

Signage along Fording Island Road



For Lease

Retail/Office Spaces in Shopping Center

1127 Fording Island Rd, Bluffton, SC 29910

- Retail/office spaces available for lease at Fording Island Road and Trimblestone Road, a Hobby Lobby anchored shopping center in Bluffton
- ±1,600 - 3,200 SF retail/office spaces available now
- High traffic counts along Fording Island Road: 55,400 vehicles per day
- Excellent traffic exposure, location and demographics
- Close proximity to the Tanger Outlets Shopping Center
- Approximately 42,626 people in a 5 mile radius of shopping center

Lease Rate:

\$34.00/SF NNN

Contact Us:

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Accelerating success.

Site Plan

tropical
SMOOTHIE CAFE

AVAILABLE

HOBBY
LOBBYFIRST
WATCHAspenDental
sleep number

55,400 Vehicles Per Day

Fording Island Road Tenant Mix

- | | | | |
|-----|---------------------------|-----|---------------------|
| 100 | Hobby Lobby | 105 | PGA Tour Superstore |
| 101 | Tropical Smoothie Cafe | 106 | ALDI Grocery |
| 102 | ±1,600 SF Available Now | 107 | Aspen Dental |
| 103 | ±1,600 SF Available Now | 108 | Sleep Number Bed |
| 104 | Boutique Nails Nail Salon | 109 | First Watch |

Unit 102



For Lease

Location Overview



FORDING ISLAND RD

Demographics

	1 Mile	5 Miles	10 Miles
Current Population	3,913	41,626	124,969
No. of Households	1,575	16,936	55,575
Avg. HH Income	\$97,463	\$135,886	\$142,788
Daytime Employees	4,058	18,855	64,589
Total Businesses	401	23,924	66,499
Traffic Counts	55,400 vehicles per day on Fording Island Rd		

Source: CoStar & GDOT 2026

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