

**FOR LEASE**

# RIVERWALK COMMONS

149 RIVERWALK BOULEVARD, UNIT 6 RIDGELAND, SC 29936



**VM** | REAL ESTATE



## CONTACT

**VONNIE MAJEWSKI**

843.338.1799

[vonnie@vmrealestate.com](mailto:vonnie@vmrealestate.com)



FOR LEASE

# 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 high-traffic 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.

VONNIE MAJEWSKI

843.338.1799

vonnie@vmrealestate.com

VM REAL ESTATE | 843.338.1799 | 39 PEARCE RD. BLUFFTON, SC 29910 | VMREALESTATE.COM

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.



VM | REAL ESTATE







FOR LEASE

# INTERIOR PICTURES

149 RIVERWALK BOULEVARD, UNIT 6 RIDGELAND, SC 29936



VONNIE MAJEWSKI

843.338.1799

vonnies@vmrealestate.com

VM REAL ESTATE | 843.338.1799 | 39 PEARCE RD. BLUFFTON, SC 29910 | VMREALESTATE.COM

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.



VM | REAL ESTATE