

Vonnie Majewski, CCIM

Partner
SVN | GASC

48766

8433381799

8433381799

vonnie.majewski@svn.com



AAA Build to Suit or Land Lease Opportunity

4355 BLUFFTON PARKWAY, BLUFFTON, SOUTH CAROLINA 29910



COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE \$NEGOTIABLE
ZONING PUD
GROSS BLDG 13,377 SQFT

TOTAL AVAIL 13,377 SQFT
AVAIL 13,377 TO 0 SQFT
LAND AREA 1 ACRES
MARKET BLUFFTON / HILTON HEAD

- AAA Signalized Corner Location
- Central Business District with Strong Traffic Counts
- Ground Lease or Build to Suit
- Flexible Zoning Allows for Nearly All Commercial Uses
- High Growth Area

AAA location available for ground lease or build to suit. This approximately one acre parcel can accommodate a building up to 13,377 sf. The property is part of a PUD that allows for nearly all commercial uses including restaurant, retail, professional and/or medical office and light industrial. The property affords extraordinary visibility with considerable frontage and access on both Simmonsville Road and the Bluffton Parkway.

Situated at the signalized intersection of the Bluffton Parkway and Simmonsville Road in the heart of Bluffton's central business district. Strong traffic counts on both roads with Bluffton Parkway exceeding 30,000 VPD. The property is surrounded by retail, professional office, and light industrial tenants and in close proximity to all of Bluffton's residential communities. This location affords easy access throughout Bluffton, Hilton Head, Savannah and the surrounding

communities. This is a high growth market with very limited prime corners available for development.

 1 Spaces



TYPE: **RETAIL**

AVAILABLE: 13,377 SqFt

FLOOR: 1