

**FOR LEASE**



**VM** | REAL ESTATE

# OKATIE OUTPATIENT CENTER

40 OKATIE CENTER BLVD, SOUTH OKATIE, SC 29909



## CONTACT

**VONNIE MAJEWSKI**

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FOR LEASE

# PROPERTY OVERVIEW

40 OKATIE CENTER BLVD, SOUTH OKATIE, SC 29909



## OFFERING SUMMARY

Available SF:	1,556 SF
Lease Rate:	Negotiable
Year Built:	2001
TI Allowance:	Negotiable
NNN:	\$8.76/SF/YR

## PROPERTY HIGHLIGHTS

- Class A Medical Facility
- Adjacent to Sun City
- Well-Maintained Property; Upgraded Common Areas
- Located near Hwy. 278 & 170 in Okatie
- Central to Sav., Hilton Head, Bluffton, Beaufort

## PROPERTY OVERVIEW

VM Real Estate is pleased to present Class A office space for lease at the Okatie Medical Center, a beautiful, 3-story, 47,114 square foot facility offering a variety of quality medical services, including primary care, ambulatory surgery, lab and diagnostics/imaging, physical therapy and dentistry. Built in 2001, the building has been well-maintained and all common areas have been or are in the process of being substantially updated. The building affords a lot natural light and abundant surface parking. We have a 1,556 sf shell space available that includes a generous TI allowance, enabling the end user to customize the space to its needs.

## LOCATION OVERVIEW

Located near the major intersection of Highway 278 and Highway 170 within Okatie Center, a 268-acre planned commercial development, the site is immediately adjacent to Sun City Hilton Head, with 15,000 residents, age 50+, and minutes from the two colleges (USC and the Technical College). There is also a grocery anchored shopping center adjacent to the property. This is a high-growth area and is well situated to capitalize on the Savannah, Hilton Head, Beaufort and surrounding areas and represents a great opportunity to join a dynamic medical environment servicing the surrounding communities.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



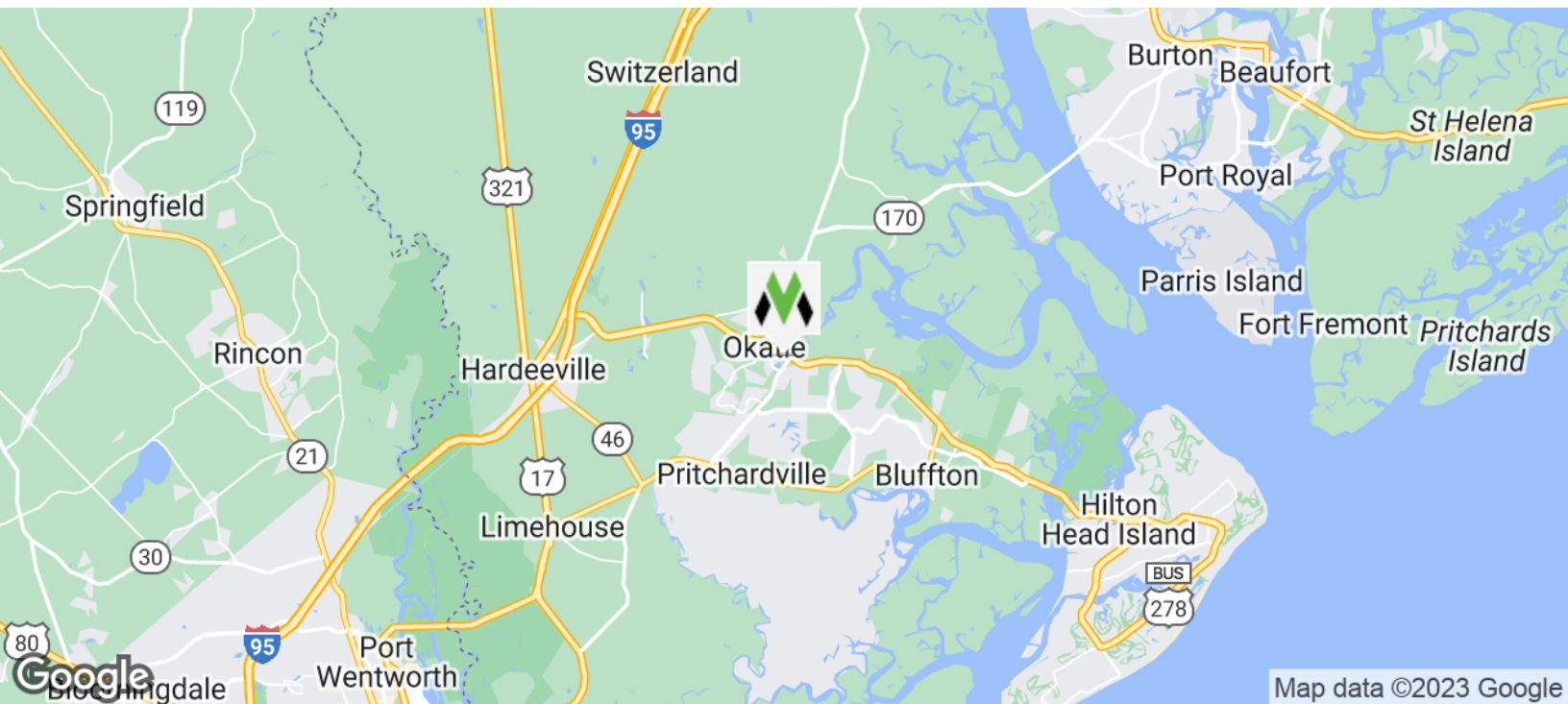
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# LOCATION MAPS

40 OKATIE CENTER BLVD, SOUTH OKATIE, SC 29909



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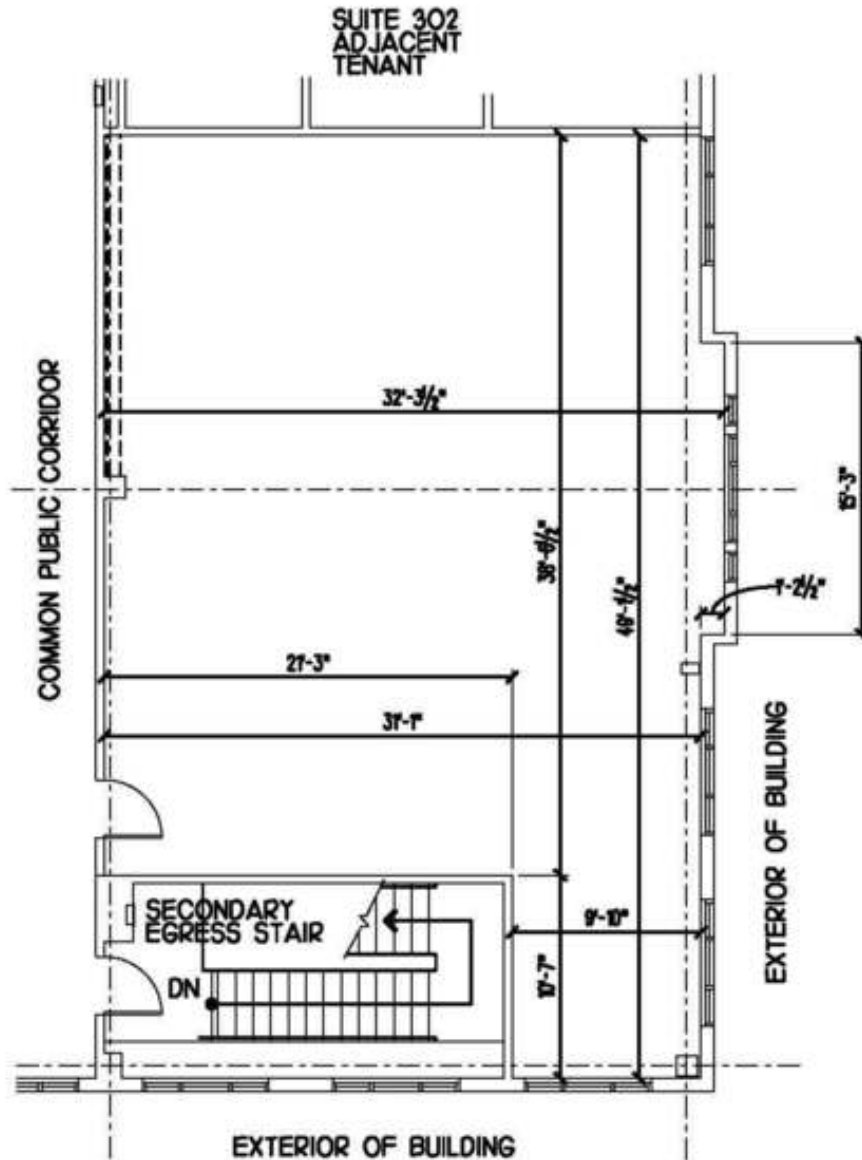


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# FLOOR PLAN - SUITE 301

40 OKATIE CENTER BLVD, SOUTH OKATIE, SC 29909



TENANT AREA: 1,341.6033 SF

SCALE: 1"=10'



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# DEMOGRAPHICS - PAGE 1

40 OKATIE CENTER BLVD, SOUTH OKATIE, SC 29909



## Executive Summary

40 Okatie Center Blvd S, Okatie, South Carolina, 29909  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.29308  
Longitude: -80.94036

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	884	4,293	10,175
2010 Population	1,334	18,038	36,923
2021 Population	1,629	26,086	52,455
2026 Population	1,738	29,557	59,152
2000-2010 Annual Rate	4.20%	15.44%	13.76%
2010-2021 Annual Rate	1.79%	3.33%	3.17%
2021-2026 Annual Rate	1.30%	2.53%	2.43%
2021 Male Population	46.2%	47.8%	48.6%
2021 Female Population	53.8%	52.2%	51.4%
2021 Median Age	70.8	57.6	46.4

In the identified area, the current year population is 52,455. In 2010, the Census count in the area was 36,923. The rate of change since 2010 was 3.17% annually. The five-year projection for the population in the area is 59,152 representing a change of 2.43% annually from 2021 to 2026. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 70.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	93.8%	84.9%	80.6%
2021 Black Alone	4.0%	8.9%	10.0%
2021 American Indian/Alaska Native Alone	0.1%	0.3%	0.3%
2021 Asian Alone	1.1%	1.5%	1.6%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	0.3%	2.5%	5.3%
2021 Two or More Races	0.7%	1.8%	2.2%
2021 Hispanic Origin (Any Race)	1.7%	7.4%	11.7%

Persons of Hispanic origin represent 11.7% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 47.7 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	134	147	139
2000 Households	537	2,105	4,260
2010 Households	790	8,210	15,256
2021 Total Households	951	11,547	21,093
2026 Total Households	1,019	13,000	23,698
2000-2010 Annual Rate	3.94%	14.58%	13.61%
2010-2021 Annual Rate	1.66%	3.08%	2.92%
2021-2026 Annual Rate	1.39%	2.40%	2.36%
2021 Average Household Size	1.59	2.23	2.47

The household count in this area has changed from 15,256 in 2010 to 21,093 in the current year, a change of 2.92% annually. The five-year projection of households is 23,698, a change of 2.36% annually from the current year total. Average household size is currently 2.47, compared to 2.40 in the year 2010. The number of families in the current year is 15,378 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

May 10, 2022

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# DEMOGRAPHICS - PAGE 2

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	18.1%	16.6%	16.9%
<b>Median Household Income</b>			
2021 Median Household Income	\$65,250	\$79,499	\$79,052
2026 Median Household Income	\$69,526	\$85,272	\$84,909
2021-2026 Annual Rate	1.28%	1.41%	1.44%
<b>Average Household Income</b>			
2021 Average Household Income	\$83,028	\$103,840	\$103,713
2026 Average Household Income	\$90,881	\$114,714	\$115,107
2021-2026 Annual Rate	1.82%	2.01%	2.11%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$43,331	\$45,150	\$41,917
2026 Per Capita Income	\$47,607	\$49,503	\$46,341
2021-2026 Annual Rate	1.90%	1.86%	2.03%

### Households by Income

Current median household income is \$79,052 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$84,909 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$103,713 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$115,107 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$41,917 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$46,341 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	142	151	147
2000 Total Housing Units	609	2,330	4,684
2000 Owner Occupied Housing Units	489	1,902	3,653
2000 Renter Occupied Housing Units	48	203	606
2000 Vacant Housing Units	72	225	425
2010 Total Housing Units	940	9,568	17,984
2010 Owner Occupied Housing Units	765	7,238	12,369
2010 Renter Occupied Housing Units	25	972	2,887
2010 Vacant Housing Units	150	1,358	2,728
2021 Total Housing Units	1,091	13,128	24,190
2021 Owner Occupied Housing Units	931	10,122	17,496
2021 Renter Occupied Housing Units	21	1,425	3,596
2021 Vacant Housing Units	140	1,581	3,097
2026 Total Housing Units	1,165	14,687	27,032
2026 Owner Occupied Housing Units	998	11,182	19,536
2026 Renter Occupied Housing Units	21	1,819	4,162
2026 Vacant Housing Units	146	1,687	3,334

Currently, 72.3% of the 24,190 housing units in the area are owner occupied; 14.9% renter occupied; and 12.8% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 17,984 housing units in the area - 68.8% owner occupied, 16.1% renter occupied, and 15.2% vacant. The annual rate of change in housing units since 2010 is 14.08%. Median home value in the area is \$319,039, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.53% annually to \$344,172.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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