MYRTLE PARK BUSINESS SUITES

3,000+ SF Office/Flex Units

Located directly behind County Admin Building on Bluffton Parkway in Bluffton, South Carolina



Brand new flex space available for sale or lease in the heart of Bluffton, located just off of Hilton Head Island

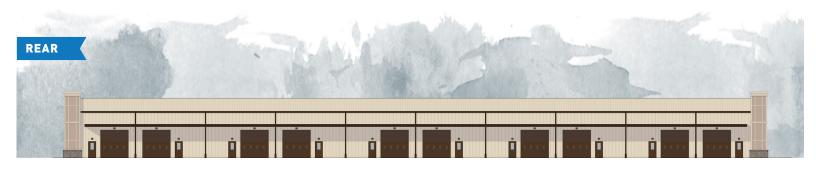
- ► FOR SALE: Each 3,000 square foot shell is being marketed for sale at \$450,000 (end units \$499,000), which includes slab, electric, water/sewer stub-ups, insulated ceiling, and demising wall.
- ► FOR LEASE: All units are being marketed at \$20/SF NNN with a \$10/SF tenant improvement allowance (per *improved* square foot).
- Concessions available for those needing more than one 3,000 SF unit.
 - Centrally-located with easy access to major transportation routes.
 - 2nd fastest-growing town in South Carolina with an award-winning quality of life.
 - Strong local workforce, including nearby universities and 2,100 exiting military annually.

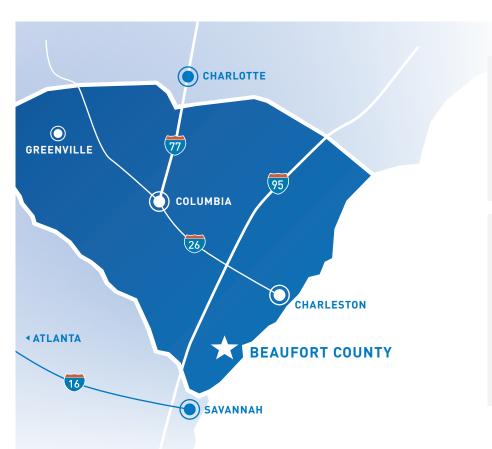












DEMOGRAPHIC SNAPSHOT

DRIVE TIME POPULATION WORKFORCE 30 minutes 141,834 69,155 45 minutes 265,994 128,969 301,479 60 minutes 598,678

DRIVE TIMES FROM SITE

Interstate-95: 22 minutes Port of Savannah: 35 minutes Port of Charleston: 2 hours Savannah Int'l Airport: 40 minutes Charleston Int'l Airport: 2 hours Hilton Head Airport: 17 minutes

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your **business**. Good for your **soul**.













