

TWO NEW BUILDINGS

Buckwalter Place Commerce Park

Adjacent to Intersection of
Innovation Drive & Progressive Street,
Bluffton, SC 29910



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

- ▶ 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.

BUILDING 300

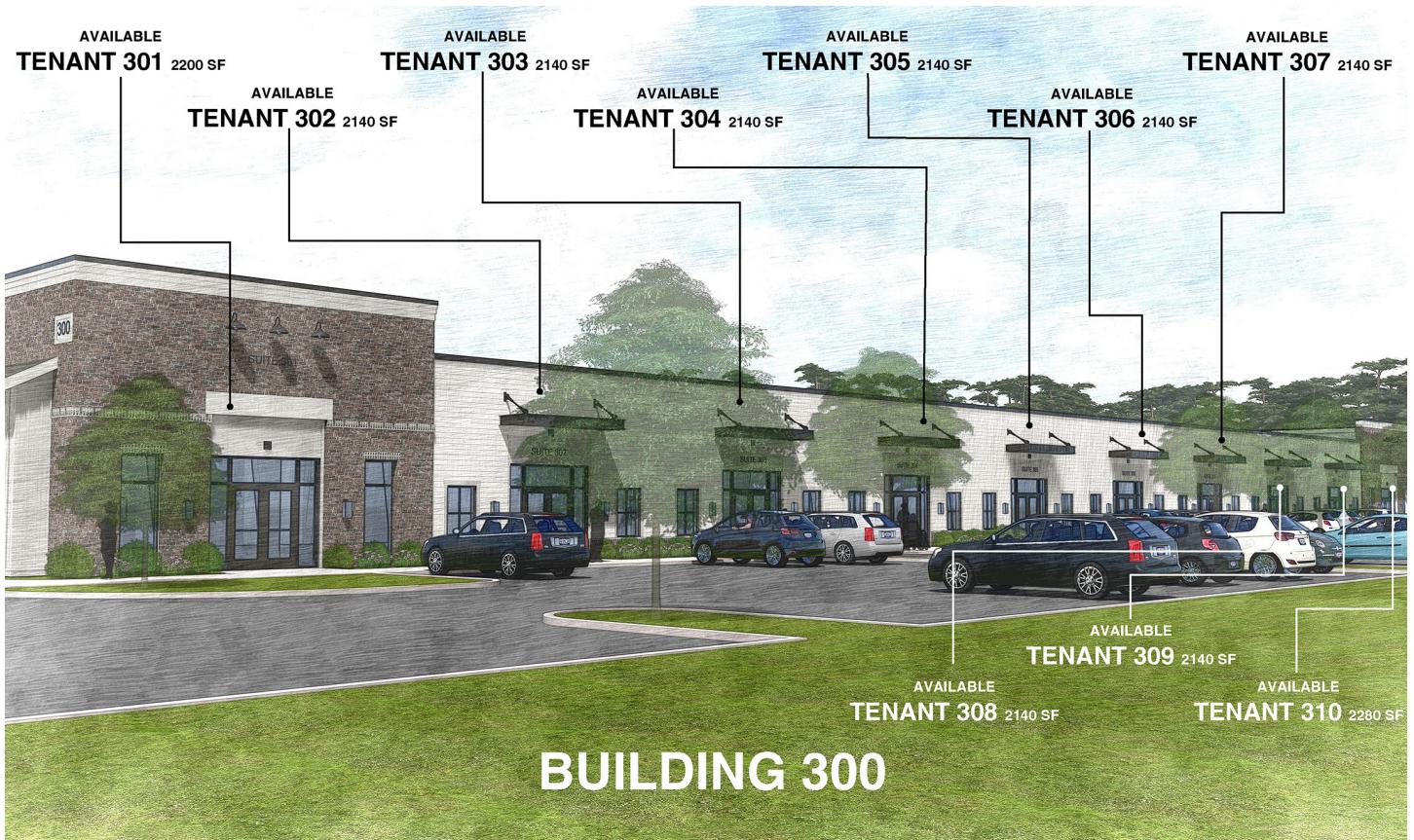
- ▶ All units in Building 300 are for lease-only at \$25 per sf NNN and will be retained by the developer.

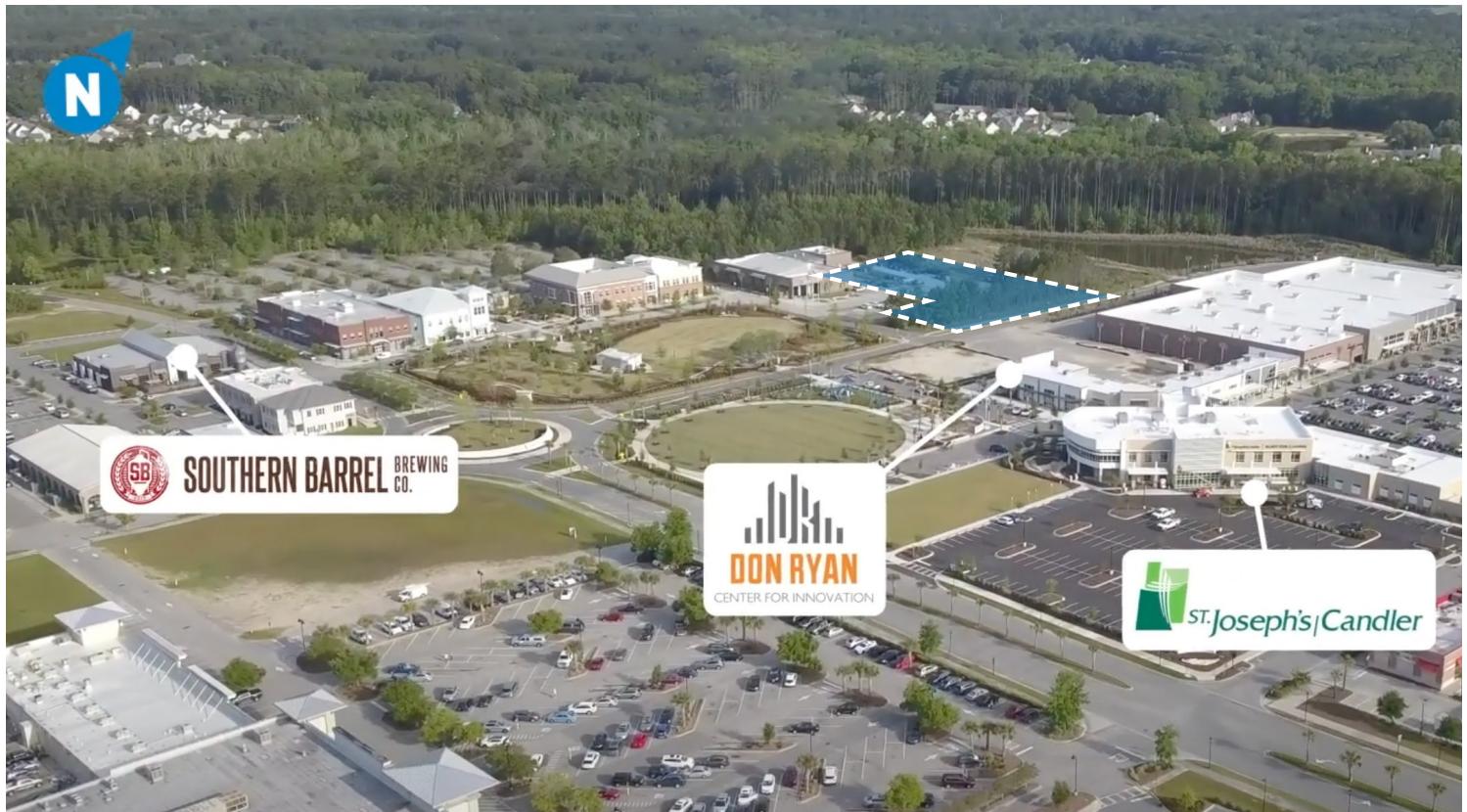


- Centrally-located with easy access to major transportation routes.
- 2nd fastest-growing town in South Carolina with an award-winning quality of life.
- Strong local workforce, including nearby universities and 800 exiting military annually.



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





DEMOGRAPHIC SNAPSHOT

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

Source: ESRI, December 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



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Good for your business. Good for your soul.

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