

FOR LEASE

FLEX/OFFICE/RETAIL

225-235 GIBBET RD BLUFFTON, SC 29910



VM | REAL ESTATE



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

225-235 GIBBET RD BLUFFTON, SC 29910



OFFERING SUMMARY

Available SF:	1,236 - 11,000 SF
Lease Rate:	\$21 - 25 SF/YR (NNN)
Year Built:	2027
NNN:	\$5/SF/YR
Market:	Bluffton

PROPERTY HIGHLIGHTS

- Brand New Office/Flex Retail Units
- Central Bluffton Location
- Easy Access Throughout Market
- 1,236 - 11,000 Contiguous SF
- TI Negotiable

PROPERTY OVERVIEW

Construction has begun on Phase I of this new commercial development on Gibbet Road in Bluffton. Designed to accommodate a wide range of businesses, the project is ideal for medical and dental practices, professional office users, service retailers, and contractors. Units range from 1,236 to 11,000 sf, offering options for businesses of all sizes. Each unit will feature a retail storefront, and most units also include a roll-up door. Spaces will be delivered with 200 amp, 3-phase electrical service, HVAC systems, and finished restrooms already in place. The buildings are designed with sufficient height to accommodate a mezzanine, providing additional usable space if desired. Tenant Improvement (TI) allowances are negotiable. Anticipated delivery in January 2027.

LOCATION OVERVIEW

Located on Gibbet Road between Highway 46 and Highway 170 in Bluffton. The property is proximate to Bluffton's Historic District, New Riverside Village, Sun City and Palmetto Bluff. Surrounded by a diverse mix of residential neighborhoods, shopping, dining, healthcare, schools, and professional services, the property offers exceptional convenience and accessibility. Its central location provides quick access throughout Beaufort, Jasper counties and Savannah, positioning tenants to benefit from one of the nation's fastest-growing markets. 2026 demographics confirm a population of nearly 57,000 residents within a five-mile radius, with average household incomes of approximately \$139,000.

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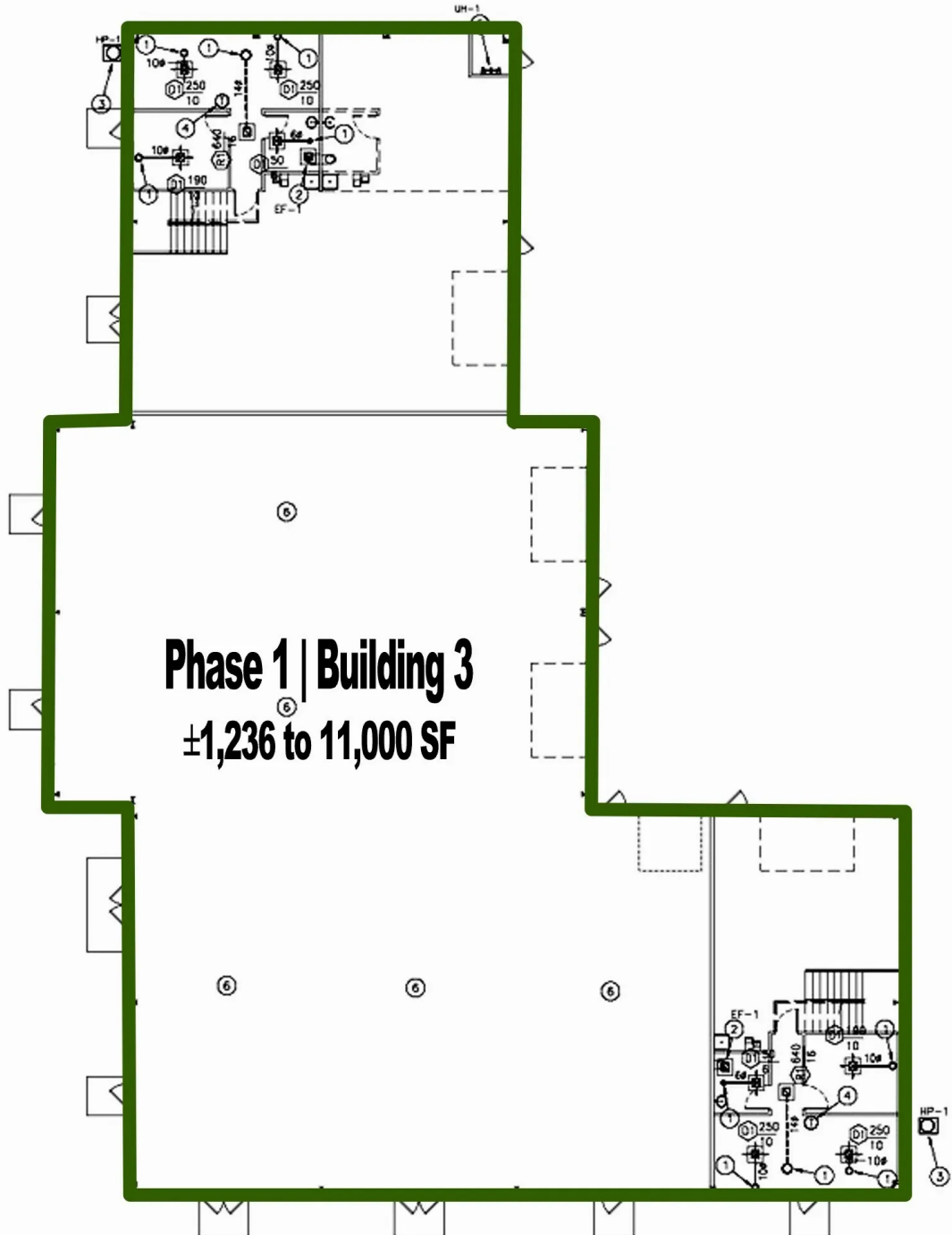


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FLOOR PLAN - PHASE 1 - BUILDING 3

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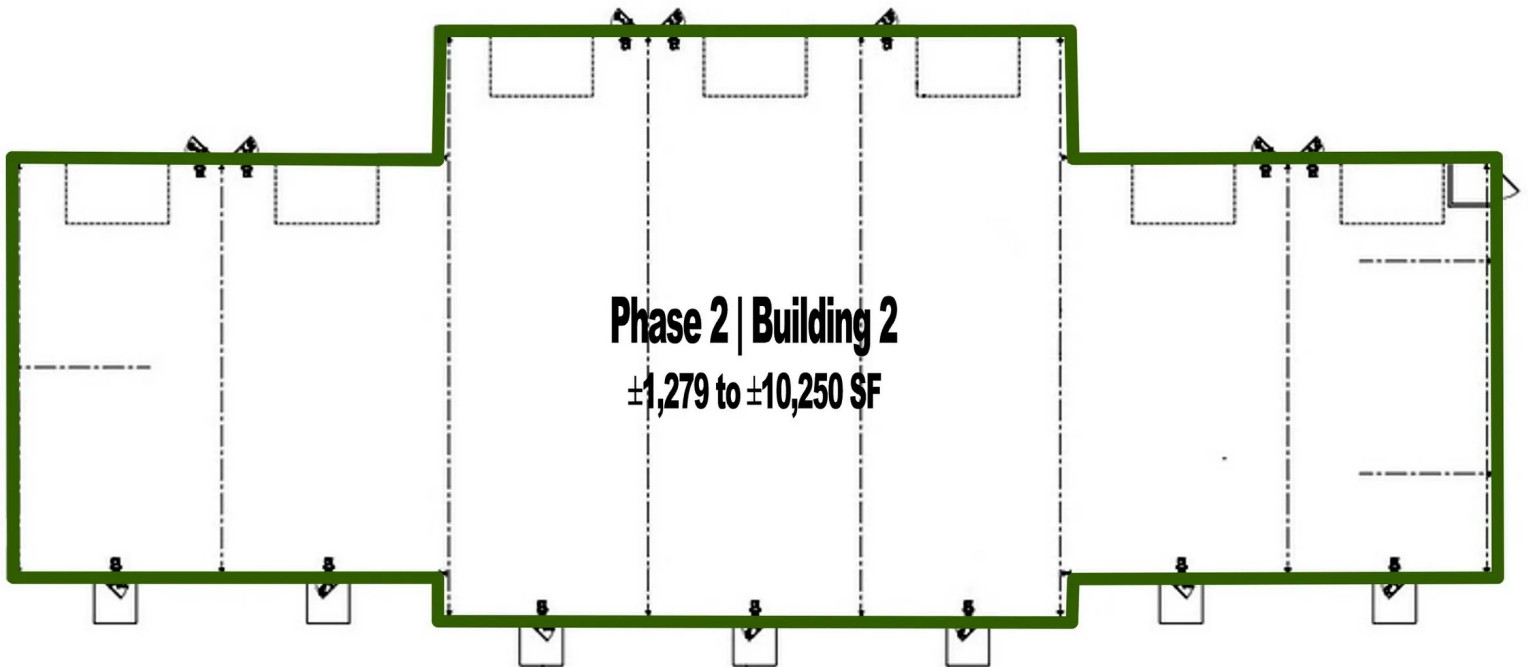


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FLOOR PLAN - PHASE 2 - BUILDING 2

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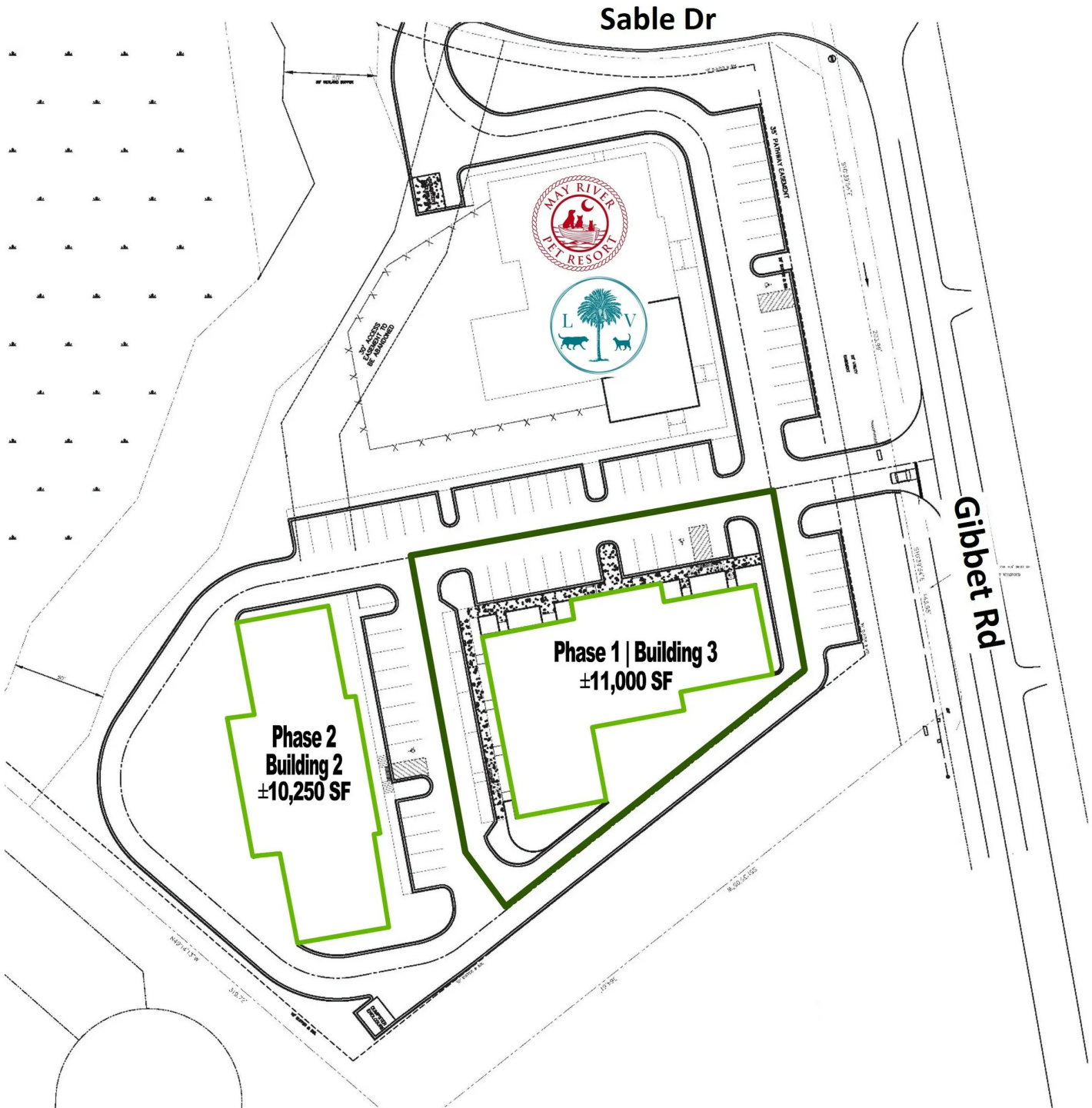


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SITE PLAN

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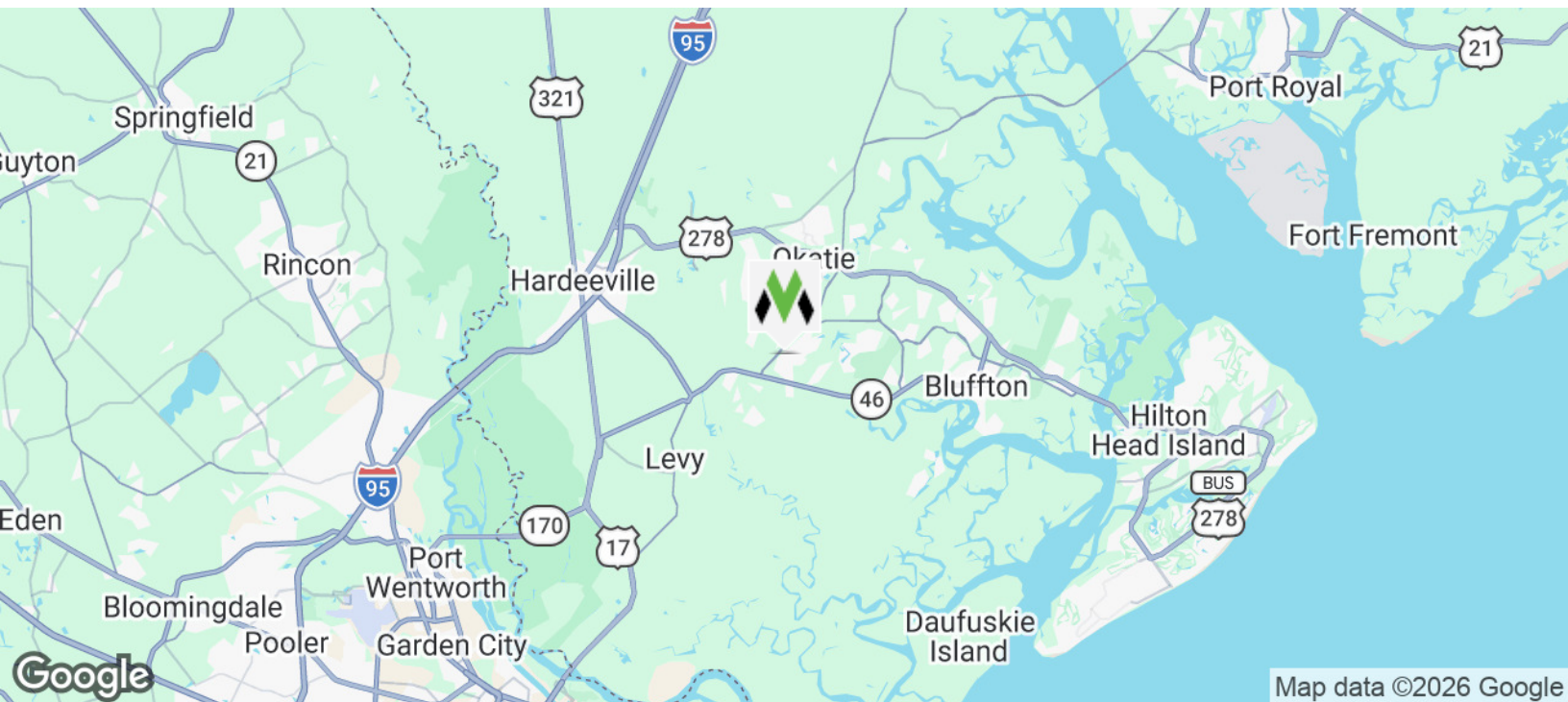
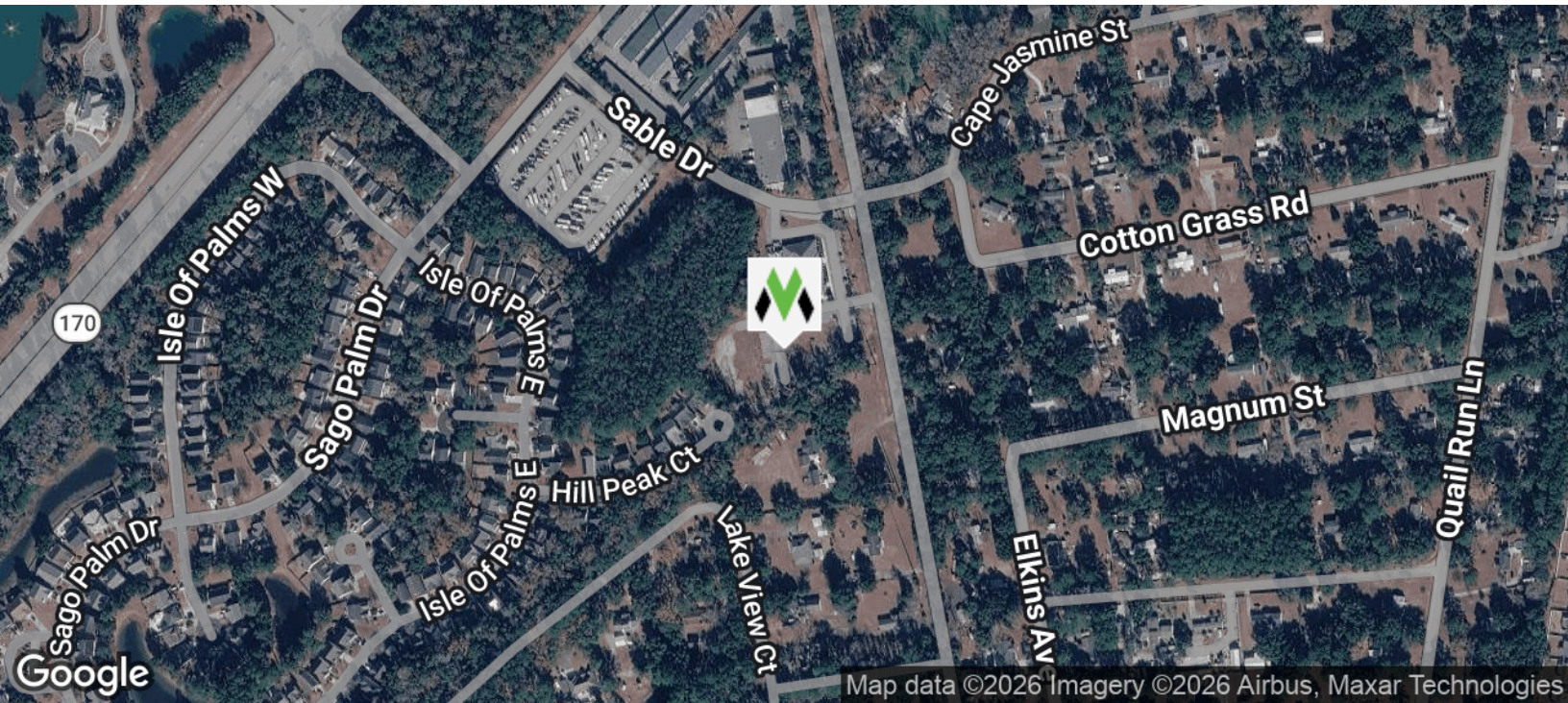


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LOCATION MAPS

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LOCATION AERIAL

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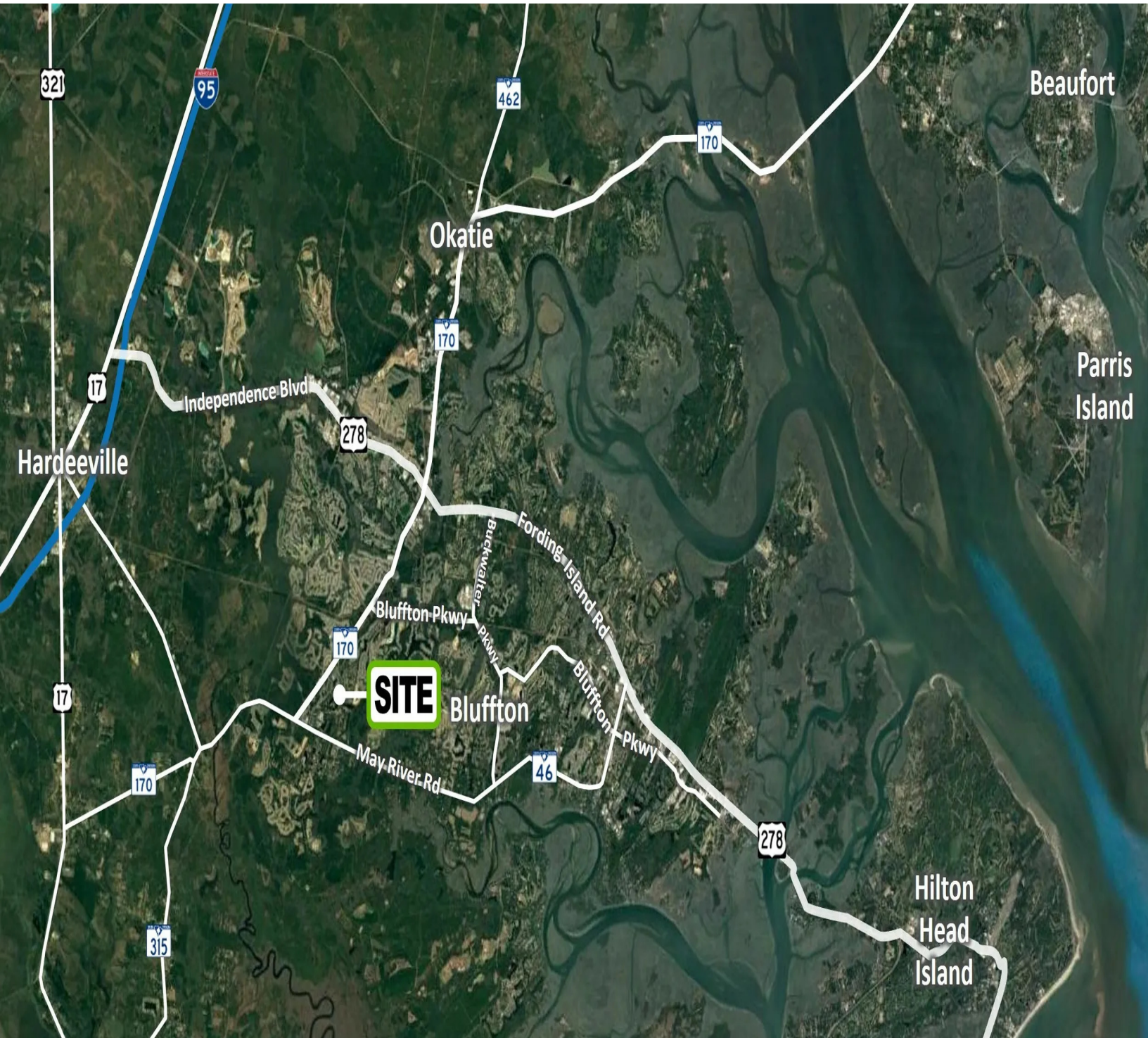


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