

FOR LEASE

3 Clark Summit Dr
Bluffton, SC 29910

±4,200 SF Office Space Available



- ▶ Located in Bluffton's premier business corridor
- ▶ First floor ±4,199 sq ft suite. Lease rate \$22.50/sq ft per year.
- ▶ Existing Infrastructure features a drive-thru, ideal for financial institutions or adaptable for other service-oriented uses.
- ▶ Space fits 11 to 34 people and includes office intensive layout, 1 conference room, private restrooms, reception area, and ample on-site parking.
- ▶ Zoning suitable for office, medical, financial, or specialty professional uses.



- 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

DISTANCES TO:

Hilton Head Island, SC:	17 minute
Coastal Carolina Med.:	21 minutes
Interstate-95:	22 minutes
Hardeeville, SC:	24 minutes
Savannah, GA:	42 minutes
Savannah Int'l Airport:	44 minutes
Charleston Int'l Airport:	2 hours



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Good for your business. Good for your soul.

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