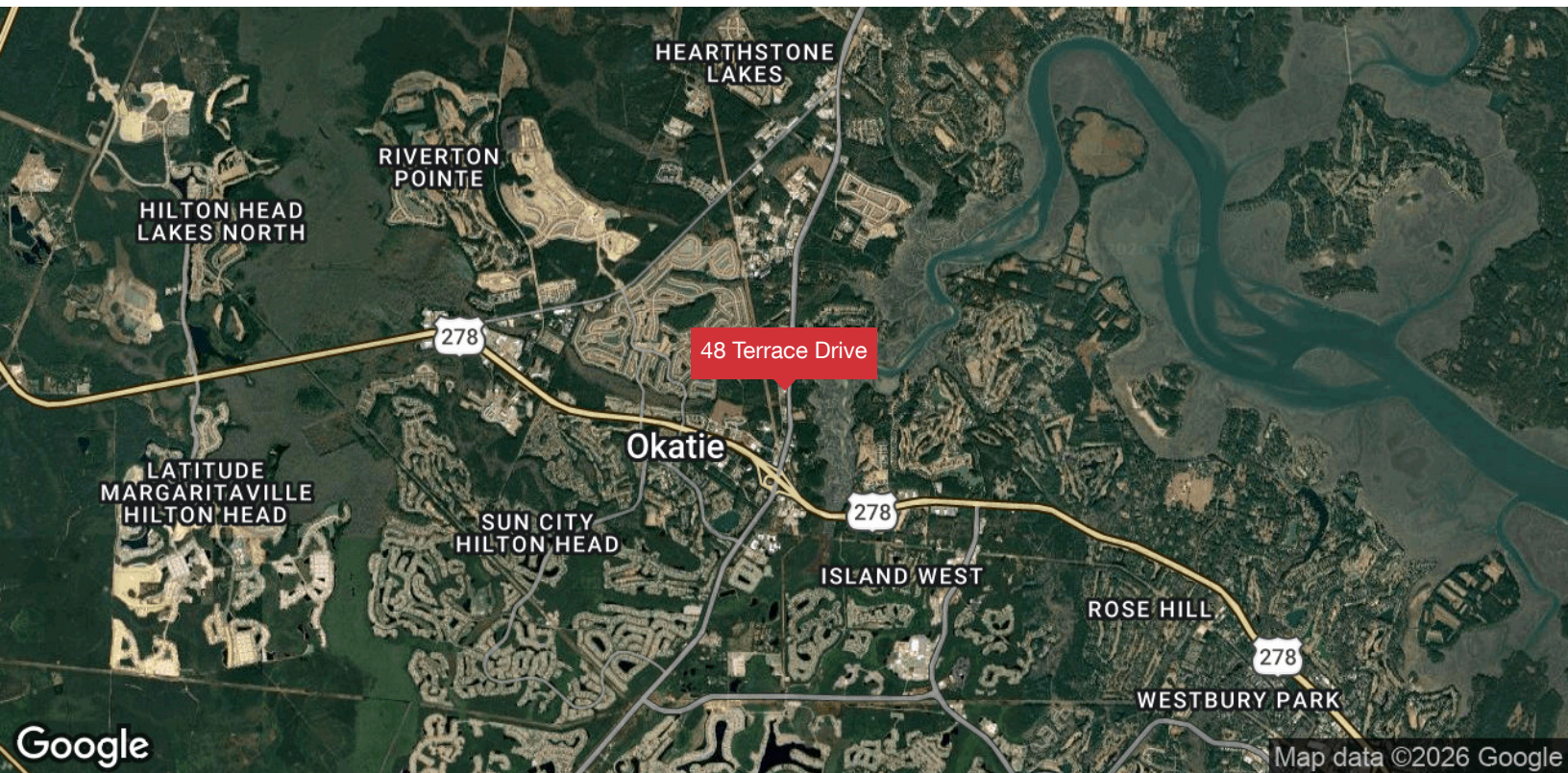
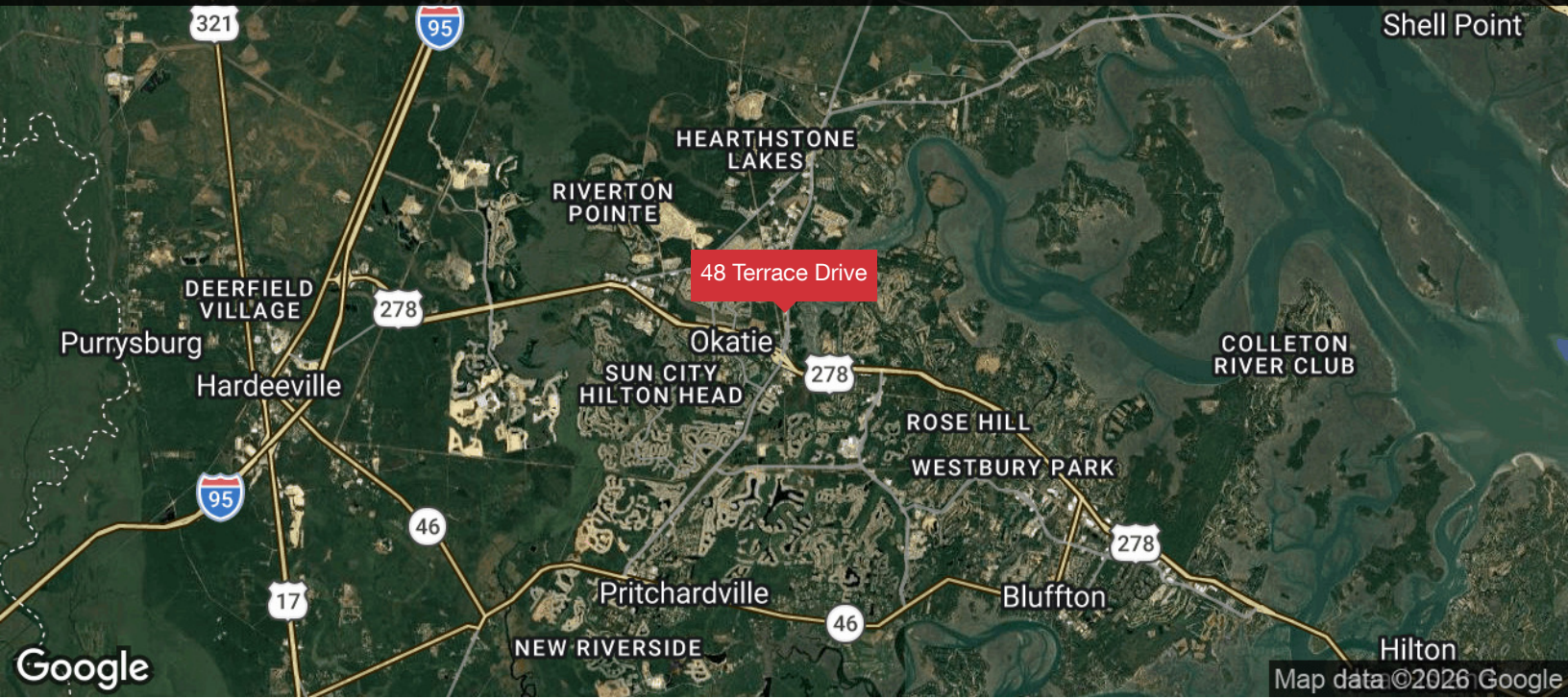
Available SF:	1,746 SF up to 4,048 SF
Lease Rate:	\$36.50 PSF (NNN)
Estimated 2026 NNN Budget:	\$5.61 PSF
Annual Increases:	3%
Type:	Retail / Office / Medical
Condition:	Ready for Tenant's Buildout
2024 Traffic Counts:	40,000 VPD

## For More Information

**Baker Wilkins**  
O: 843 837 4460 x2  
baker@naicarolinacharter.com

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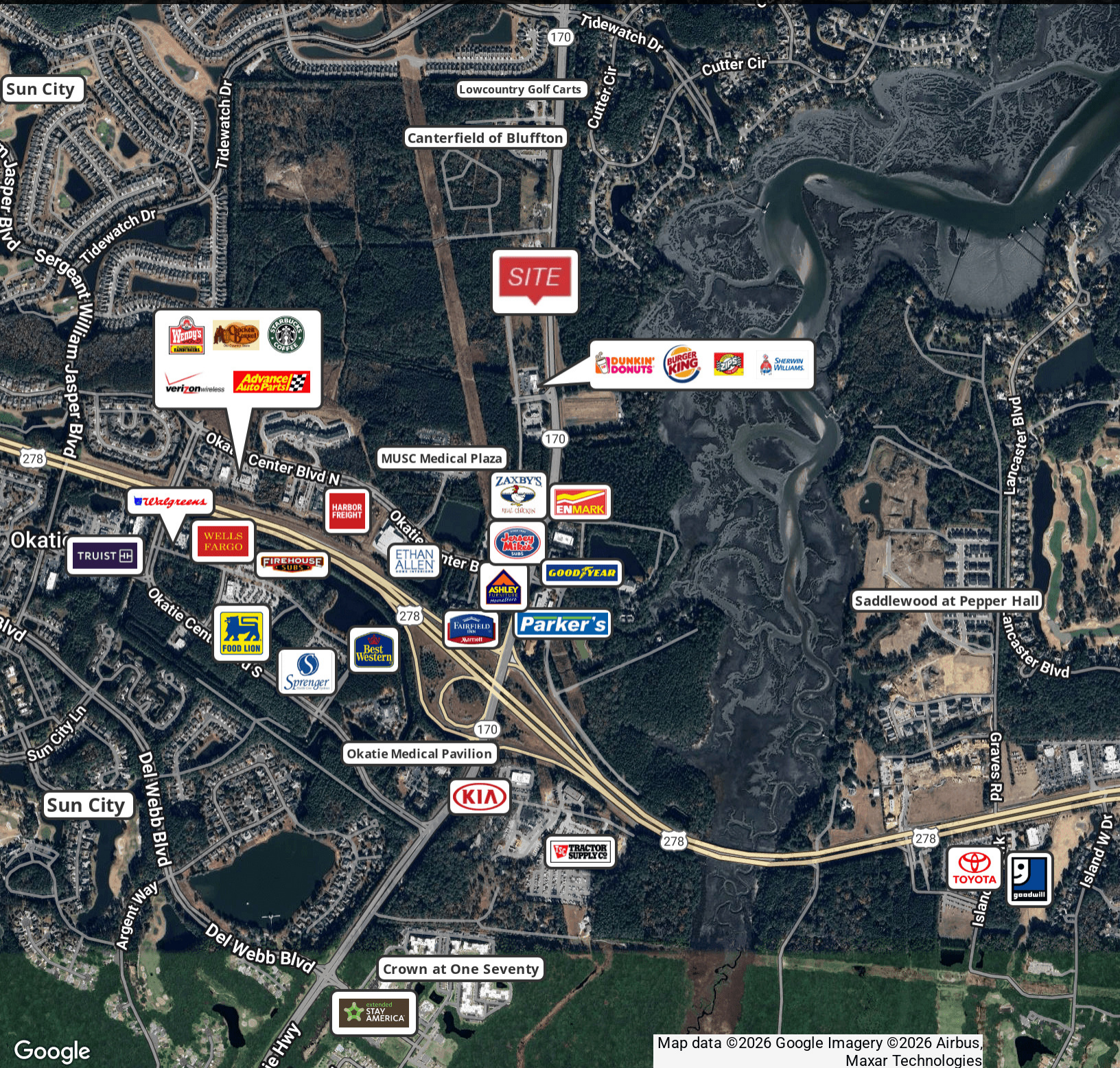
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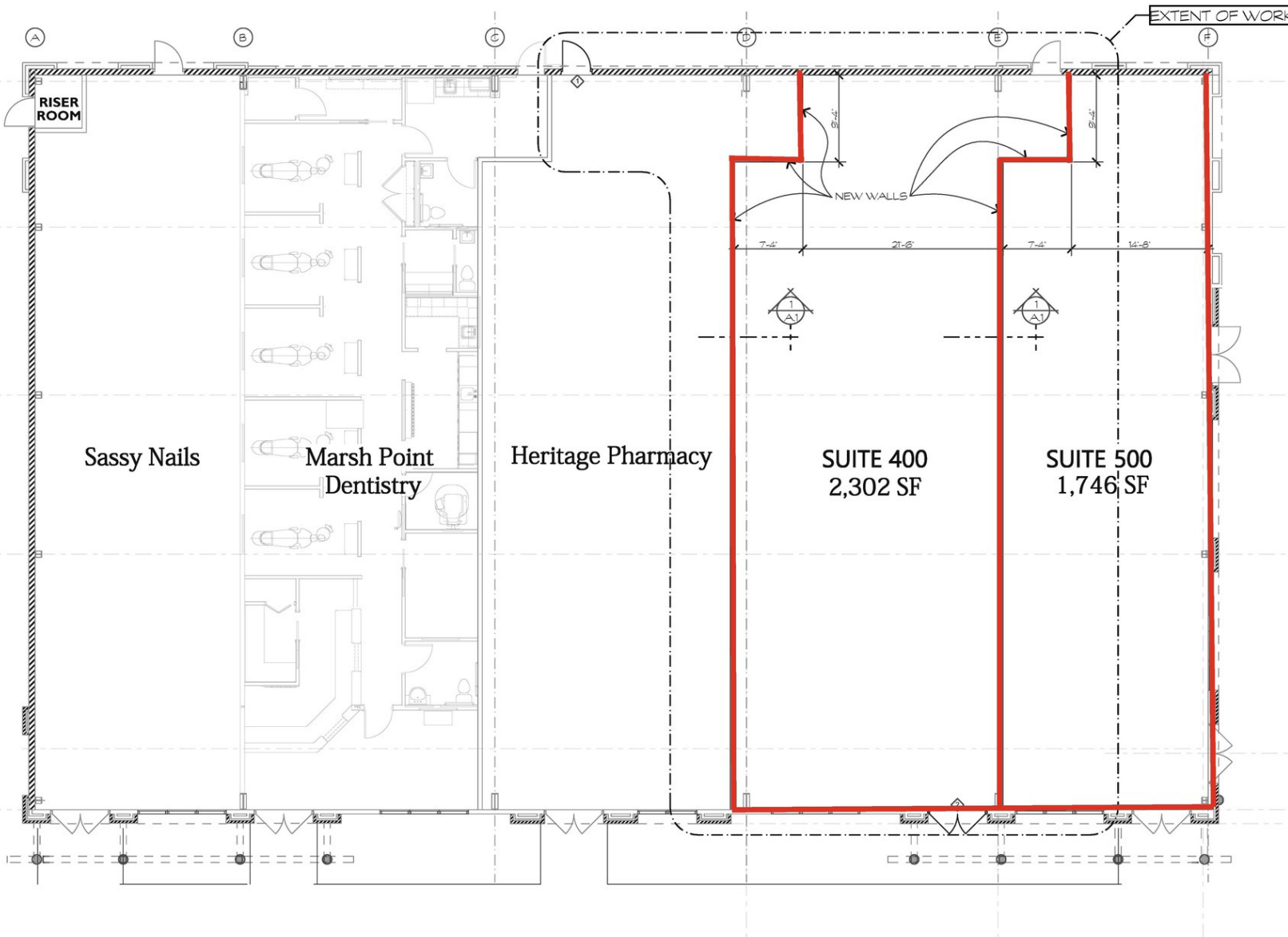
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