





## Office Pad Fronting Bluffton Parkway

4810 Bluffton Parkway  
Bluffton, South Carolina 29910

### Property Highlights

- Great frontage on Bluffton Parkway
- Centrally located in the heart of Bluffton
- Pad 2 is between newly constructed offices of Bishop Eye Center and Beaufort Orthopedics Sport and Spine and Physical Therapy
- Located in the same complex as Palmetto Medical Group
- Building plans available to buyer

### Offering Summary

Sale Price:	\$790,000
Capacity:	Up to +/- 6,378 SF
Zoning:	Hamlet Center Open (T4HCO)
Approved Use:	Professional Office
Development Total SF:	57,284
Parking Spaces:	261

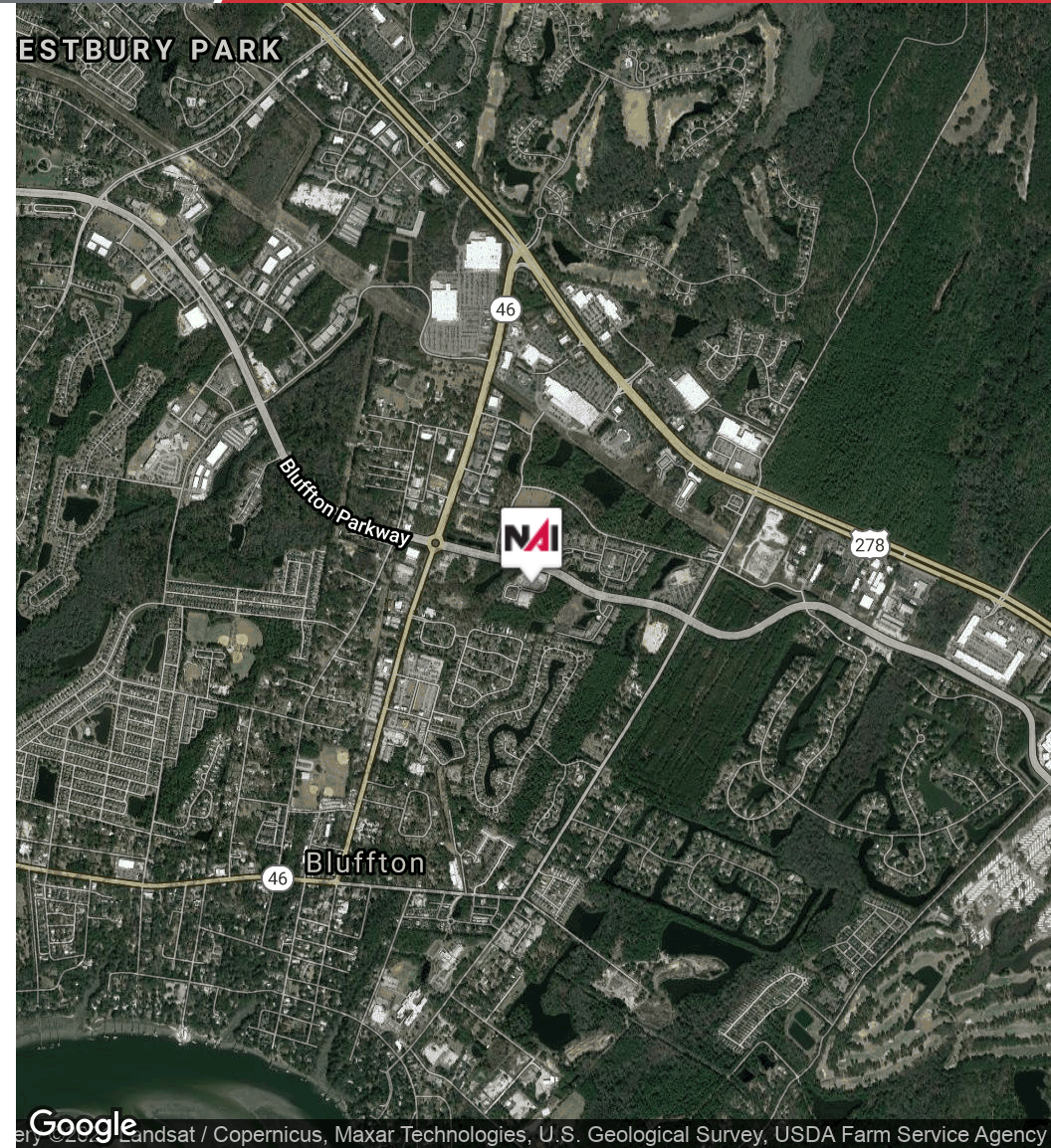
### For More Information

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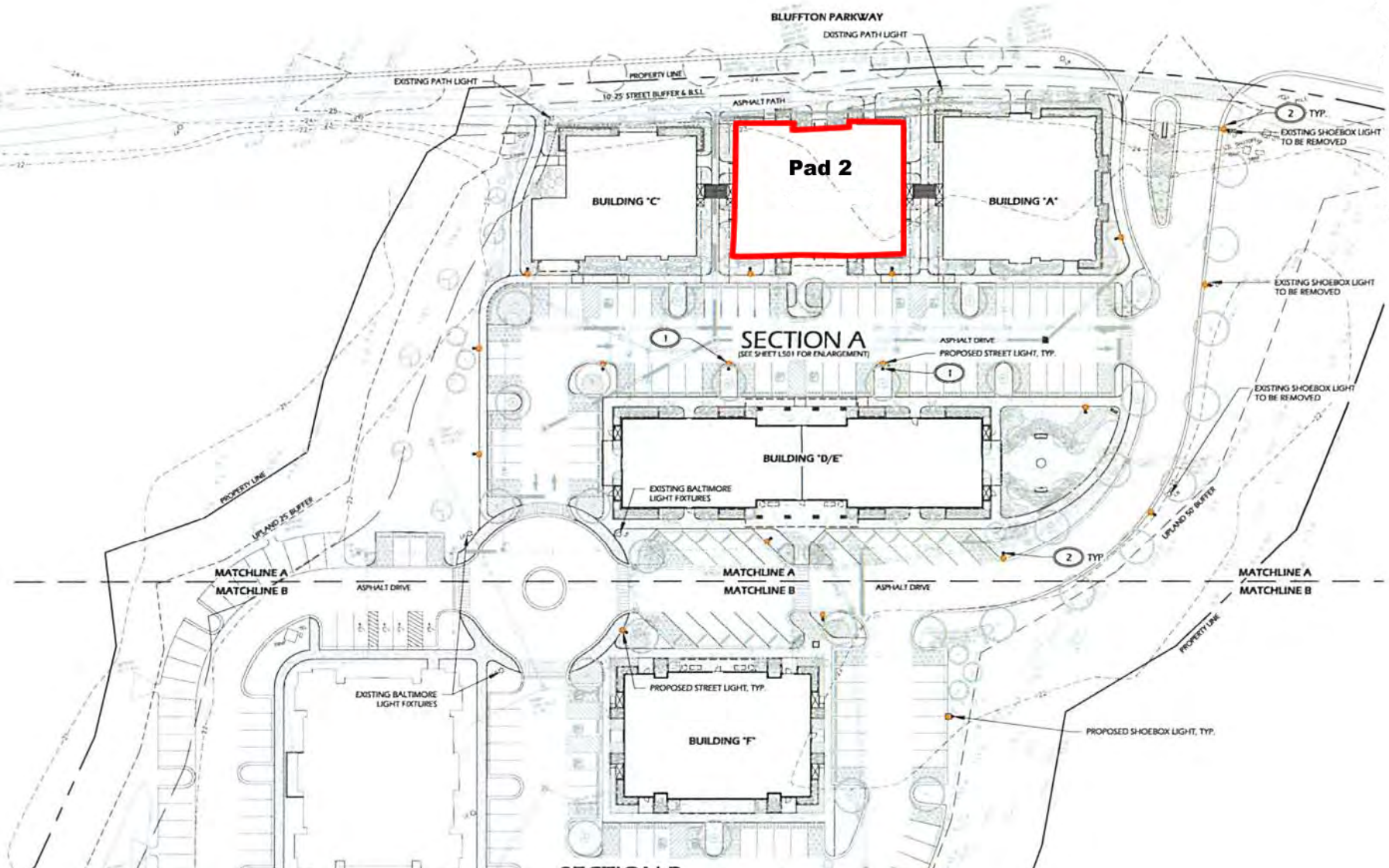
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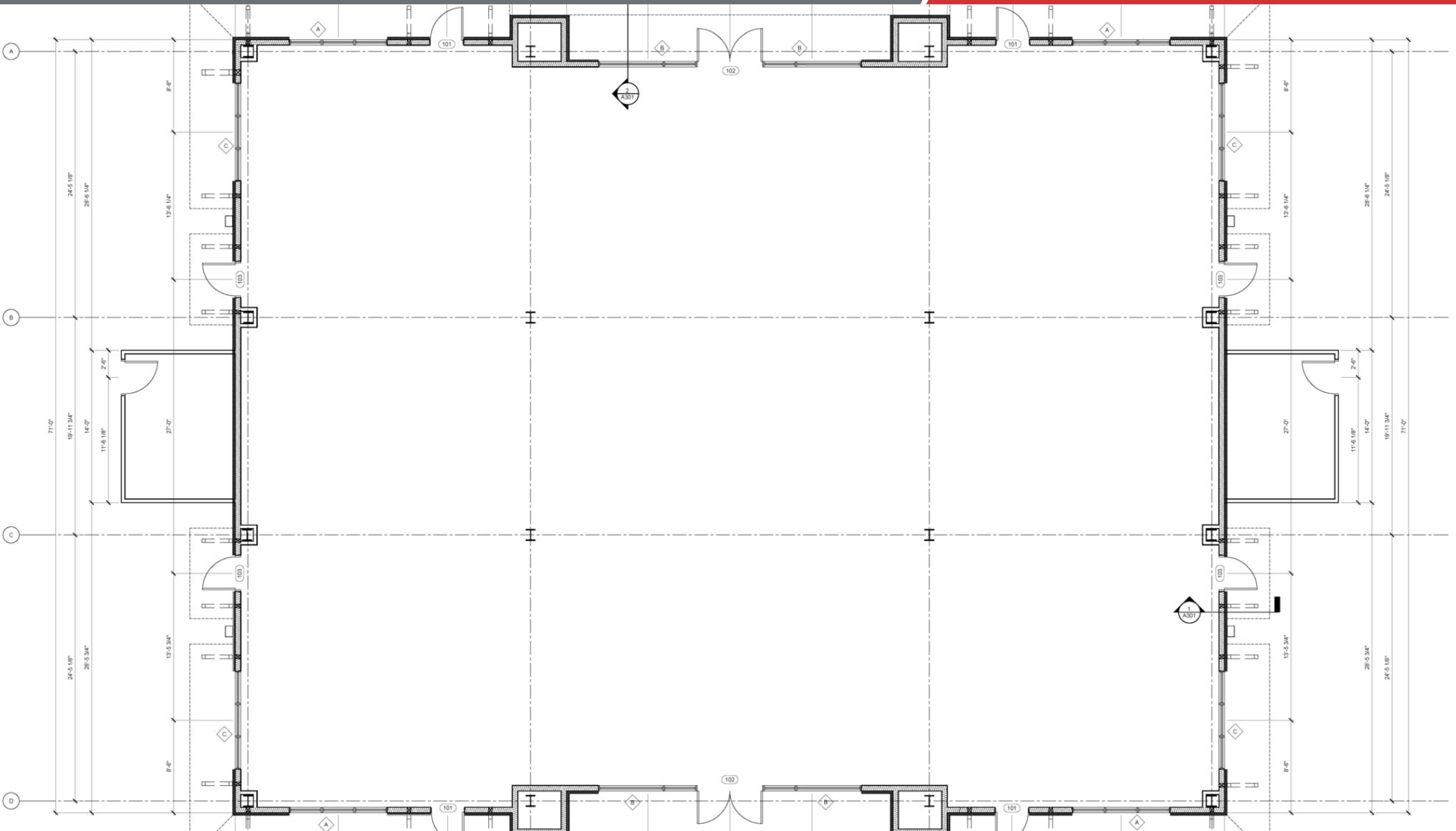






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<b>Population</b>	<b>5 Miles</b>	<b>15 Miles</b>	<b>30 Miles</b>
Total Population	29,000	126,764	481,547
Average age	35.8	43.2	37.7
Average age (Male)	35.9	42.7	36.7
Average age (Female)	35.5	43.4	38.6

<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>15 Miles</b>	<b>30 Miles</b>
Total households	11,146	52,158	188,373
# of persons per HH	2.6	2.4	2.6
Average HH income	\$77,210	\$84,078	\$67,710
Average house value	\$337,635	\$382,216	\$295,537

\* Demographic data derived from 2010 US Census

