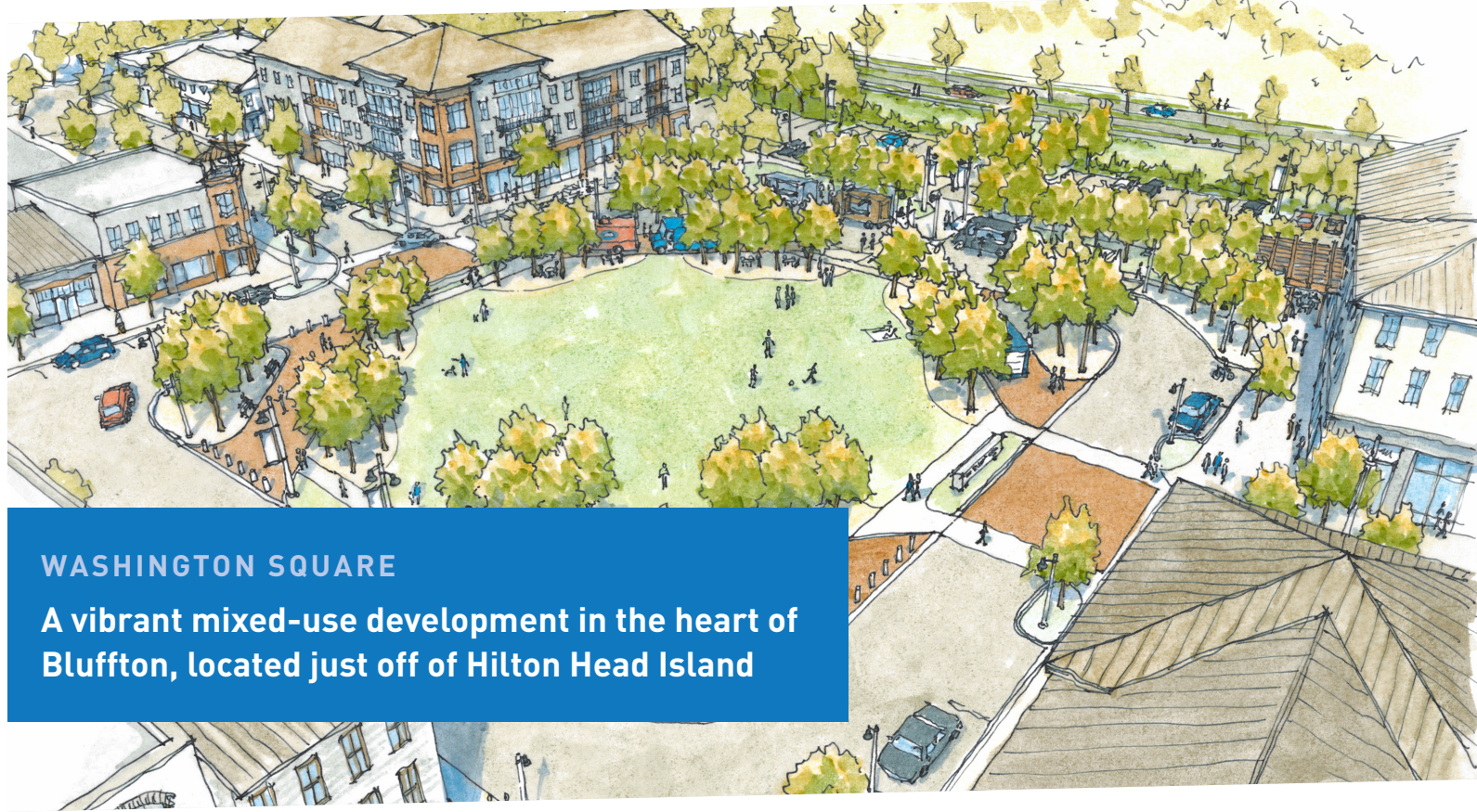


## NEW MIXED-USE DEVELOPMENT

Located just off Hwy 278 on Buckwalter Pkwy  
Bluffton, SC 29910

# Washington Square ~ Bluffton, SC



- ▶ 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.











## DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	102,799	55,632
45 minutes	357,524	205,688
60 minutes	515,309	299,509

Source: ESRI, December 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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