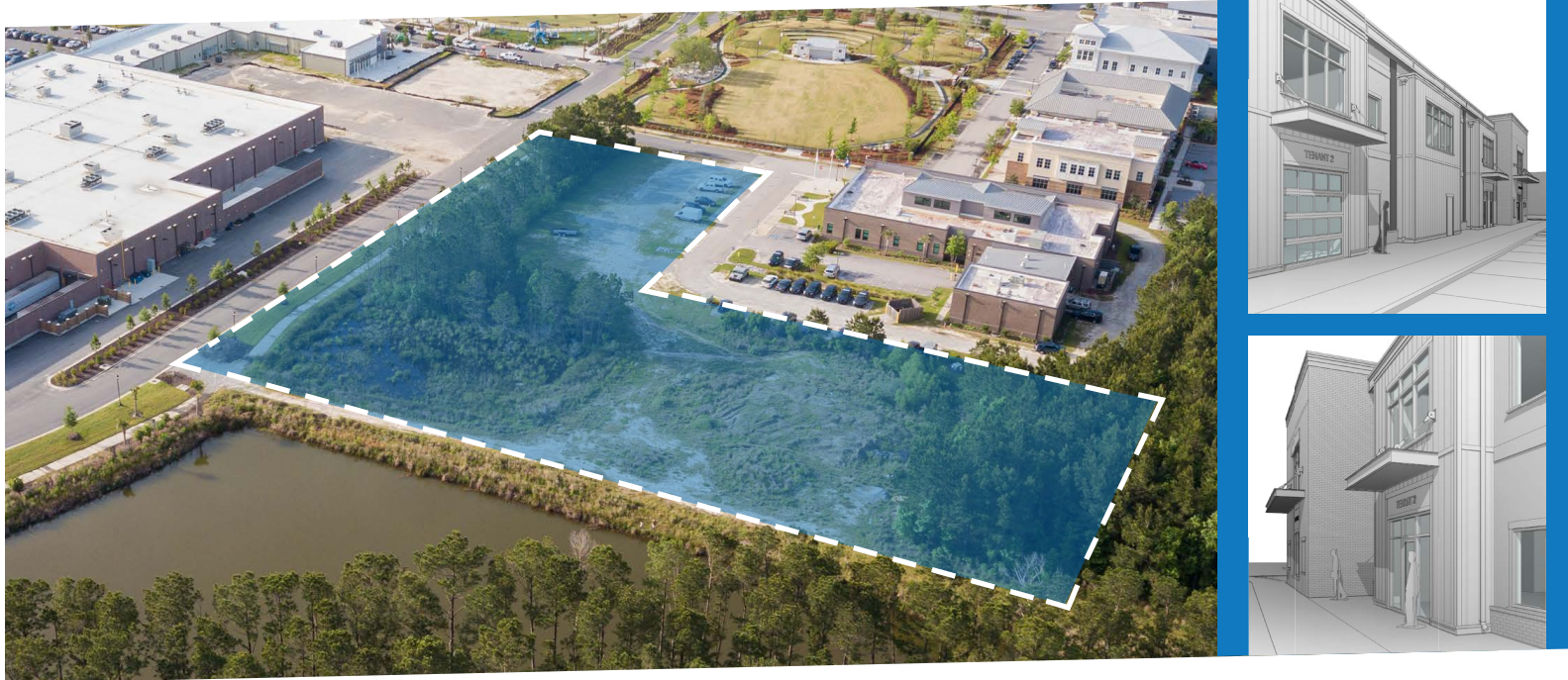


SPACE AVAILABLE FOR LEASE

Bluffton Pkwy & Buckwalter Pkwy
Bluffton, SC 29910

Buckwalter Place Commerce Park



(2) Tenant Spaces Available for Office/Flex Development in the Heart of Bluffton, Located Just Off of Hilton Head Island

- ▶ Buckwalter Place is a 94 acre multi-county business park located in the geographic center of Bluffton.
- ▶ Equidistant from Savannah to the south, Beaufort to the north, Hilton Head Island to the east, and I-95 to the West.
- ▶ Available spaces:
 - Tenant 1: 1,380 sq ft available
 - Tenant 2: 1,200 sq ft available

- 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 900 exiting military annually.



MASTER PLAN



- A** RETAIL
- B** RESTAURANT OUTPARCELS
- C** FUTURE DEVELOPMENT
- D** TOWN OF BLUFFTON COMMERCE PARK FUTURE DEVELOPMENT
- E** ST. JOSEPH'S CANDLER FUTURE DEVELOPMENT

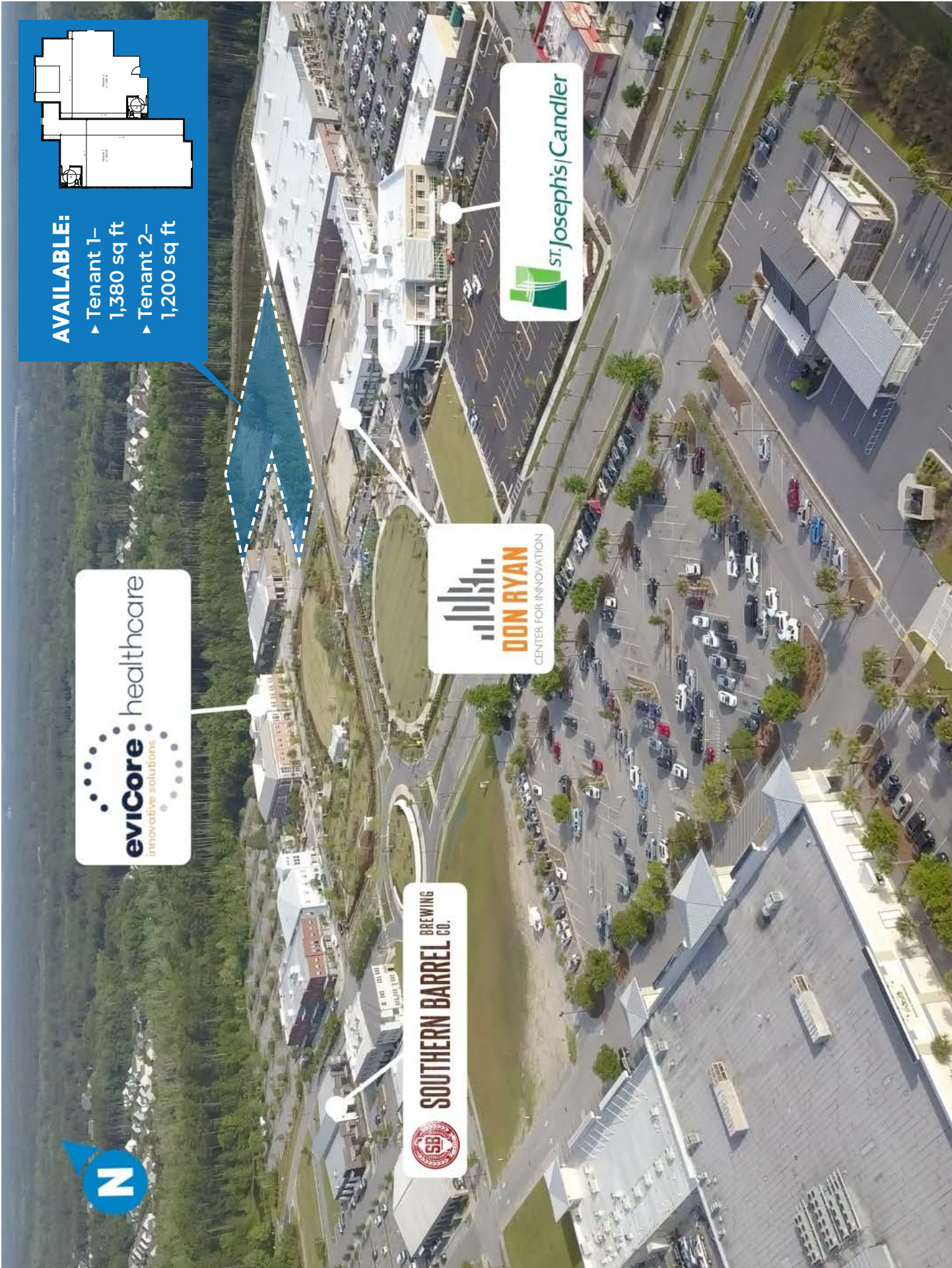
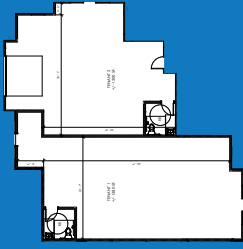



SOUTHERN BARREL CO.
BREWING

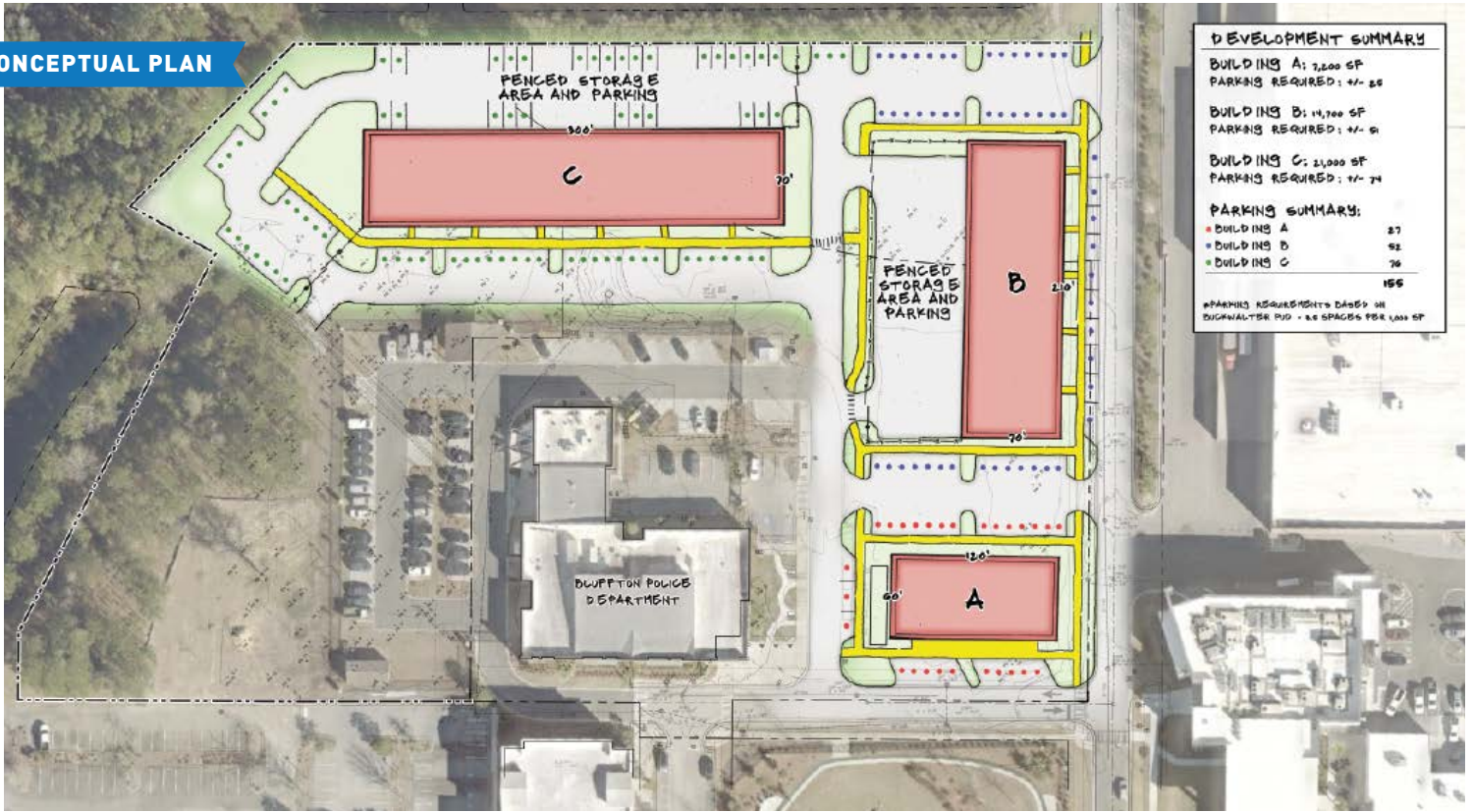


AVAILABLE:

- ▶ Tenant 1-
1,380 sq ft
- ▶ Tenant 2-
1,200 sq ft



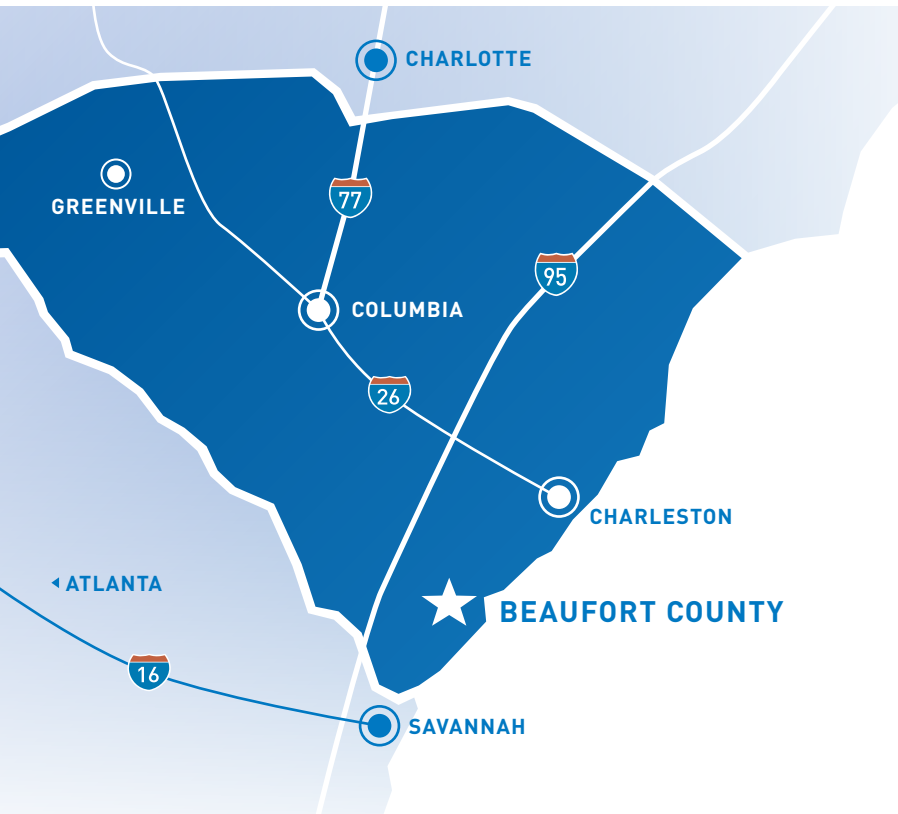
CONCEPTUAL PLAN



DEVELOPMENT SUMMARY

BUILDING A:	2,000 SF
PARKING REQUIRED:	47- 50
BUILDING B:	14,700 SF
PARKING REQUIRED:	47- 50
BUILDING C:	21,000 SF
PARKING REQUIRED:	47- 74
PARKING SUMMARY:	
• BUILDING A	27
• BUILDING B	52
• BUILDING C	76
TOTAL	155

*PARKING REQUIREMENTS BASED ON DUFFY/ALTSER PUD - 2.0 SPACES PER 1,000 SF



DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	109,383	56,922
45 minutes	368,246	209,008
60 minutes	516,483	296,506

Source: ESRI, November 2024

DISTANCES TO:

Interstate-95:	16 miles
Hilton Head Airport:	16 miles
Savannah Int'l Airport:	24 miles
Charleston Int'l Airport:	91 miles
Jacksonville Int'l Airport:	153 miles
Port of Savannah:	19.5 miles
Port of Charleston:	90 miles



BEAUFORT COUNTY, SOUTH CAROLINA

Good for your business. Good for your soul.

✉ jotoole@thrivebeaufort.org

☎ (843) 226-3462

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