

FOR SALE

OFFICE/RETAIL CONDO FOR SALE

149 RIVERWALK BLVD, UNIT 10 RIDGELAND, SC 29936



VM | REAL ESTATE



CONTACT

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FOR SALE

PROPERTY OVERVIEW

149 RIVERWALK BLVD, UNIT 10 RIDGELAND, SC 29936



OFFERING SUMMARY

Sale Price:	\$454,650
Available SF:	1,250 SF
Zoning:	GC
Market:	Bluffton / Okatie

PROPERTY HIGHLIGHTS

- Retail / Office Condo For Sale
- Can be Combined with Adjacent Unit for Larger Users
- Explosive Growth Area
- Great For Owner/Users or Investors
- Good Visibility
- Ample Parking

PROPERTY OVERVIEW

Office/retail condominium available for sale in Riverwalk Commons, offering an excellent opportunity to own your own office, or a great opportunity for an investor looking for a property in a high demand area. This prime end-cap is 1,250 SF and has a functional layout including a reception and waiting area, six private offices, (one office includes a sink and could easily be utilized as a breakroom) and a restroom. The space provides considerable natural light, with windows across the front and down one side of the building. The layout is well suited for a variety of professional office users. The unit will be vacant upon sale, making the space available for immediate occupancy.

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. Traffic counts on Highway 170 exceed 39,000 vpd. 2026 demographics confirm a population of approximately 46,500 residents within a five-mile radius with average household incomes of \$141,000.

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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.

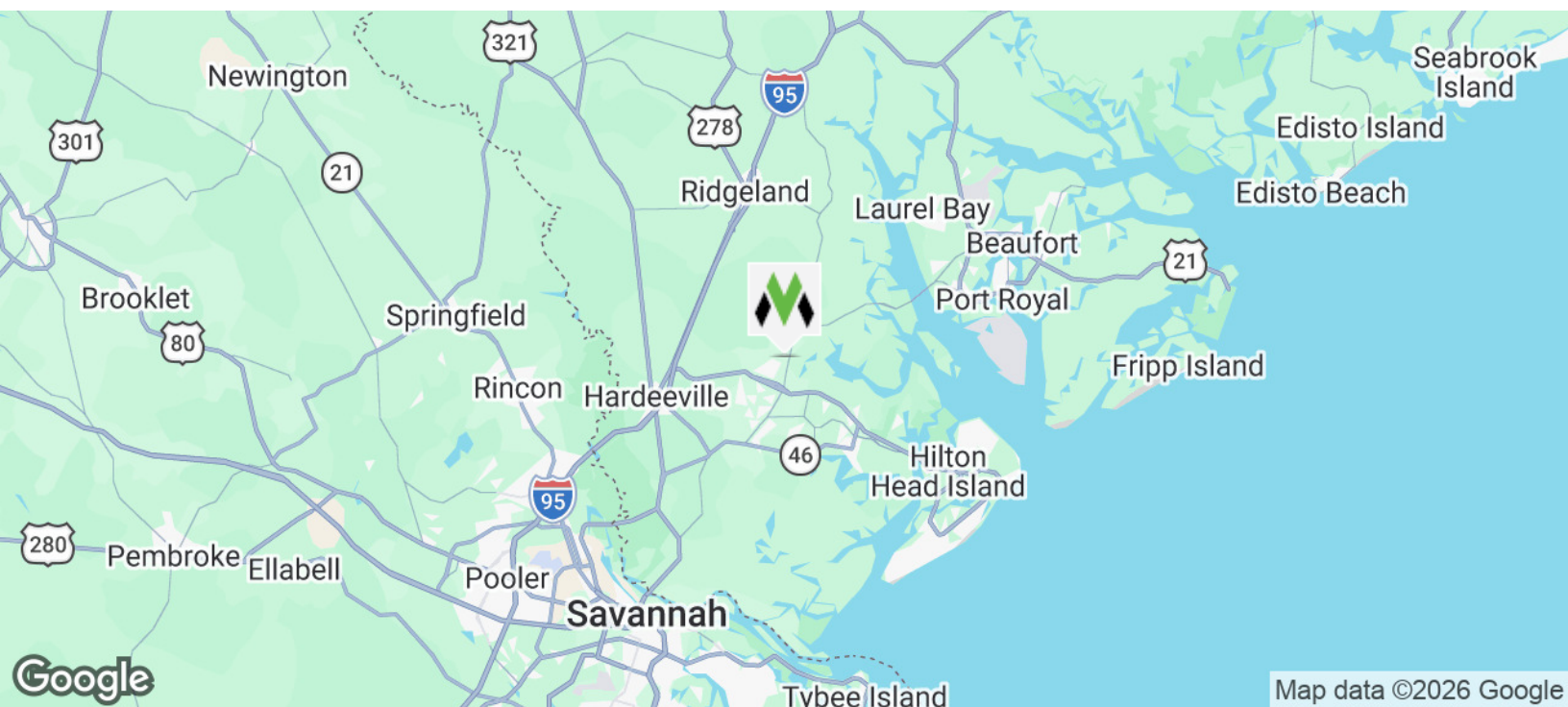
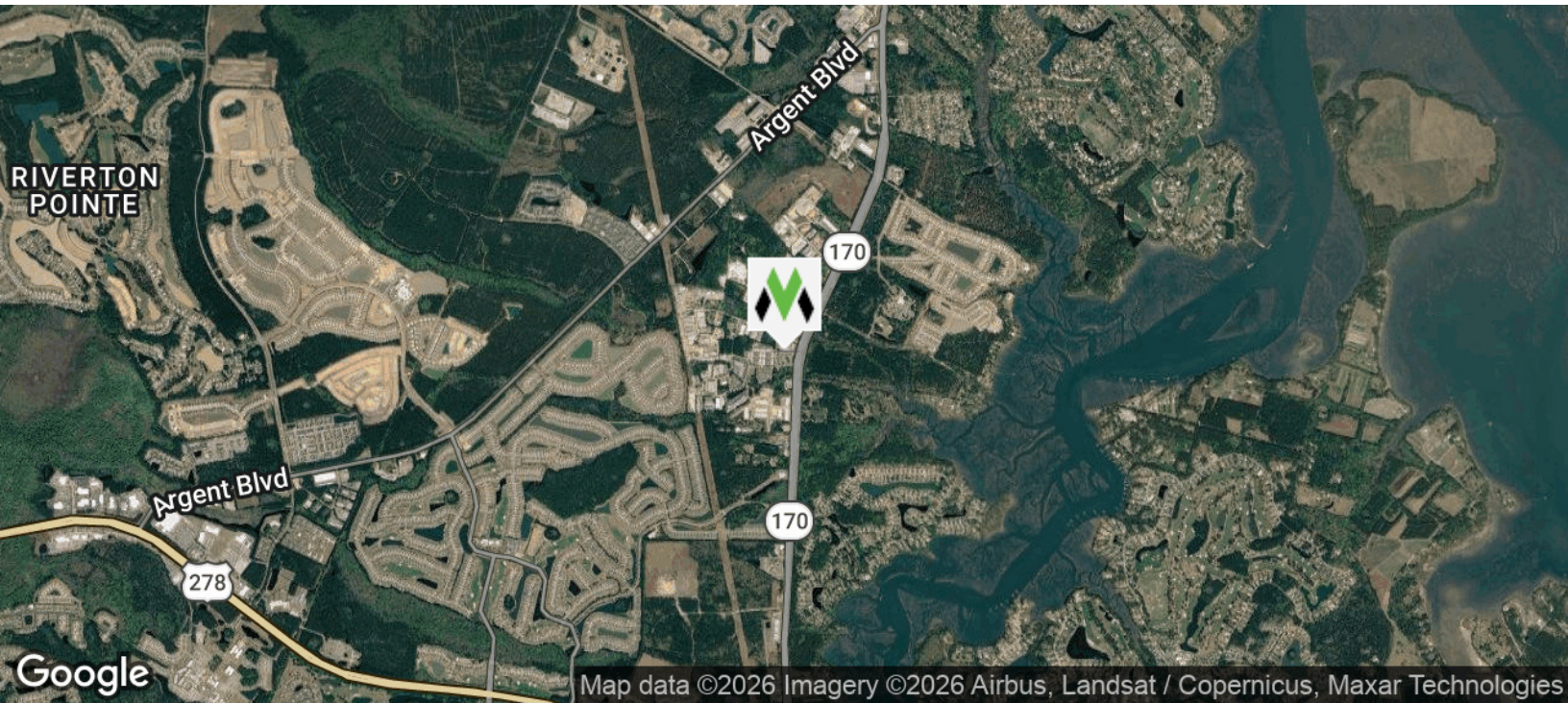


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LOCATION MAPS

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INTERIOR PICTURES

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