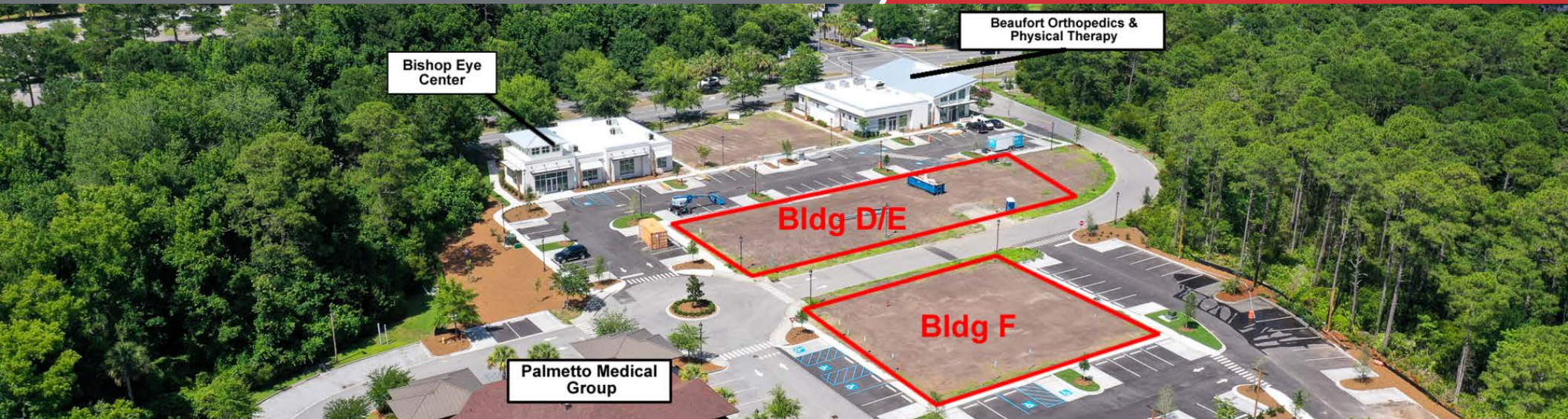




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1227 May River Road, Suite 100  
Bluffton, SC 29910  
843 837 4460 tel  
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# Professional Office Space

Building D/E & F Bluffton Parkway  
Bluffton, South Carolina 29910

## Property Highlights

- Centrally located off the Bluffton Parkway in the heart of Bluffton
- Class A Office Space for Lease
- Other businesses located in the Bluffton Centre include Palmetto Medical Group, Bishop Eye and Beaufort Orthopedics and Physical Therapy.

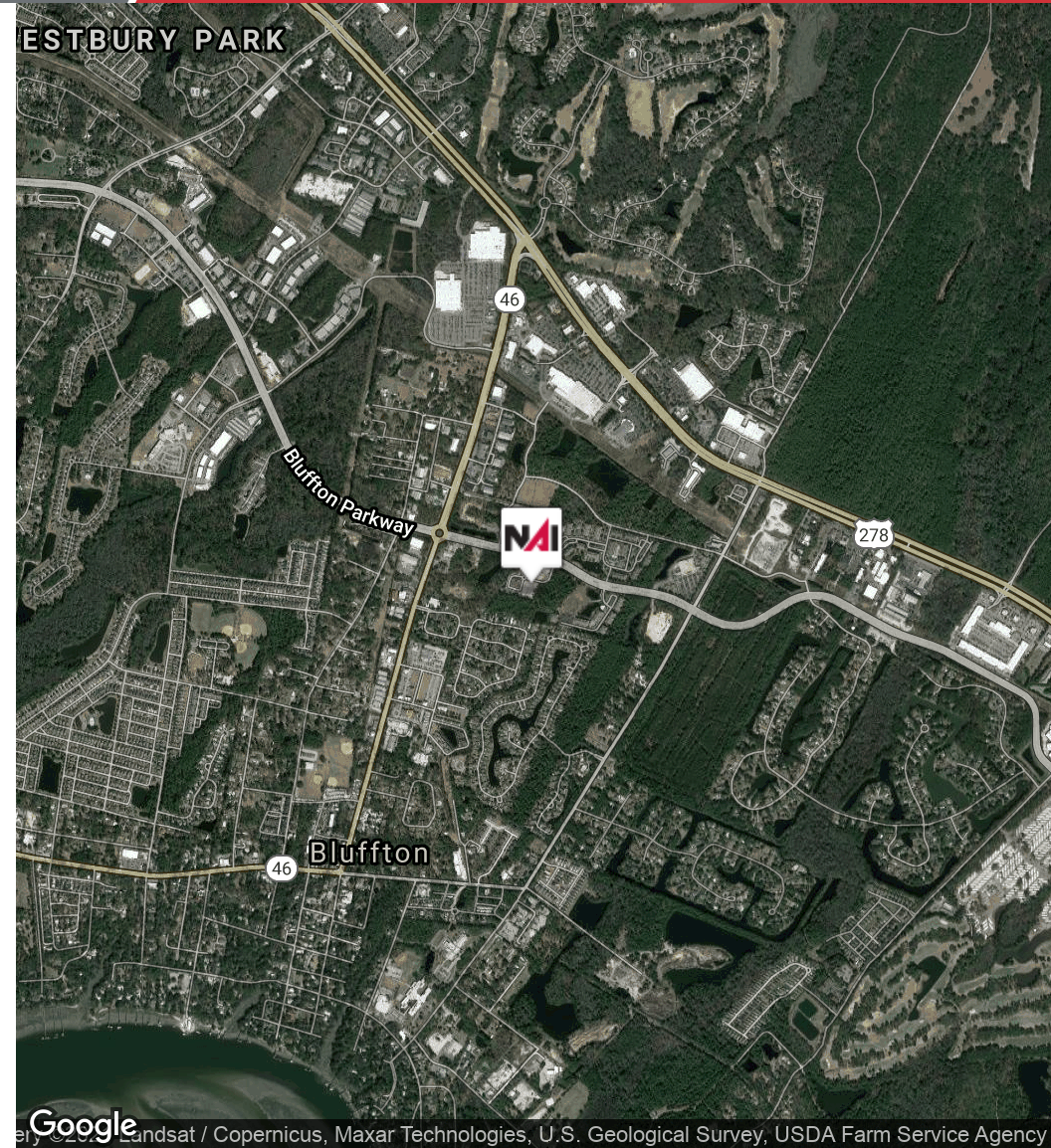
## Offering Summary

Lease Rate:	Based on Up-Fit
Building D:	Up to +/- 18,000 SF
Building E:	Up to +/- 13,000 SF
Property Type:	Professional Office
Zoning:	Hamlet Center Open (T4HCO)
Development Total SF:	57,284
Parking Spaces:	261

## For More Information

### Baker Wilkins

O: 843 837 4460 x2  
baker@naicarolinacharter.com



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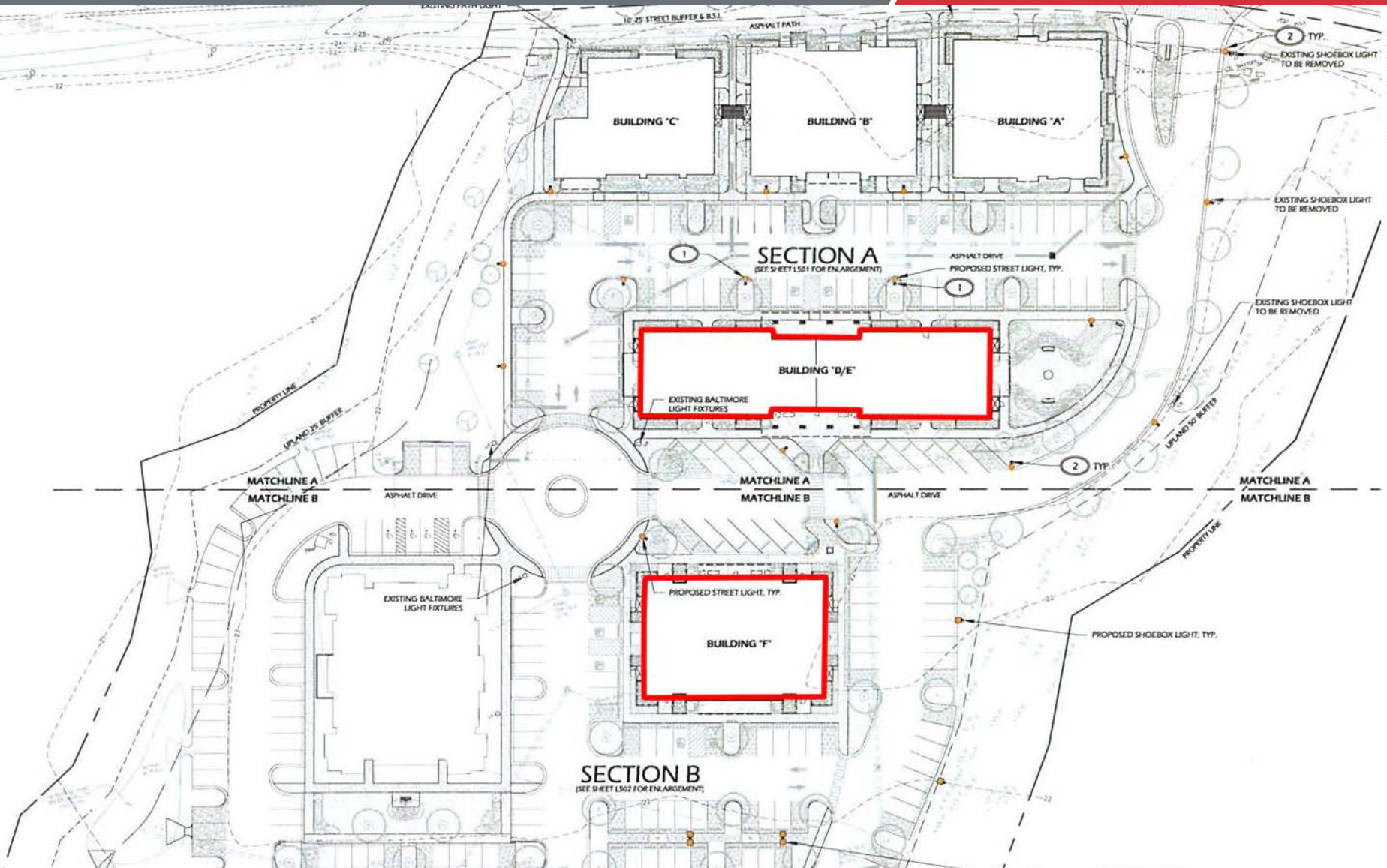


Map data © 2021 Imagery © 2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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Interior Planning  
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THIS SHEET TO SCALE AS SHOWN

SITE DEVELOPMENT PLANS  
FOR  
**BLUFFTON CENTRE**  
BLUFFTON PARKWAY  
BLUFFTON, SOUTH CAROLINA

DATE: MAR 15, 2018  
PROJECT NO.: 18141.01  
DRAWN BY: JM  
CHECKED BY: DK/MY

**FINAL D.R.B.  
SUBMITTAL PLAN,  
NOT FOR  
CONSTRUCTION**

REVISIONS:

DRAWING TITLE  
**ELEVATION DRAWINGS**

DRAWING NUMBER  
**L505**



<b>Population</b>	<b>5 Miles</b>	<b>15 Miles</b>	<b>30 Miles</b>
Total Population	29,090	126,261	477,325
Average age	35.7	43.2	37.6
Average age (Male)	35.8	42.7	36.6
Average age (Female)	35.4	43.4	38.5
<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>15 Miles</b>	<b>30 Miles</b>
Total households	11,172	51,914	186,410
# of persons per HH	2.6	2.4	2.6
Average HH income	\$77,094	\$83,956	\$68,173
Average house value	\$337,343	\$380,759	\$294,268

\* Demographic data derived from 2010 US Census

