

# Buckwalter Place Commerce Park

## 35,000 SQ FT DIRECTLY BEHIND KROGER ON BUCKWALTER PLACE



**Buckwalter Place is a 94 acre multi-county business park located in the geographic center of Bluffton.**

Two buildings totaling 35,000 sq ft are available for sale or lease.

- ▶ Building 200 is being offered for sale or lease delivered in shell condition (anticipated delivery early 2026). The building can be purchased in whole or by condo.

- Suite 201: \$942,500
- Suite 202: \$657,000
- Suite 203: \$657,000
- Suite 204: \$657,000
- Suite 205: \$657,000
- Suite 206: \$962,000

- ▶ Building 200 units can be leased for \$25 NNN.
  - If the Building 200 suites are leased, the developer will contribute \$20 per square foot in Tenant Improvement Allowance to share in the cost of the upfit.

- ▶ All units in Building 300 are for lease-only at \$25 per sf NNN and will be retained by the developer.

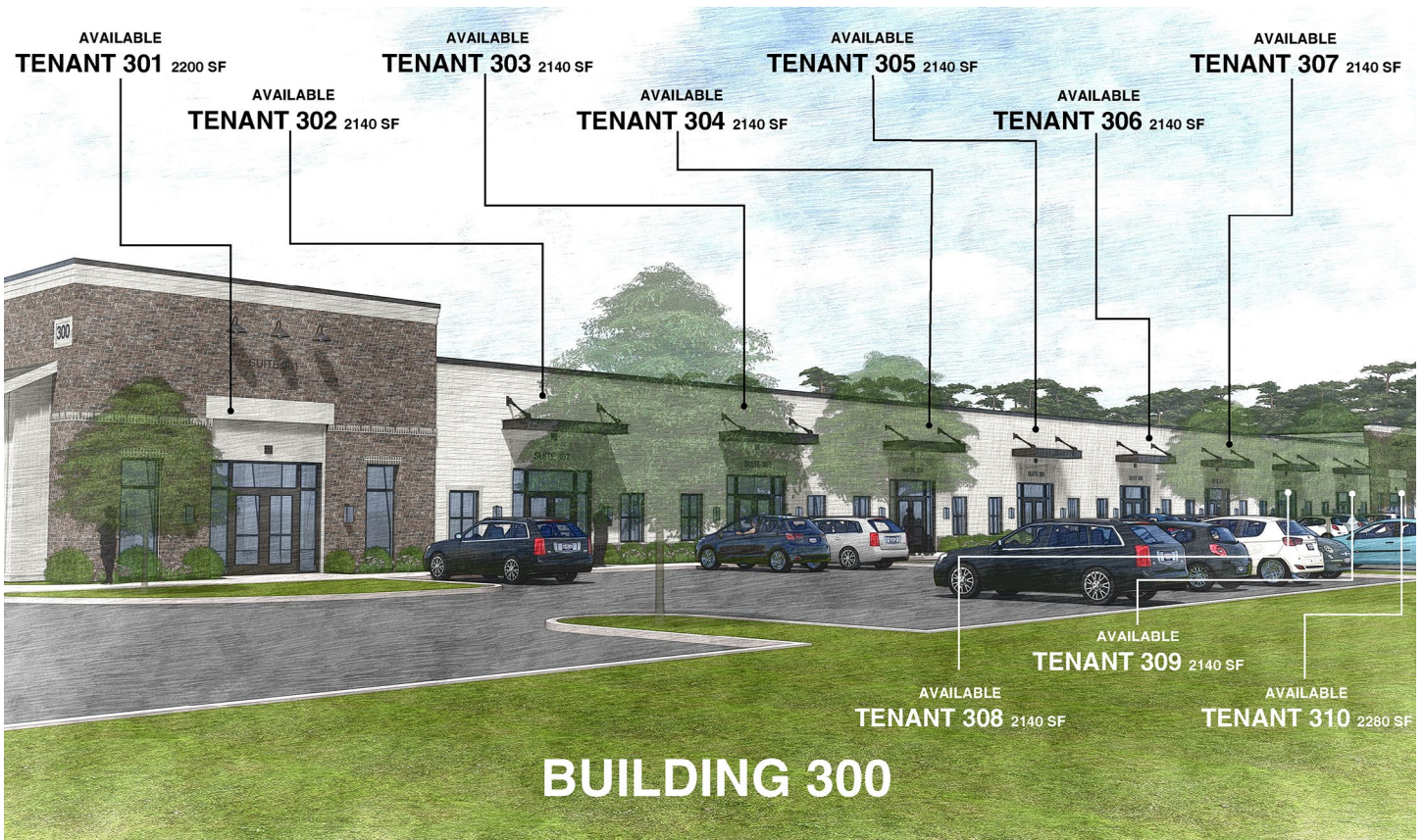


- Centrally-located with easy access to major transportation routes.
- 2nd fastest-growing town in South Carolina with an award-winning quality of life.
- Strong local workforce, including nearby universities and 800 exiting military annually.

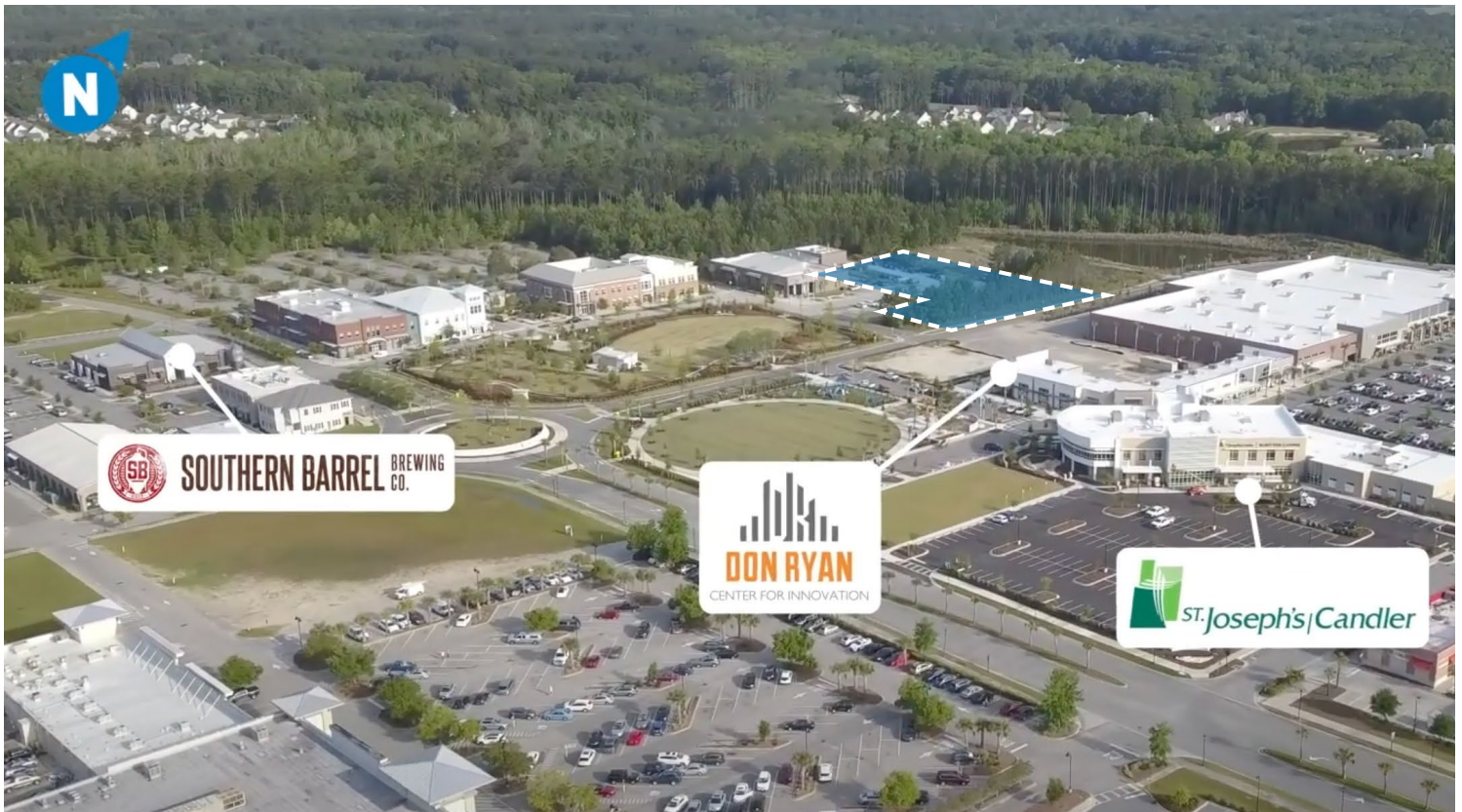




**Two buildings featuring 16 tenant spaces totaling 35,000 sq ft.**







## 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

## 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**.



**KELLI BRUNSON**  
Sr. Project Manager

✉ [kbrunson@thrivebeaufort.org](mailto:kbrunson@thrivebeaufort.org)

☎ (843) 226-3462

in [/company/BeaufortSCEDC](https://www.linkedin.com/company/BeaufortSCEDC)

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