

SPACE AVAILABLE FOR LEASE

Buckwalter Place Commerce Park

97 Progressive Street, Bluffton, SC 29910

Bluffton Pkwy & Buckwalter Pkwy
Bluffton, SC 29910



LEASE RATE

\$35/sq ft

**(2) TENANT SPACES AVAILABLE FOR OFFICE/FLEX
DEVELOPMENT IN THE HEART OF BLUFFTON**

- ▶ Buckwalter Place is a 94 acre multi-county business park located in the geographic center of Bluffton.
- ▶ Equidistant from Savannah to the south, Beaufort to the north, Hilton Head Island to the east, and I-95 to the West.
- ▶ Available spaces:
 - Tenant 1: 1,380 sq ft available
 - Tenant 2: 1,200 sq ft available
- ▶ Located in Buckwalter Place Planned Unit Development.
- ▶ Delivered as white box.

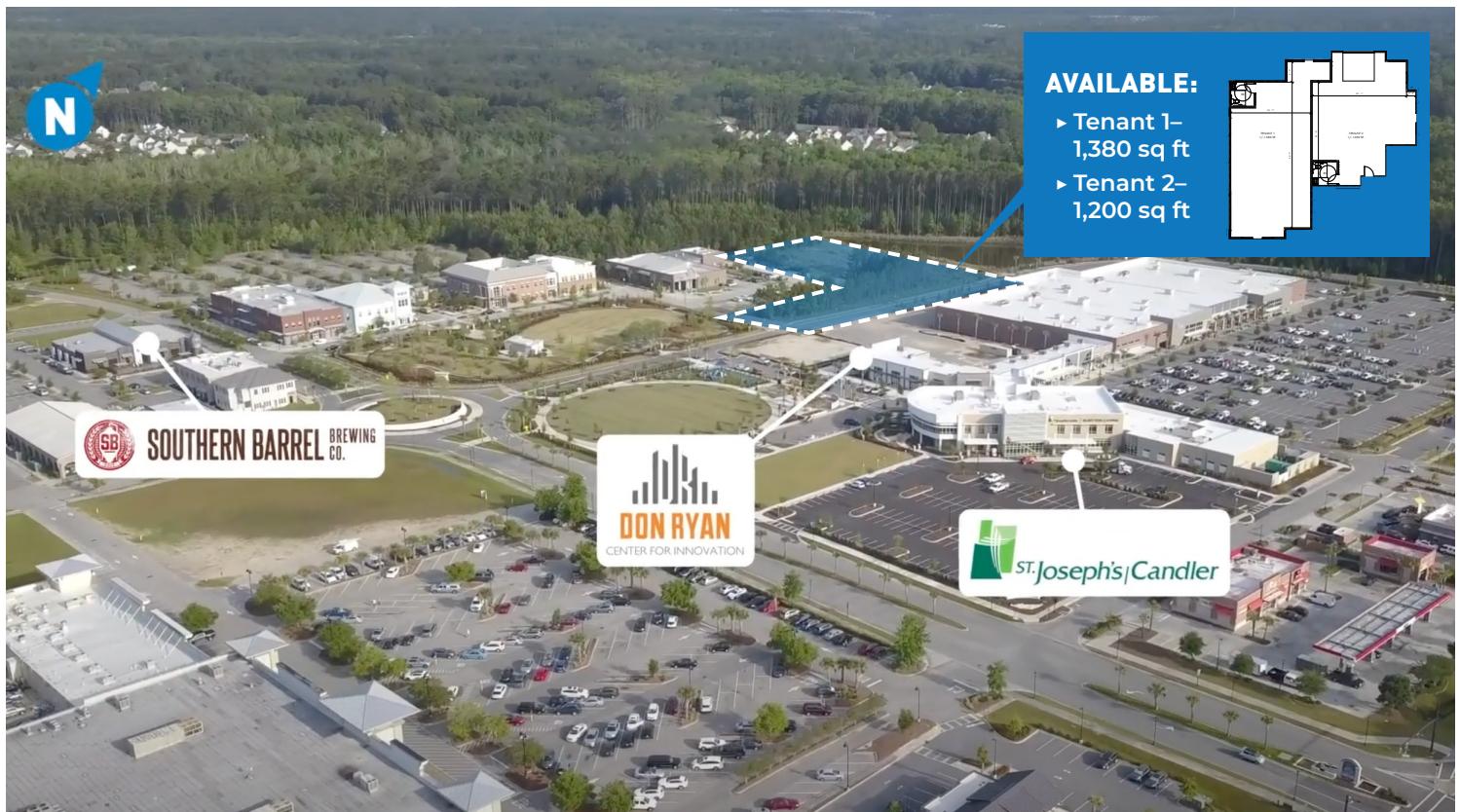
- Centrally-located with easy access to major transportation routes.
- 2nd fastest-growing town in South Carolina with an award-winning quality of life.
- Strong local workforce, including nearby universities and 800 exiting military annually.



Beaufort County
Economic Development Corporation

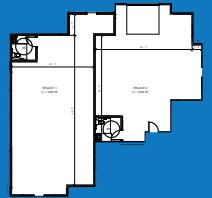
ThriveBeaufort.org





AVAILABLE:

- Tenant 1- 1,380 sq ft
- Tenant 2- 1,200 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



BEAUFORT COUNTY, SOUTH CAROLINA

Good for your business. Good for your soul.

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