

FOR SALE

119 Persimmon St  
Bluffton, SC 29910

# 9,181 SF Retail Property



CLASS A BUILDING WITH RECENT ZONING APPROVAL TO HOST EVENTS

## SALE PRICE

# \$3,500,000

- ▶ Property built in 2023 consists of approximately ±9,100 square feet with 28 parking spaces.
- ▶ Building features modern touches such as Italian porcelain tile floors, a client bar and lounge, floor-to-ceiling hurricane glass windows.
- ▶ The owners recently received zoning approval to host events and have started bookings.

- Centrally-located with easy access to major transportation routes.
- Strong local workforce, including nearby universities and 2,100 exiting military annually.
- Award-winning quality of life — Beaufort named one of the best small towns in America by *Travel & Leisure* magazine.



**PARCEL OUTLINE**



**DEMOGRAPHIC SNAPSHOT**

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	109,765	56,065
45 minutes	289,351	159,690
60 minutes	488,504	281,945

Source: ESRI, November 2024

**DRIVE TIMES FROM SITE**

Interstate-95:	20 minutes
Port of Savannah:	40 minutes
Port of Charleston:	65 minutes
Savannah Int'l Airport:	40 minutes
Charleston Int'l Airport:	65 minutes
Hilton Head Airport:	35 minutes

BEAUFORT COUNTY, SOUTH CAROLINA

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



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