

SPACE AVAILABLE FOR LEASE

8241 Pinellas Dr. 1st Floor Ste B
Bluffton, SC 29910

Brand New Office/Retail Space

LIGHT INDUSTRIAL ZONING IN THE HEART
OF BLUFFTON'S BUCKWALTER CORRIDOR



LEASE RATE

\$30/sq ft (NNN)

- ▶ Building B is 4,500 sq ft and can be subdivided into as little as 1,500 sq ft bays at \$30/sq ft (NNN)
- ▶ Brand new construction with high-end exterior finishes and 18' clear height to steel structure.
- ▶ Strategic location within one of Bluffton's fastest-growing commercial zones.
- ▶ Construction of Ste B shell to be completed Sep. 2025. Adjacent space available to add to square footage.

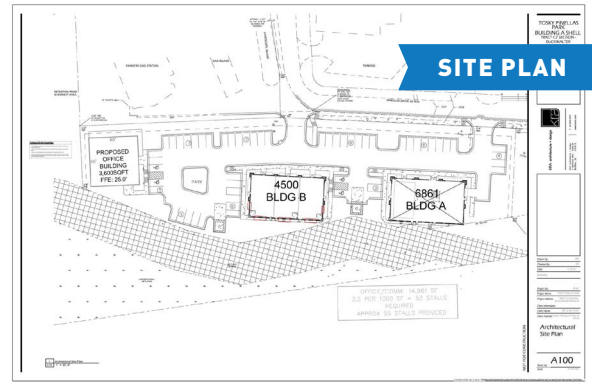
- Centrally-located with easy access to major transportation routes.
- 2nd fastest-growing town in South Carolina with an award-winning quality of life.
- Strong local workforce, including nearby universities and 800 exiting military annually.



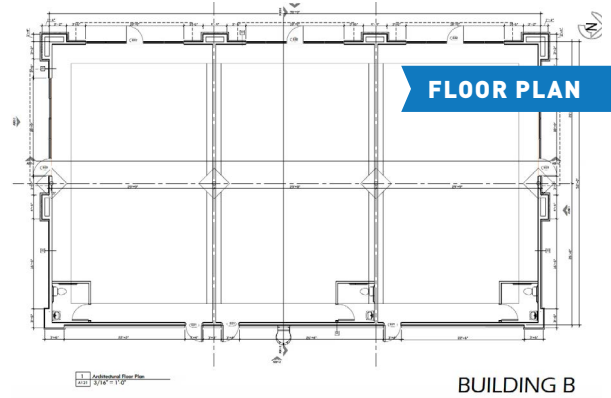
PARCEL OUTLINE



SITE PLAN



FLOOR PLAN



BUILDING B



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

DRIVE TIMES FROM SITE

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

BEAUFORT COUNTY, SOUTH CAROLINA

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



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