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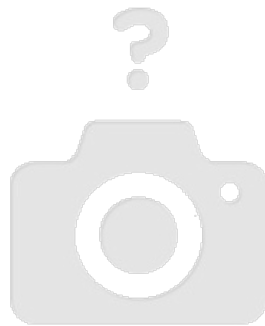


# 12 Church Street

12 CHURCH STREET, BLUFFTON, SOUTH CAROLINA 29910



COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE **\$26.00/SQFT NNN**  
BLDG TYPE **MULTI-TENANT**  
YEAR BUILT **2019**

STORIES **3**  
GROSS BLDG **2,020 SQFT**  
CONTIG SPACE **1,010 SQFT**  
MARKET **BLUFFTON**

- Brand New Retail Under Construction - Historic Downtown Bluffton • 1,010 sf Available
- Adjacent to Calhoun Street where all the Festivals and Farmers Market are • 17 Onsite Parking Spaces
- Great Visibility • High Foot Traffic Area

Brand new retail units under construction in Historic Downtown Bluffton. The charming three story cottage will have 2,020 sf feet of retail space on the ground level with an apartment on the second and third floor. We have one 1,010 square foot unit remaining for lease. Seventeen (17) dedicated parking spaces on site with street parking and shared parking lots in the immediate vicinity. Ideal for any retail or professional office user looking to be in the center of the downtown area.

Located at the corner of Church Street and Boundary Street, adjacent to historic Calhoun Street where all of the festivals and farmers markets are held. The property is next door to the Bluffton General Store, and in close proximity to DuBois Park. This is a high foot traffic area with numerous homes, shops and restaurants surrounding the property and a short walk to the Calhoun Street Promenade. Historic downtown Bluffton has experienced dynamic growth and has become the most sought after address in the market. Easy access to anywhere in the market including Savannah which is less than 30 minutes away from this property.



TYPE: **STREET RETAIL**

AVAILABLE: 1,010<sub>SqFt</sub>

LEASE RATE: \$26.00<sub>NNN</sub>

SUITE/UNIT: 1

FLOOR: 1

MIN DIVISIBLE: 1,010<sub>SqFt</sub>

MAX CONTIGUOUS: 1,010<sub>SqFt</sub>



TYPE: **RETAILPAD**

AVAILABLE: 1,010<sub>SqFt</sub>

LEASE RATE: \$26.00<sub>NNN</sub>

SUITE/UNIT: 1B

FLOOR: 1