


**FOR LEASE**

## HAZZARD CREEK FLEX / RETAIL UNITS

6637 NORTH OKATIE HIGHWAY RIDGELAND, SC 29936



**VM** REAL ESTATE 



### CONTACT

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# PROPERTY OVERVIEW

6637 NORTH OKATIE HIGHWAY RIDGELAND, SC 29936



## OFFERING SUMMARY

Available SF:	2,400 SF
Lease Rate:	\$22.00 SF/YR (NNN)
NNN:	\$4.00/SF
Market:	Bluffton / Hilton Head / Beaufort

## PROPERTY HIGHLIGHTS

- 2,400 SF Flex Unit For Lease
- Available Immediately
- Great visibility
- Central location - access to anywhere in the market within minutes

## PROPERTY OVERVIEW

2,400 sf flex unit available immediately. The 2,400 sf is in the existing building which is part of a 30,000 sf development of new flex / retail buildings fronting Highway 170 at Hazzard Creek. The project, at completion, will include three buildings, situated on 3.54 acres with bay sizes ranging from 2,400 sf. Each bay will be configured with a small conditioned office and the balance consisting of wide open warehouse with a roll up door. Spaces can accommodate office and/or retail with additional build out. This development is Ideal for any contractor or service retailer looking for flex space with high visibility in a central location, providing access to anywhere in the market within a few minutes drive.

## LOCATION OVERVIEW

Situated on Highway 170 at Hazzard Creek in the Okatie area of South Carolina. While the property has a Ridgeland zip code, the area is considered Okatie and is centrally located between Bluffton and Beaufort, allowing easy access throughout the market in just a few minutes drive. 2025 demographics confirm a population of approximately 32,000 residents within a fifteen minute drive with annual household incomes of approximately \$106,000. Tremendous growth market with 2025 traffic counts of approximately 31,000 vpd in front of the property .

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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.



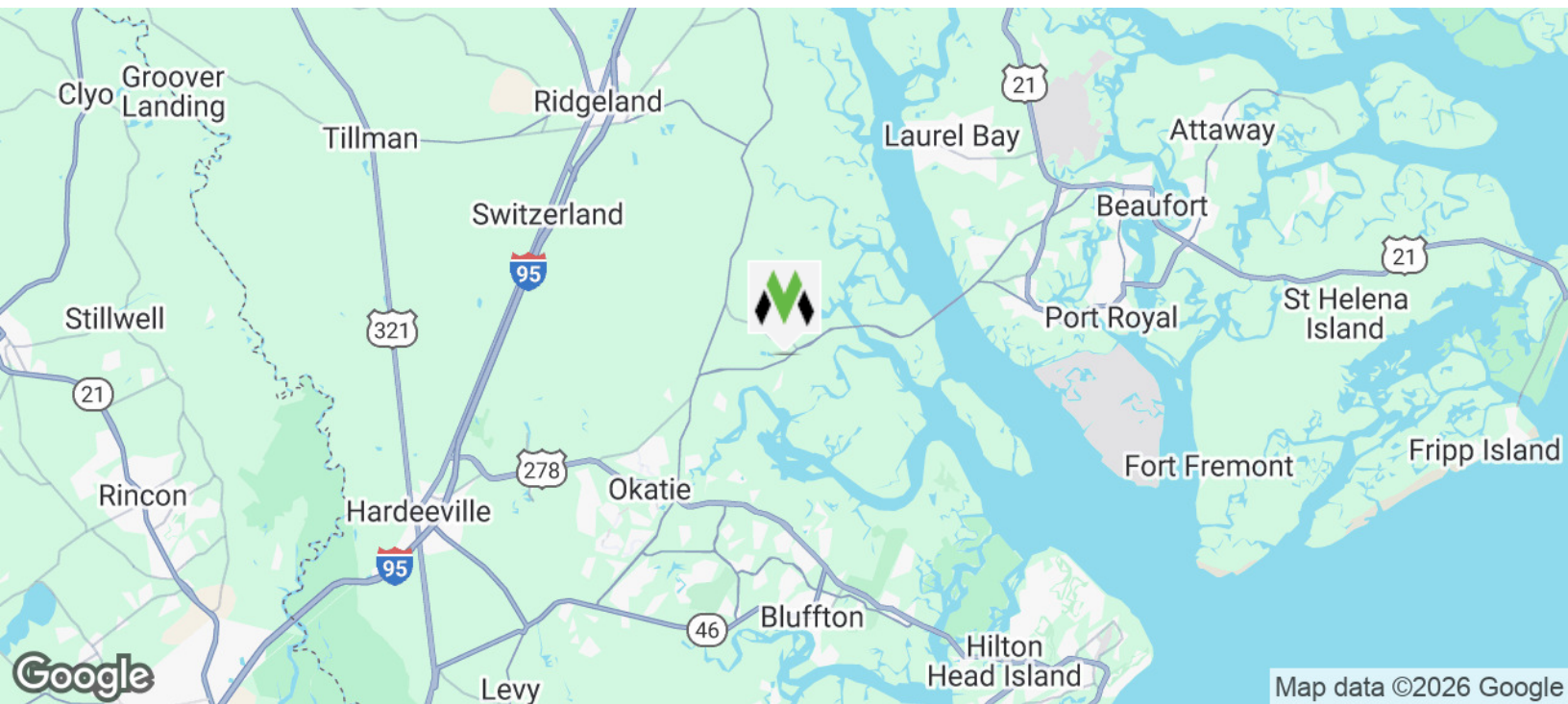
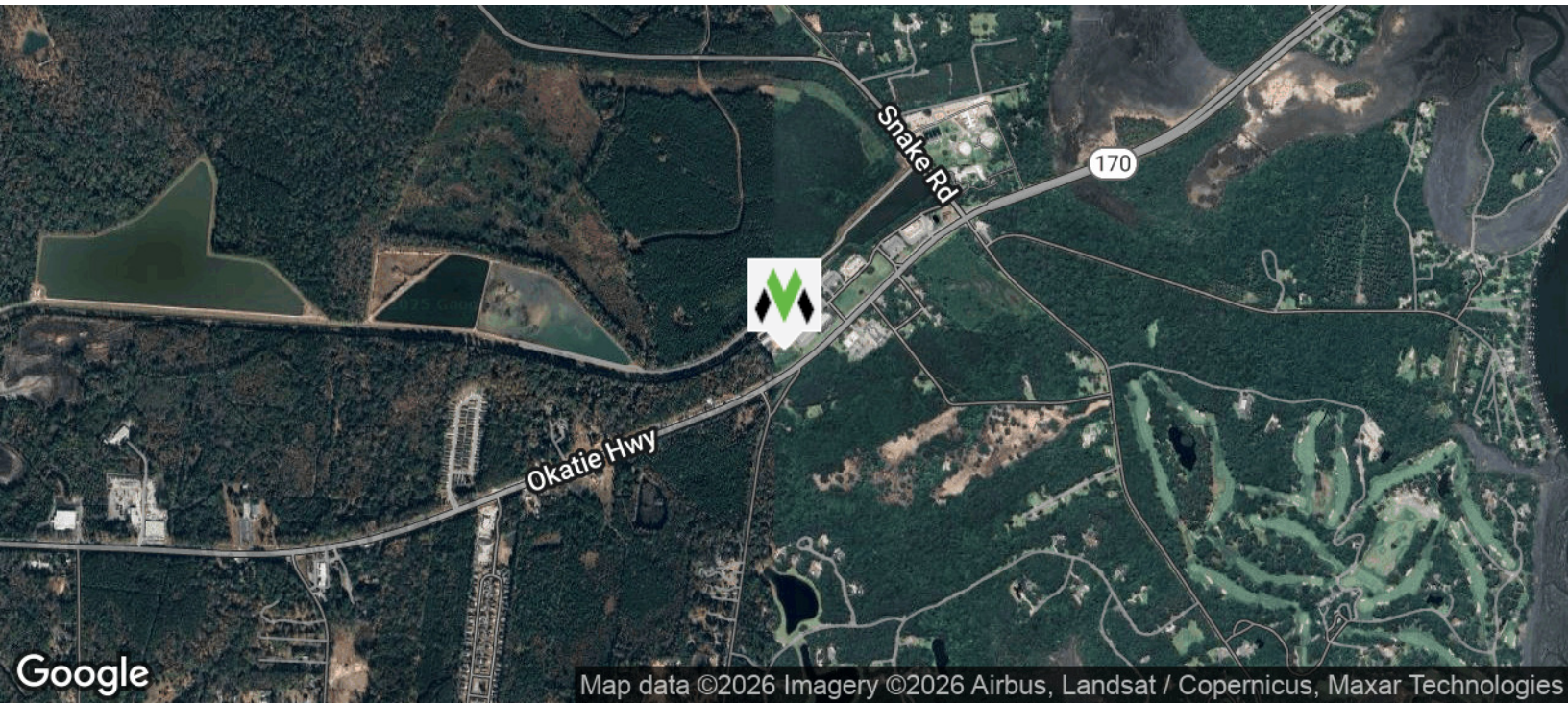
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# LOCATION MAPS

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# SITE PLAN

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