NEW MIXED-USE DEVELOPMENT
Washington Square ~ Bluffton, SC

WASHINGTON SQUARE

A vibrant mixed-use development in the heart of Bluffton, located just off of Hilton Head Island
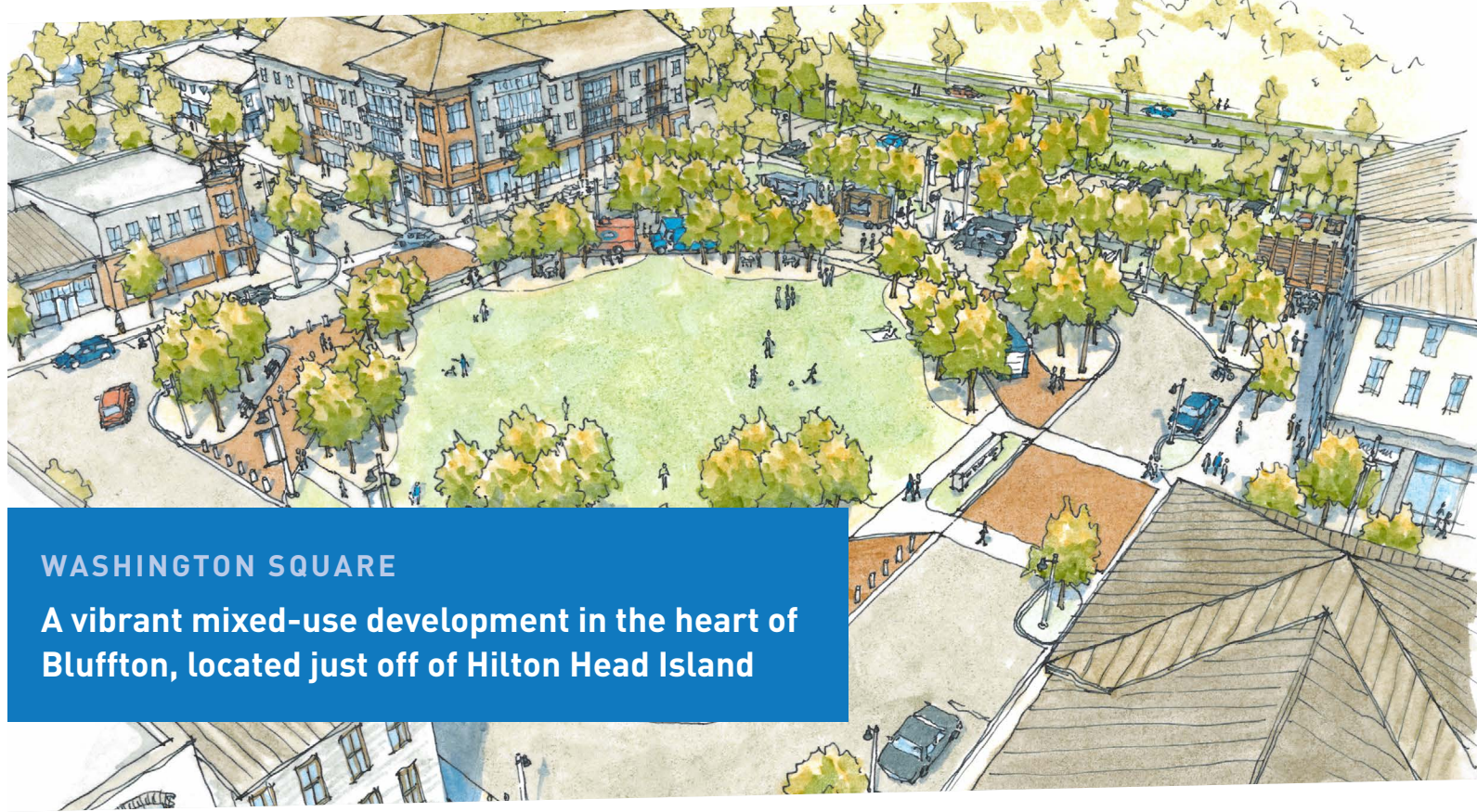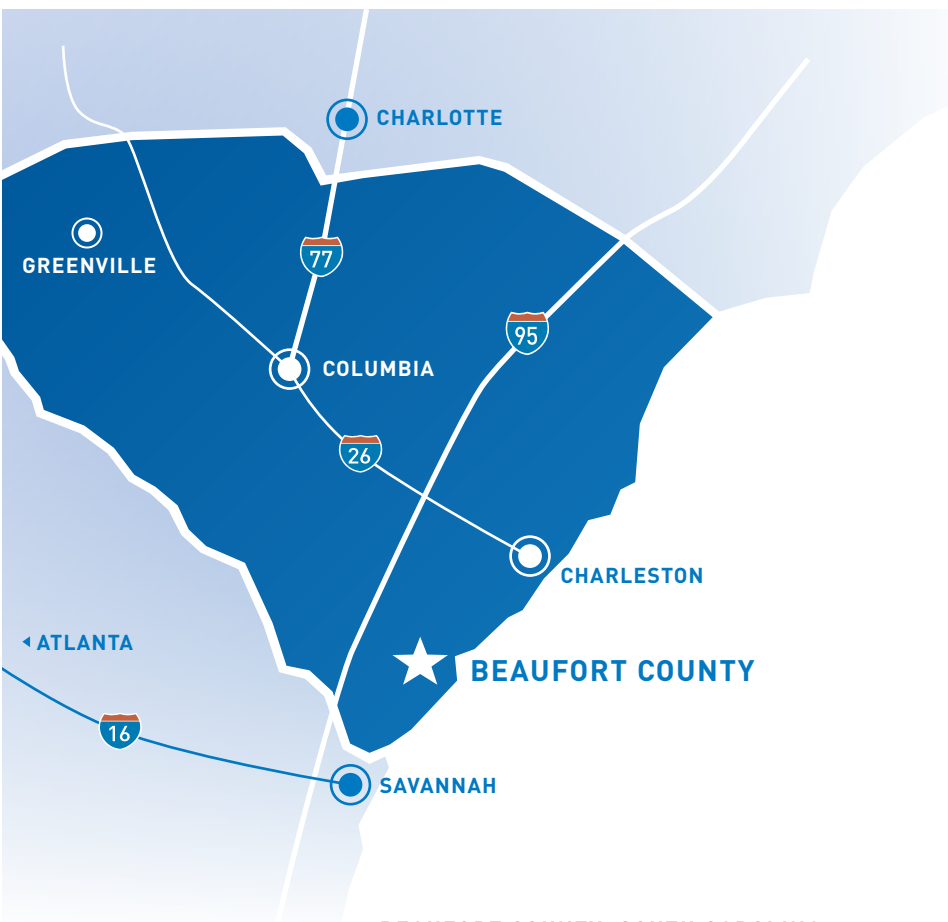
▶ Located 25 minutes from downtown Savannah, 20 minutes from Hilton Head Island, and 10 minutes from Old Town Bluffton.

▶ Ideal location for backoffice, corporate headquarters, and technology.

▶ Sits in proximity to Buckwalter Place Commerce Park, home to companies such as EviCore Healthcare and St. Joseph's Candler.

• 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 800 exiting military annually.

ThriveBeaufort.org

Beaufort County
Economic Development Corporation

ILLUSTRATIVE PLAN

MIXED USE (TYPICAL)

WETLAND PRESERVE

WETLAND BUFFER

COMMERCIAL B

POND

ENTRANCE TO WOODBRIDGE

BLEECKER STREET NORTH

FRONT STREET

POND

HOTEL

MINETTA LANE

MINETTA LANE

ISLAND WEST

50' WETLAND BUFFER

WETLAND PRESERVE

SENIOR LIVING

BUFFER

TO HWY 278

POND

BLEECKER STREET SOUTH

FRONT STREET

MULTI-FAMILY RESIDENTIAL

COMMERCIAL A

BUCKWALTER PARKWAY

50' WETLAND BUFFER

POND

WETLAND BUFFER

TO BLUFFTON PARKWAY

BUFFER

DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	98,243	53,231
45 minutes	336,412	192,267
60 minutes	511,502	297,675

Source: ESRI, July 2025

- 800+ exiting military per year
- Median age (Bluffton): 35

DRIVING DISTANCES:

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**.

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