### **FOR LEASE**



## RIVERWALK COMMONS

149 RIVERWALK BOULEVARD, UNIT 6 RIDGELAND, SC 29936



CONTACT

**VONNIE MAJEWSKI** 

### PROPERTY OVERVIEW

149 RIVERWALK BOULEVARD, UNIT 6 RIDGELAND, SC 29936



#### **OFFERING SUMMARY**

Available SF:	1,000 SF
Lease Rate:	\$24.00 SF/YR (NN)
NN:	\$350/mo
Zoning:	GC
Market:	Bluffton / Okatie

#### PROPERTY HIGHLIGHTS

- 1.000 SF Office/Retail Unit for Lease
- Explosive Growth Area
- Strong Traffic Counts
- Centrally Located

#### **PROPERTY OVERVIEW**

1,000 SF office unit for lease at Riverwalk Commons. The recently remodeled unit is configured with a large open area that could be used as reception and waiting area or showroom plus three offices, a kitchenette and private restroom. Brand new HVAC and water heater. Ideal for a variety of office, retail and service provider uses.

#### **LOCATION OVERVIEW**

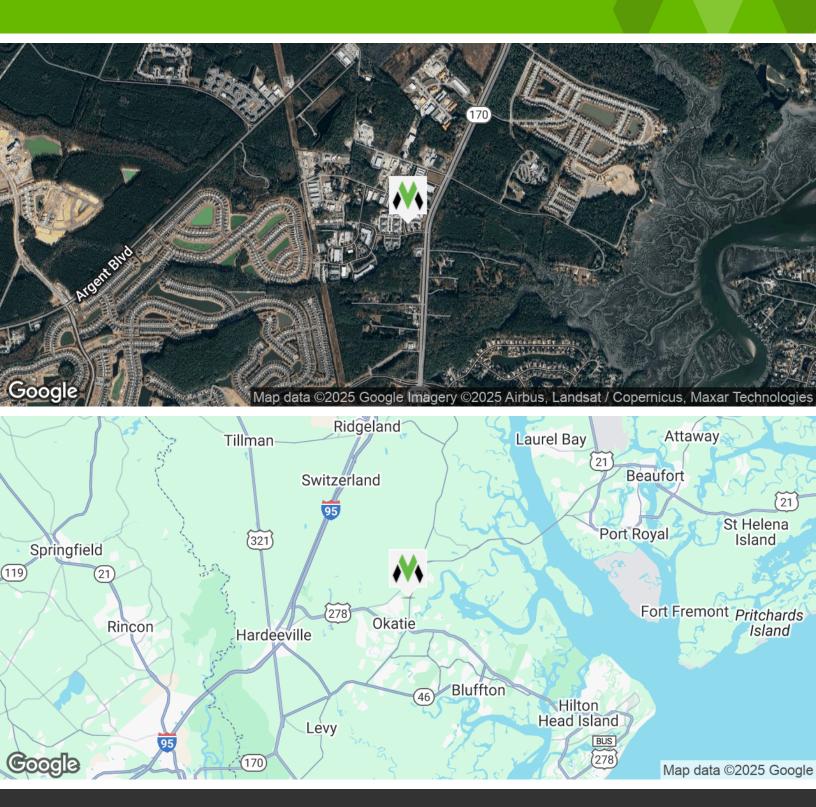
Riverwalk Business Park is located on Highway 170, less than 2 miles from the major Highway 278 interchange, proximate to Sun City Hilton Head (with 17.500 residents, age 50+) and two colleges (University of South Carolina/Bluffton and the Technical College of the Lowcountry). This hightraffic and explosive-growth area is centrally located and just minutes from Beaufort, Bluffton, Hilton Head Island and Savannah. Riverwalk Business Park has a broad tenant mix ranging from light industrial to professional office to retail and restaurant tenants. 2024 traffic counts on Highway 170 exceed 39,000 vpd.





# LOCATION MAPS

149 RIVERWALK BOULEVARD, UNIT 6 RIDGELAND, SC 29936



#### **VONNIE MAJEWSKI**

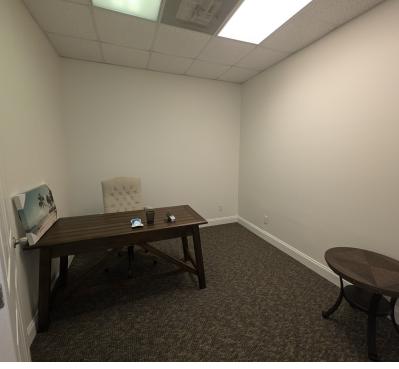


# INTERIOR PICTURES

149 RIVERWALK BOULEVARD, UNIT 6 RIDGELAND, SC 29936









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