



Showroom / Warehouse For Lease

53 Persimmon Street, Suite 103
Bluffton, South Carolina 29910

Property Highlights

- Excellent location with direct access to Bluffton Parkway and Sheridan Park for access to Highway 278.
- Very attractive Showroom, Conditioned Warehouse with shelving and 12' x 12" roll up door and two restrooms.
- Great Tenant Mix including; Play Custom Home Technology, All Four Paws, Rejuvenate Health, and Silhouette Hair Studio.

Offering Summary

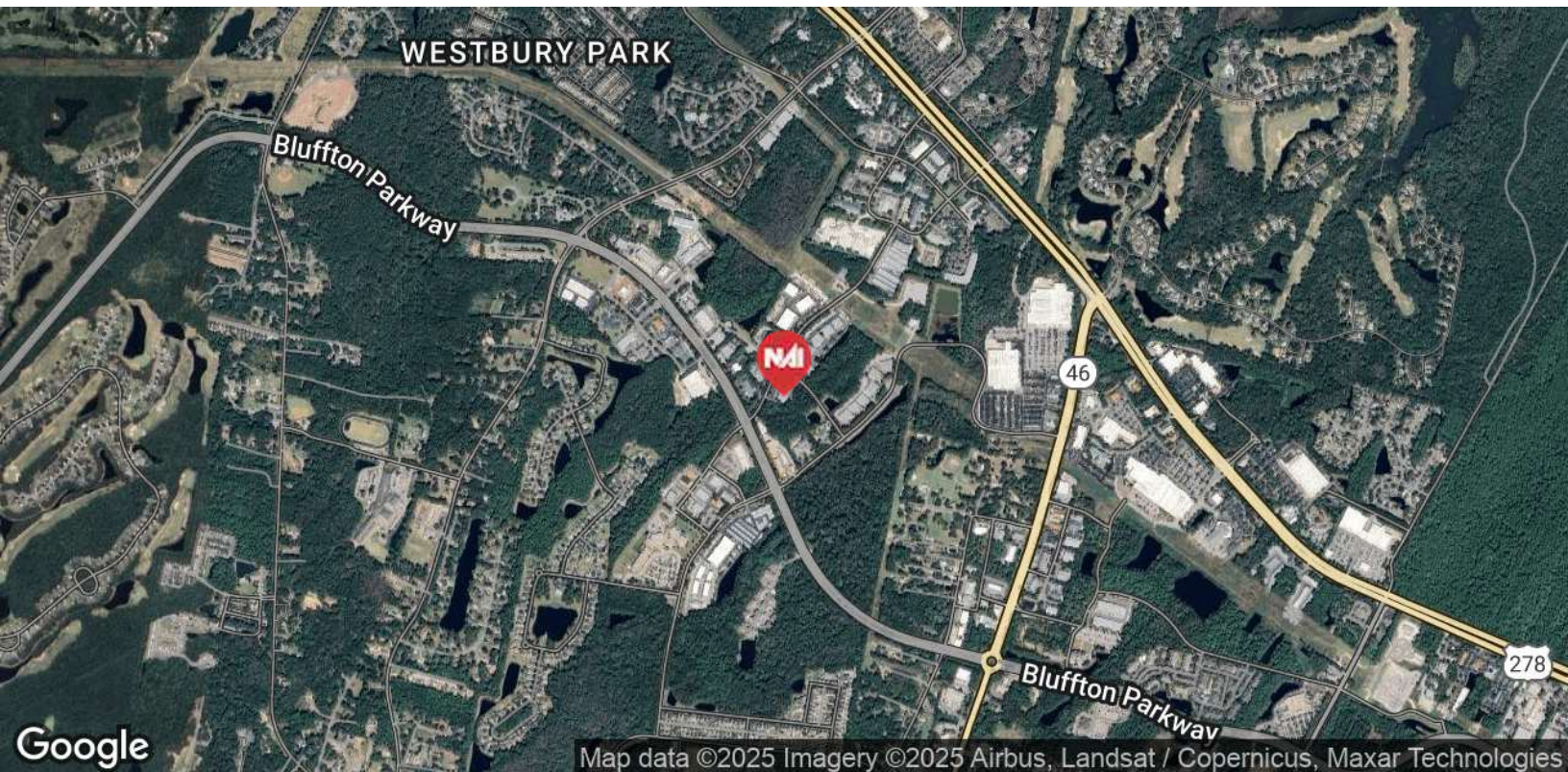
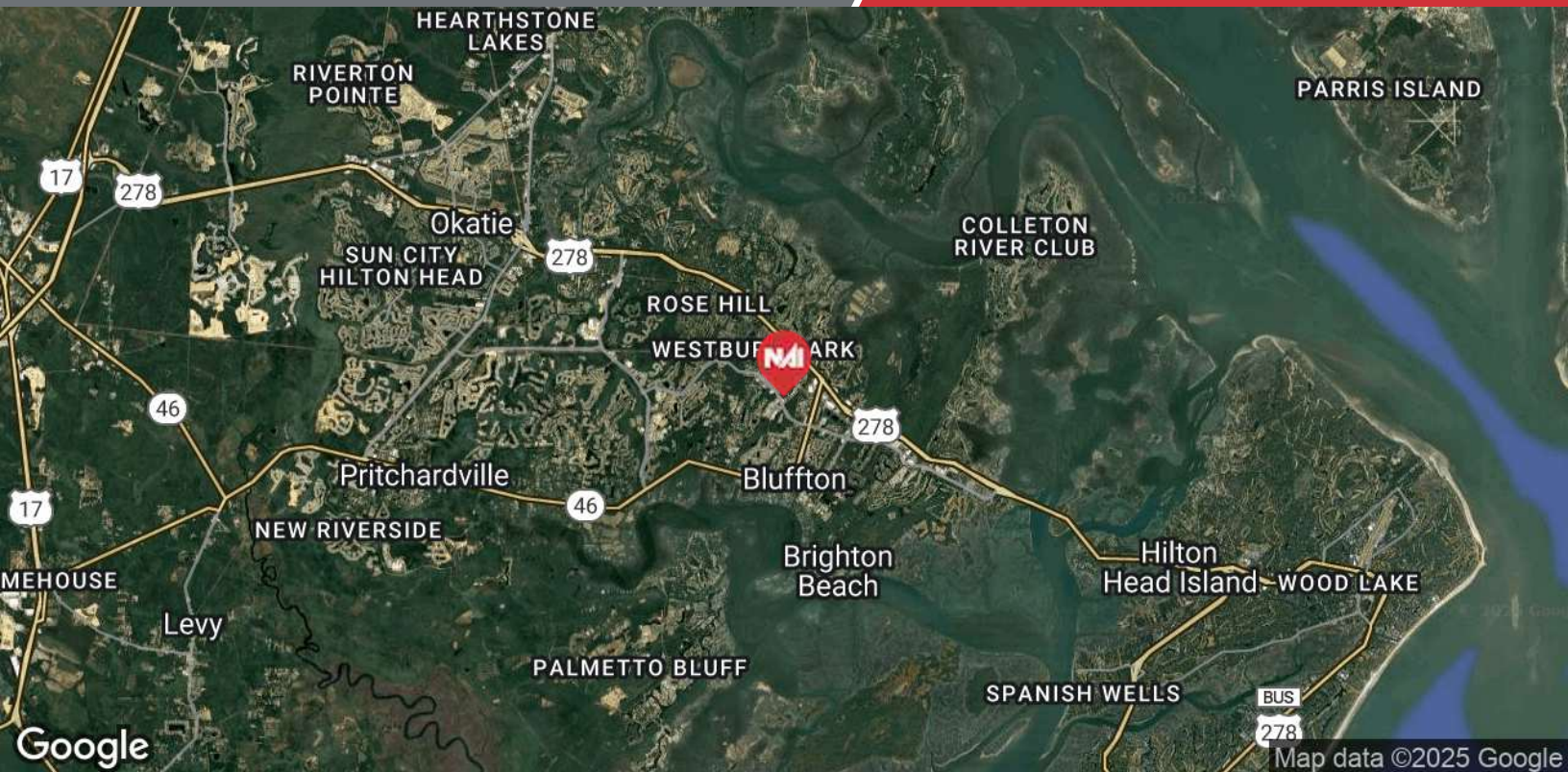
Approx. Square Feet:	3,539 SF
Initial Term:	5 Years
Annual Base Rent for Year 1:	\$21.00 PSF (NNN)
Increase to Base Rent:	3% Annually
2025 Estimated Annual NNN Budget:	\$4.00 PSF
Power:	In Tenant's Name

For More Information

Baker Wilkins

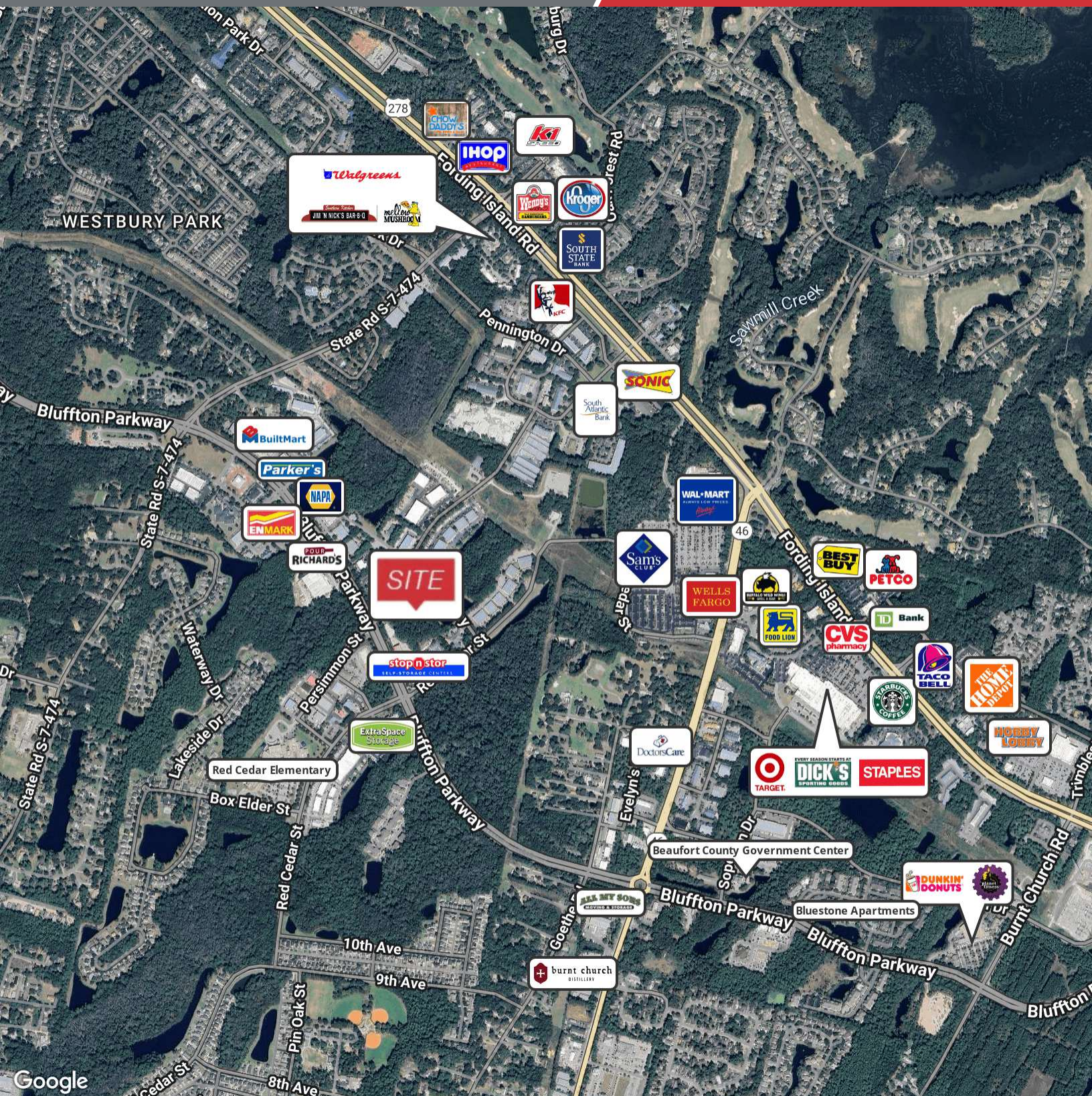
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baker@naicarolinacharter.com



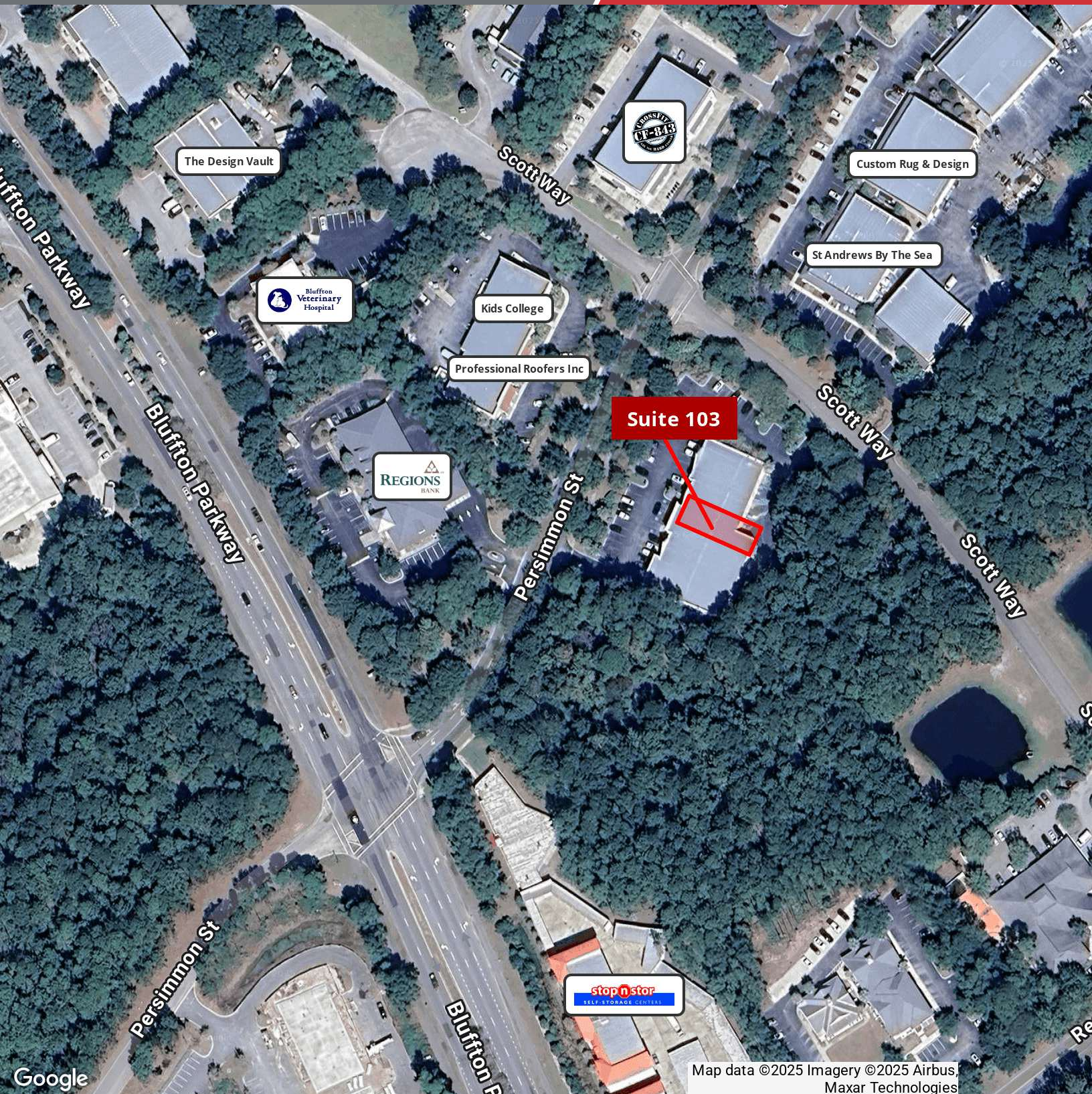
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1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



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