

**FOR SALE**

## OFFICE / BANK BUILDING FOR SALE

3 CLARK SUMMIT DRIVE BLUFFTON, SC 29910



**VM** | REAL ESTATE



### CONTACT

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# PROPERTY OVERVIEW

3 CLARK SUMMIT DRIVE BLUFFTON, SC 29910



## OFFERING SUMMARY

Sale Price:	\$1,975,000
Total SF:	9,387 SF
Year Built:	2000
Zoning:	PUD
Market:	Bluffton

## PROPERTY HIGHLIGHTS

- Class A Office Building For Sale
- Full Bank Infrastructure In Place
- Well Maintained and Nicely Appointed
- Central Business District Location
- Generating Income Upstairs

## PROPERTY OVERVIEW

Two story, Class A office building for sale in the center of Bluffton. The ground floor was recently occupied by a bank and the complete bank infrastructure remains in place, including drive thru lanes. The functional layout could accommodate most professional office uses with minor modifications. The second floor is leased to two tenants - one is month to month and the other lease goes through 11/30/28. Both suites are ideal for most office uses and present a great opportunity to increase income. The second floor is served by an elevator. Property has been well maintained and is being offered below replacement costs.

## LOCATION OVERVIEW

The Plaza at Belfair is located on Highway 278 in Bluffton's central business district and main retail corridor. This is a dynamic growth market with traffic counts exceeding 50,300 vehicles per day. Demographics confirm 45,524 residents within a five mile radius with average household incomes of approximately \$132,000. This central location is easily accessible to customers throughout Beaufort and Jasper counties and less than 30 minutes from Savannah.

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# PROPERTY AERIAL

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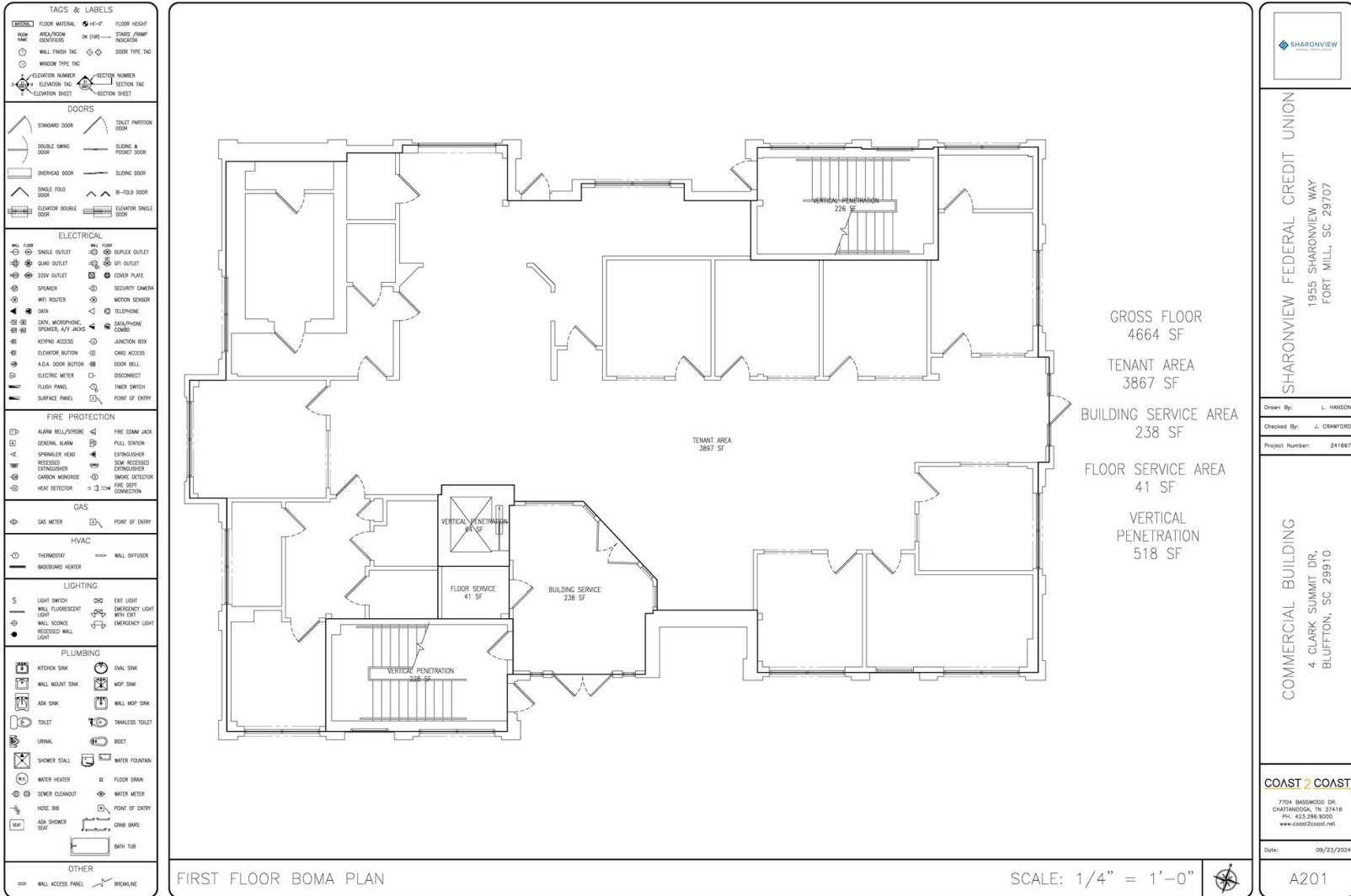


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# FLOOR PLAN - FIRST FLOOR

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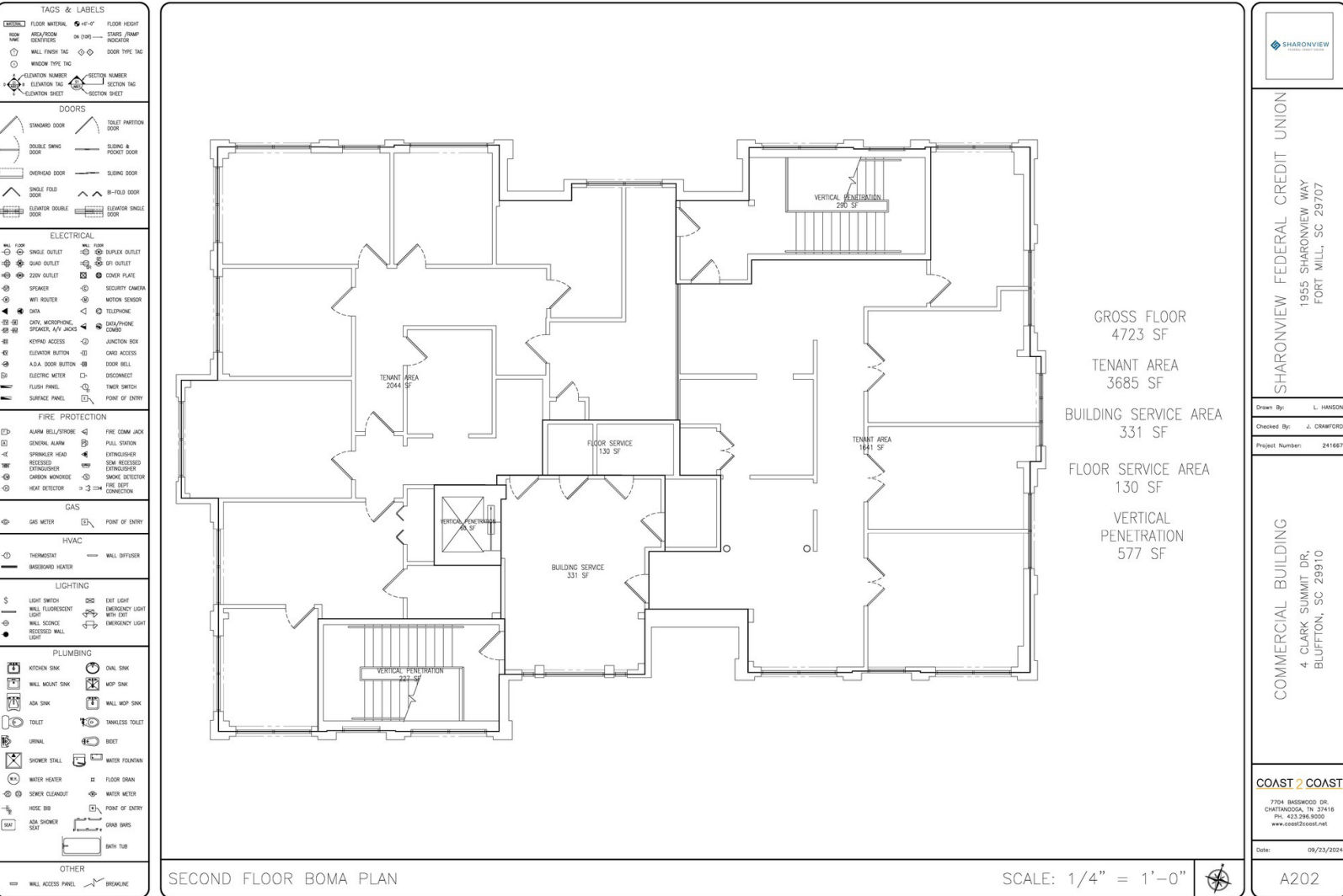
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# FLOOR PLAN - SECOND FLOOR

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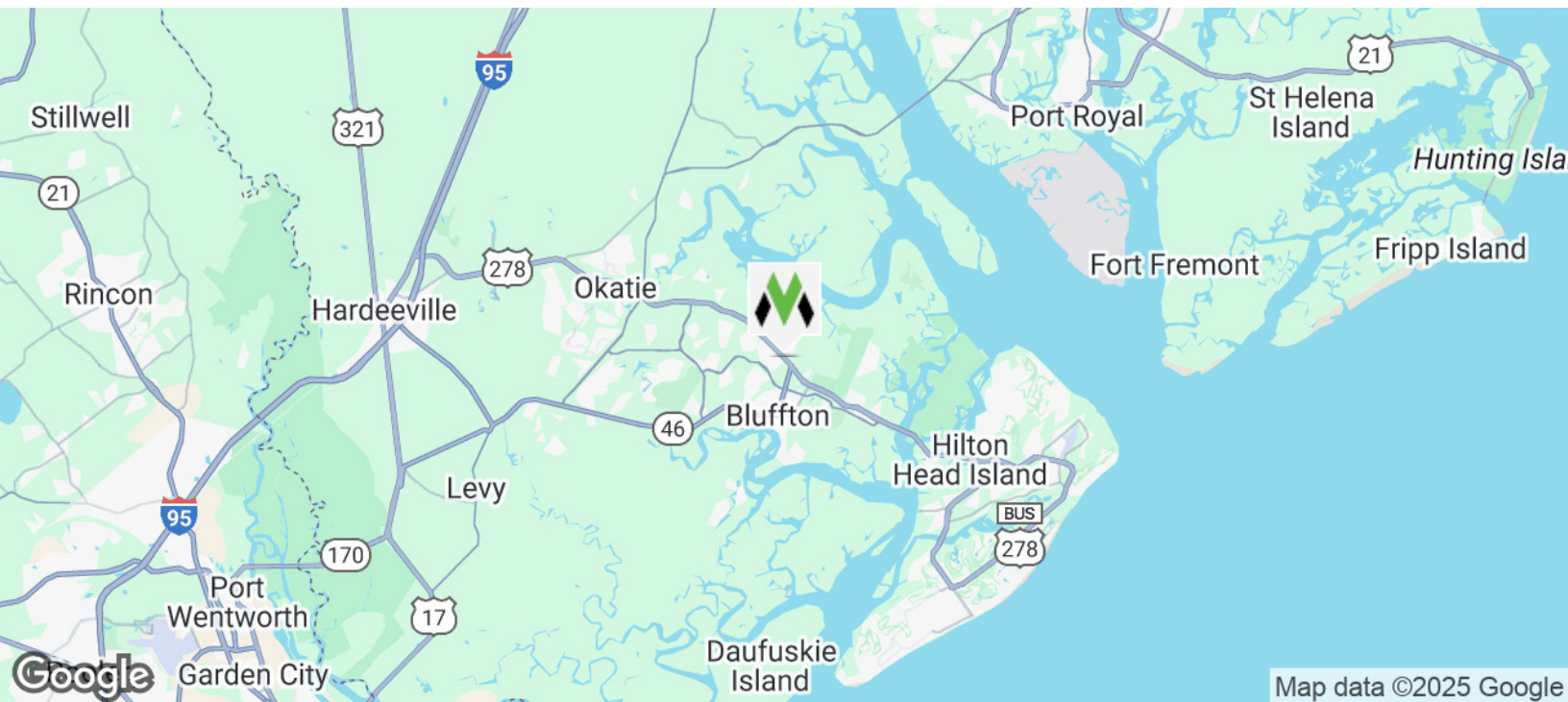
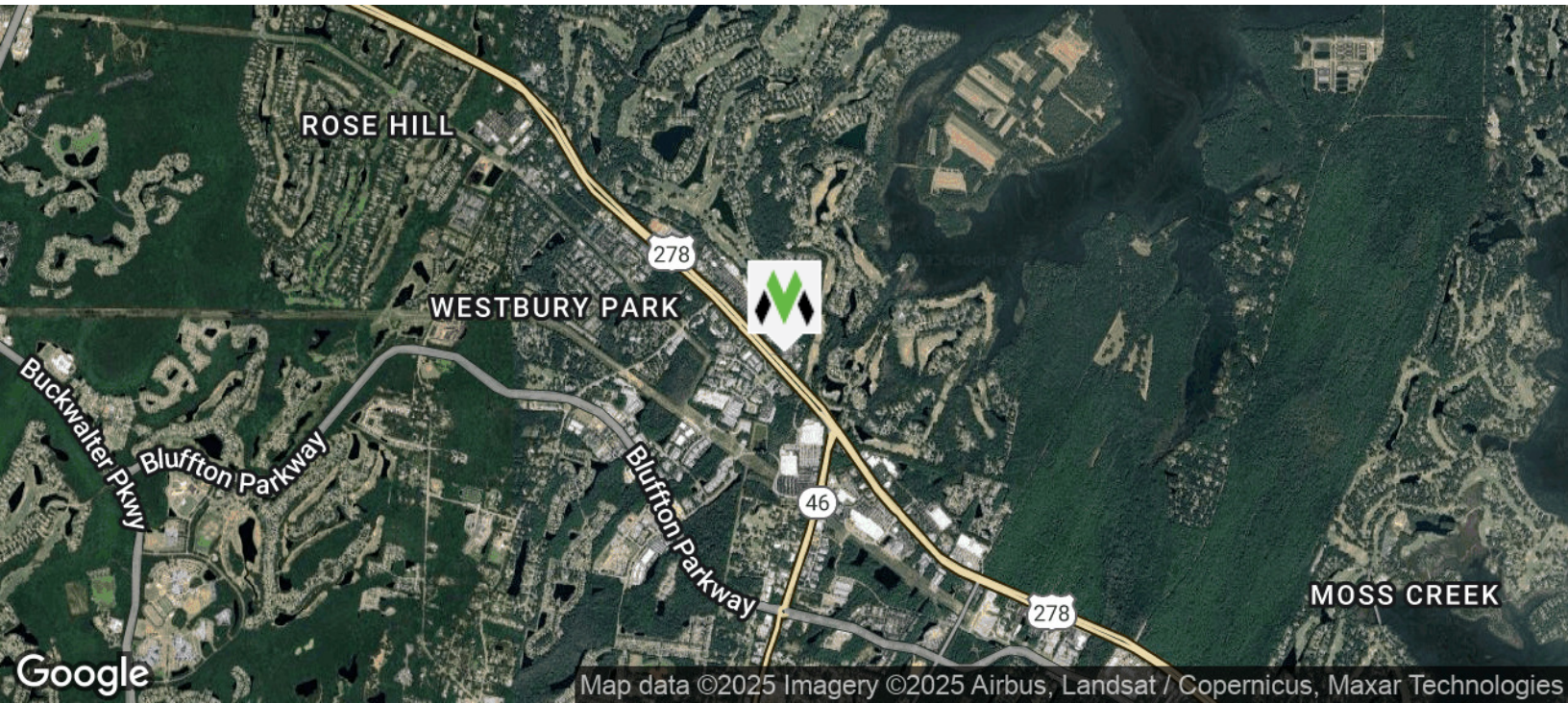
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# LOCATION MAPS

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# RETAIL AERIAL

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# PICTURES

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