

SPACE AVAILABLE FOR LEASE

8241 Pinellas Dr. 1st Floor Ste B
Bluffton, SC 29910

Brand New Office/Retail Space

LIGHT INDUSTRIAL ZONING IN THE HEART
OF BLUFFTON'S BUCKWALTER CORRIDOR



LEASE RATE

\$30/sq ft (NNN)

- ▶ 1,500 sq ft space is available at \$30/sq ft with an estimated \$8 CAM fee.
- ▶ The shell building is now complete with landscape and paved parking.
- ▶ Brand new construction with high-end exterior finishes and 18' clear height to steel structure.
- ▶ Landlord provides a \$60,000 tenant improvement reimbursement for the 1,500 sq ft space.
- ▶ Strategic location within one of Bluffton's fastest-growing commercial zones.

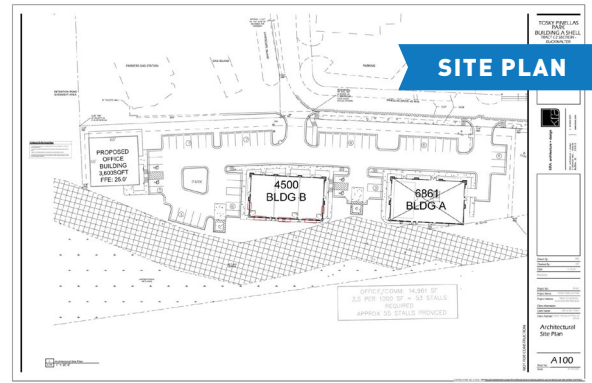
- Centrally-located with easy access to major transportation routes.
- 2nd fastest-growing town in South Carolina with an award-winning quality of life.
- Strong local workforce, including nearby universities and 800 exiting military annually.



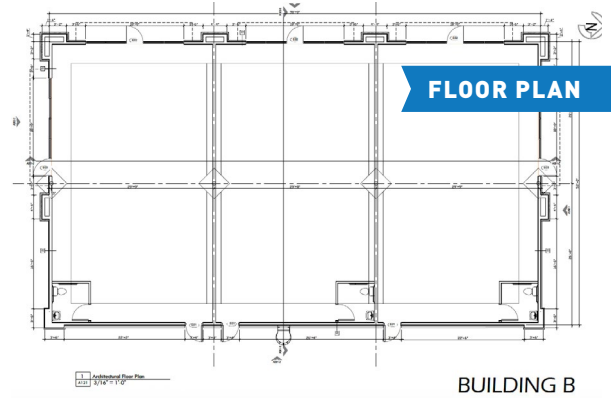
PARCEL OUTLINE



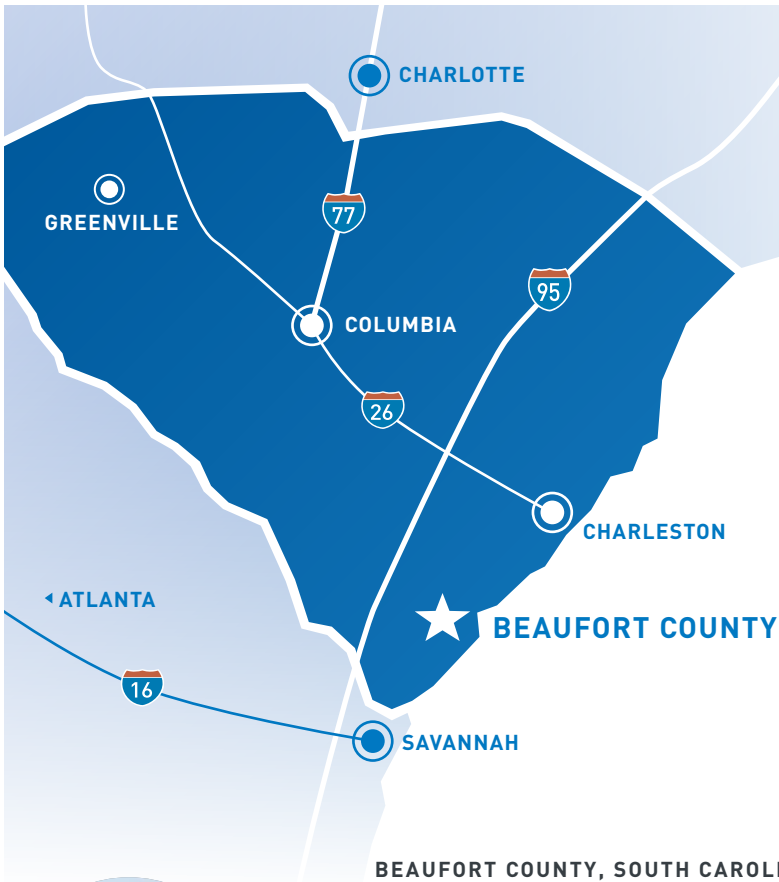
SITE PLAN



FLOOR PLAN



BUILDING B



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

DRIVE TIMES FROM SITE

Interstate-95:	16 miles
Hilton Head Airport:	16 miles
Port of Savannah:	19.5 miles
Savannah Int'l Airport:	24 miles
Port of Charleston:	90 miles
Charleston Int'l Airport:	91 miles
Jacksonville Int'l Airport:	153 miles

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your **business**. Good for your **soul**.



KELLI BRUNSON
Sr. Project Manager

✉ kbrunson@thrivebeaufort.org

☎ (843) 226-3462

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

f [/BeaufortSCEDC](https://www.facebook.com/BeaufortSCEDC)

