



**Office / Medical Building**  
**Fronting Highway 278**

5 Buck Island Rd  
 Bluffton, South Carolina 29910

**Property Highlights**

- Class "A" Office/Medical building fronting Highway 278 in Bluffton
- Located at the intersection of Buck Island Road and Highway 278
- Can be subdivided by Floor
- Interior elevator located at the main entrance to the building
- Floor to ceiling windows
- Covered Drive Thru
- See Floor Plan for layout of each floor
- Tenant Improvement Allowance to be determined based on Lease Term and Tenant's needs.

**Offering Summary**

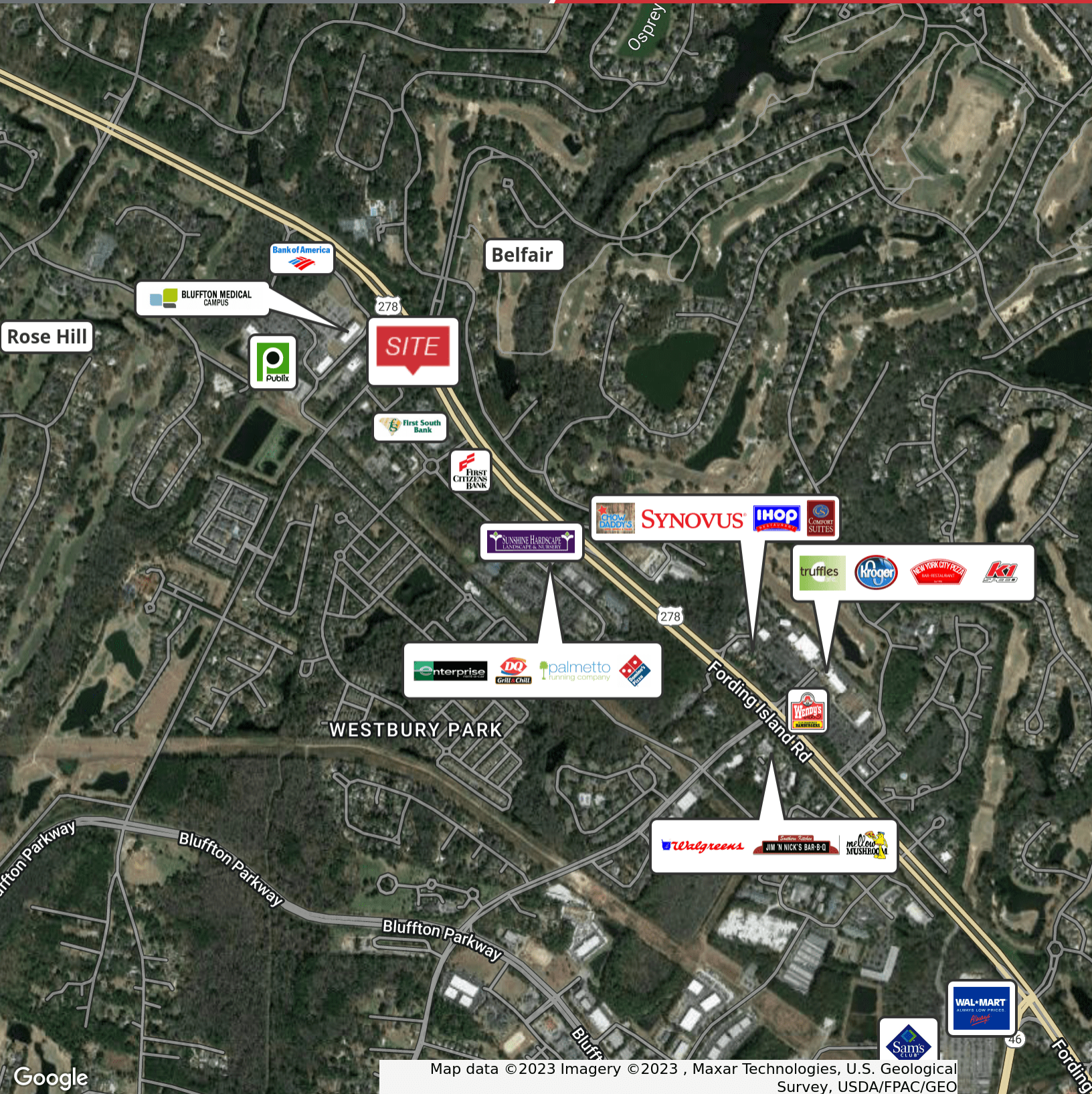
<b>Building Size:</b>	16,470 SF
<b>Approx. SF 1st Floor:</b>	8,235 SF
<b>Approx. SF 2nd Floor:</b>	8,235 SF
<b>Lease Rate:</b>	\$25.00 PSF (NNN)
<b>Lease Term:</b>	5+ Years
<b>Annual Increases:</b>	3%
<b>Parking:</b>	On-Site
<b>Property Type:</b>	Office / Medical

**For More Information**

**Baker Wilkins**  
 O: 843 837 4460 x2  
 baker@naicarolinacharter.com

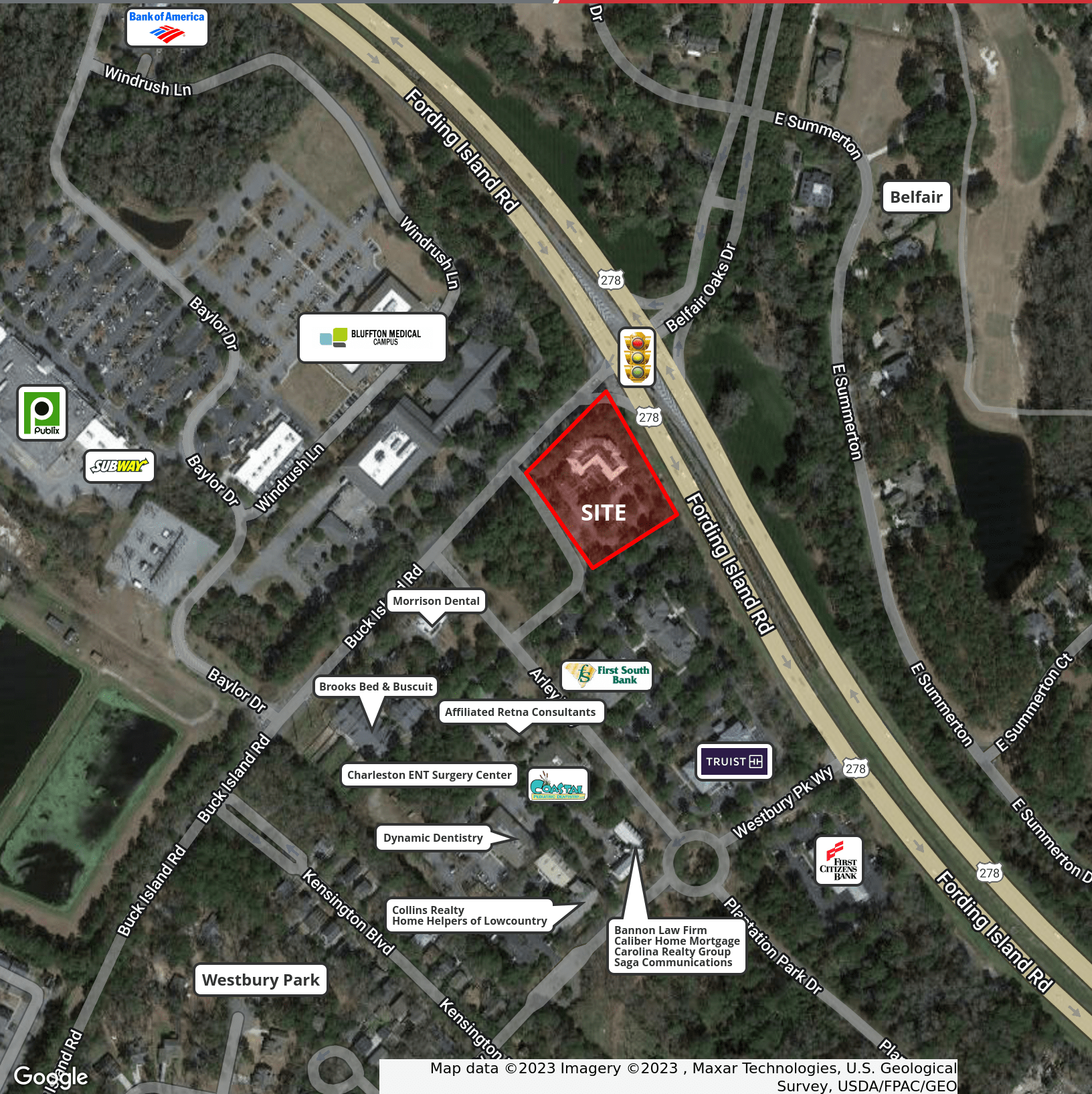
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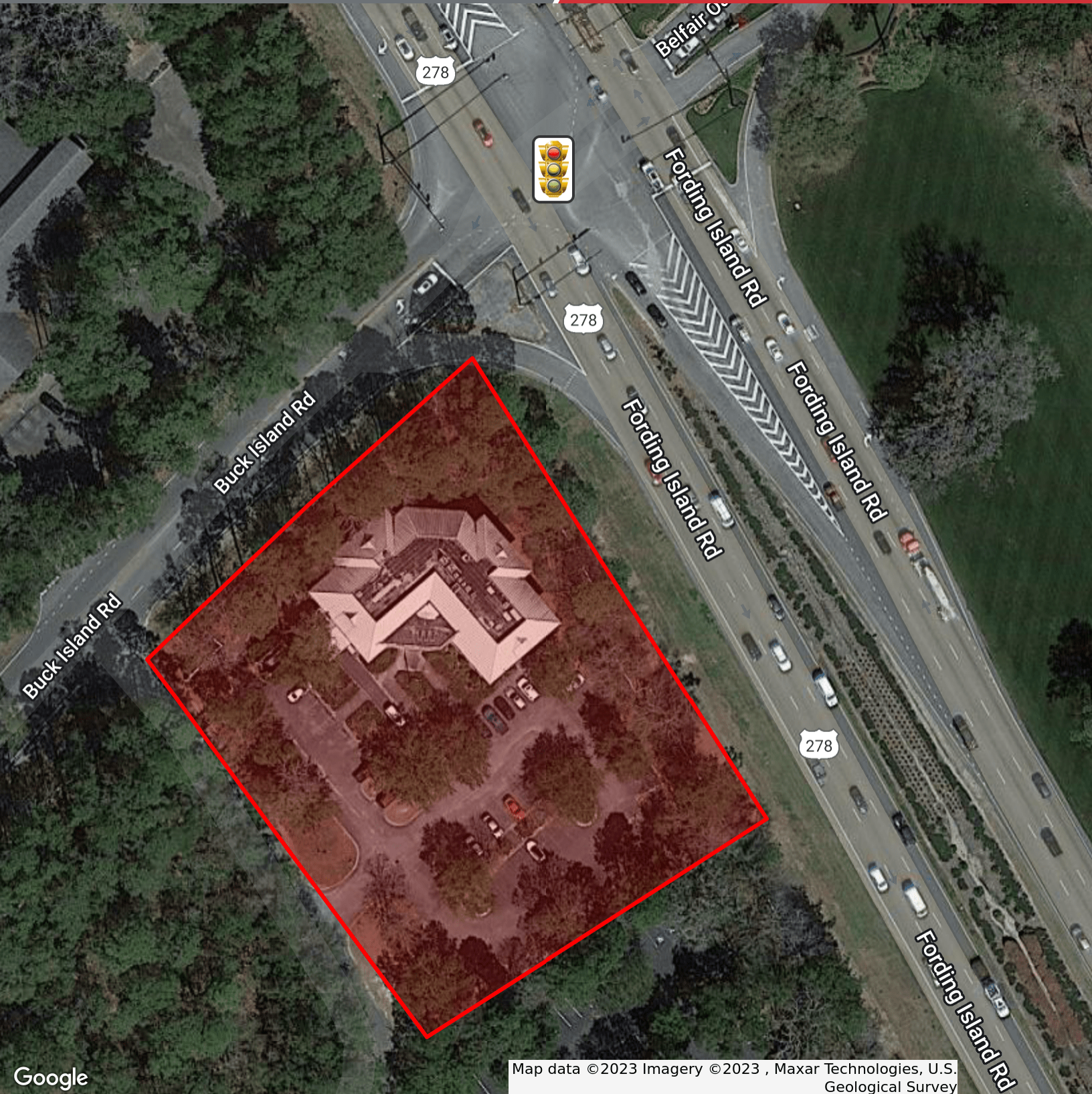
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Google

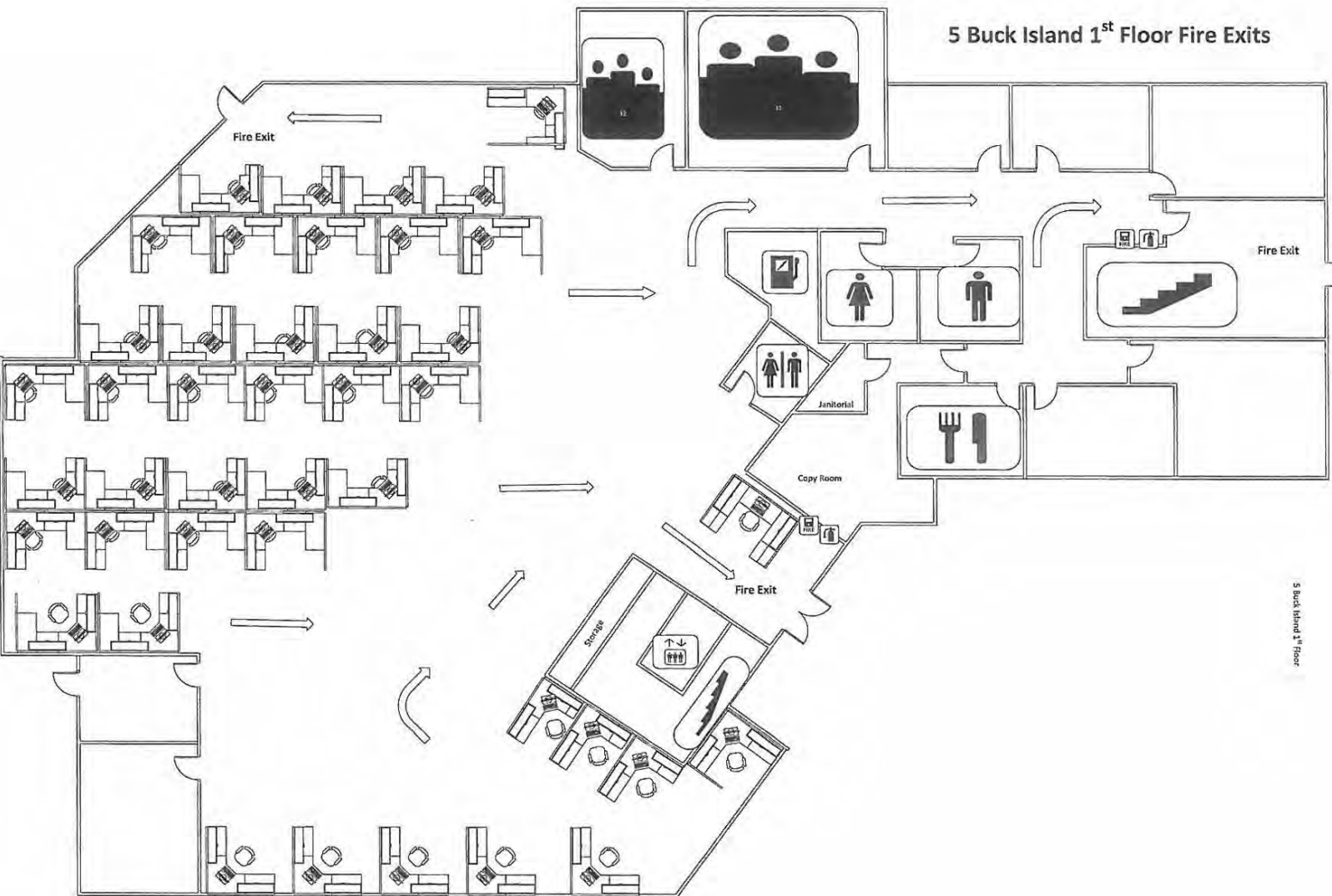
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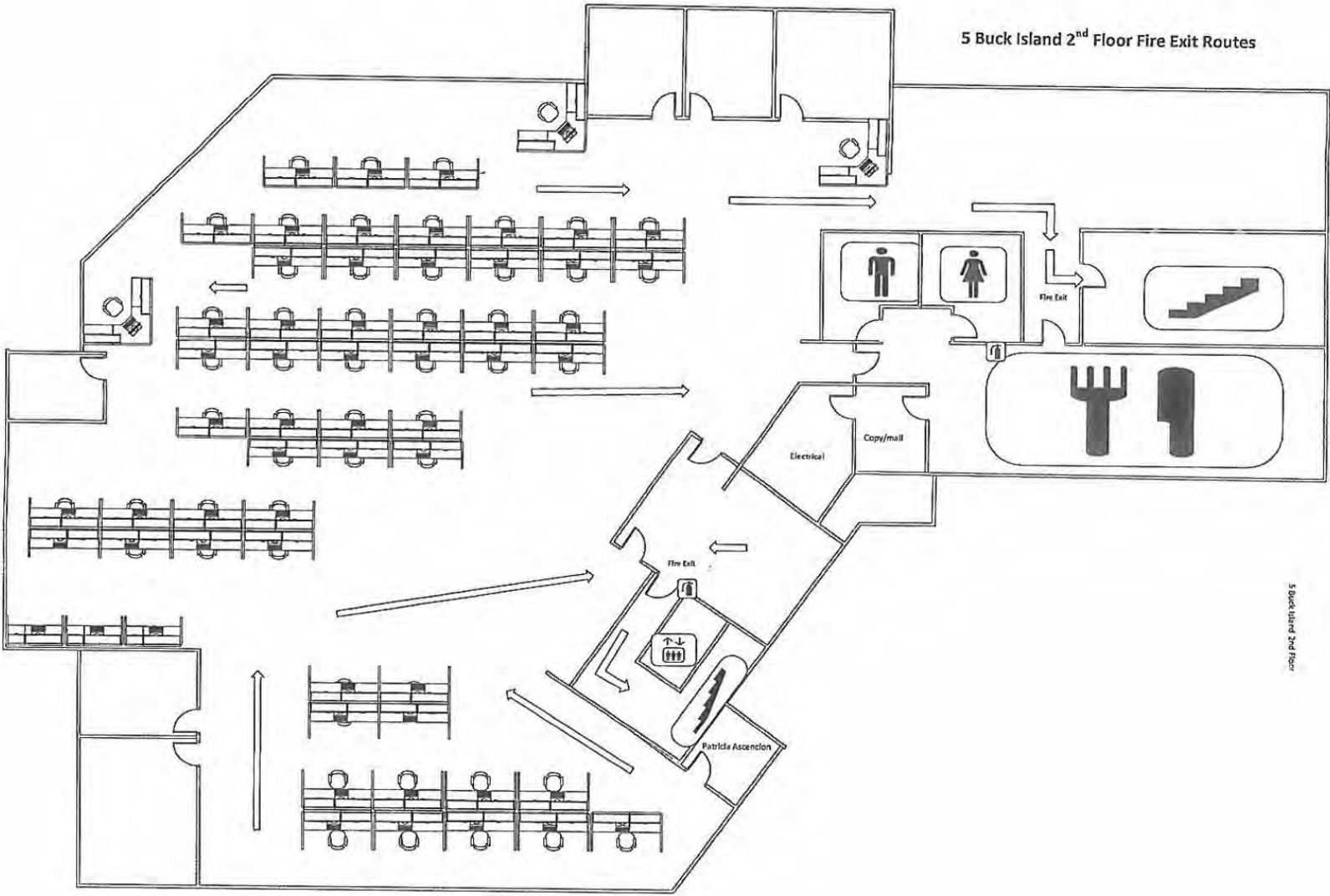


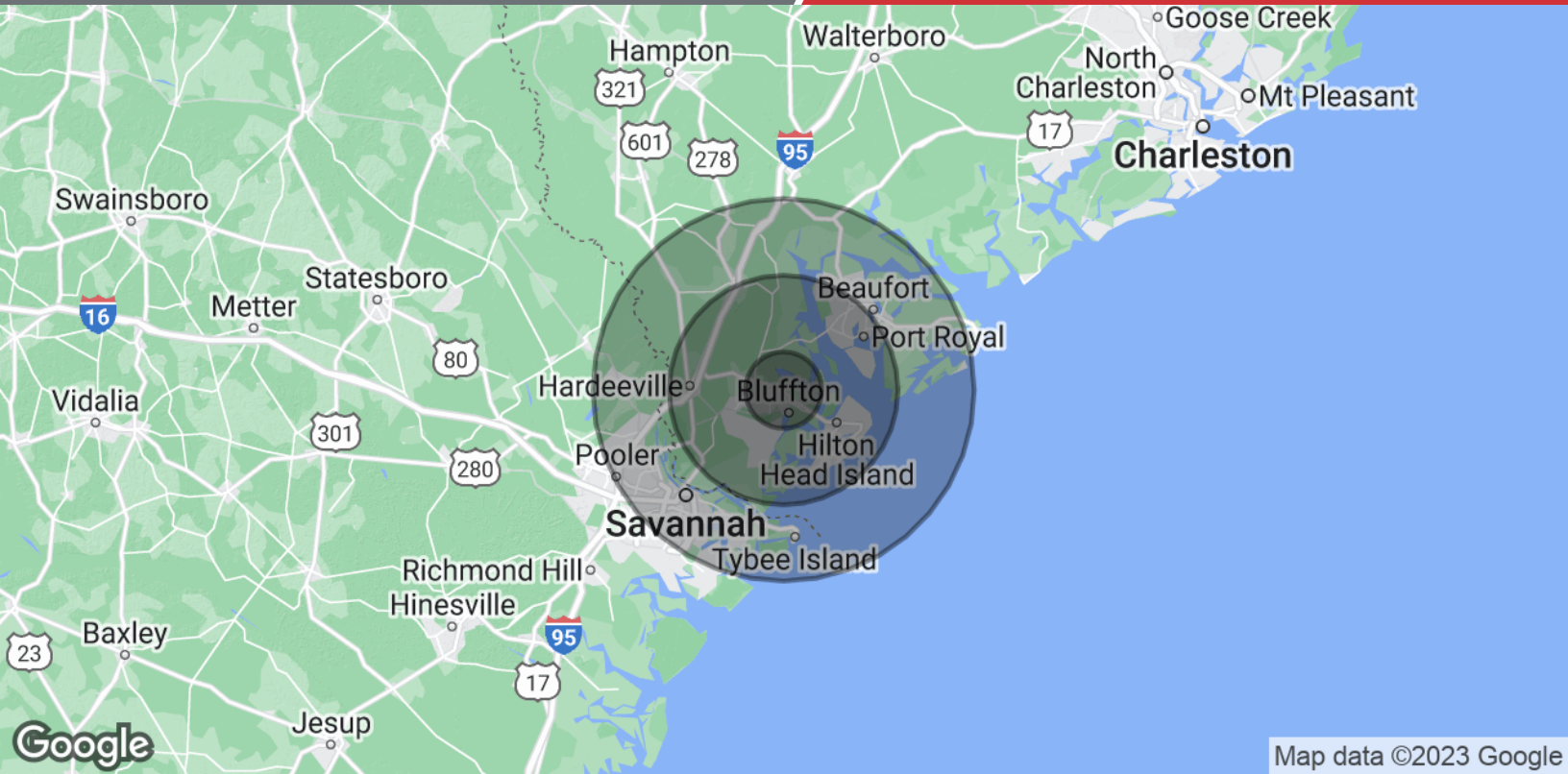
5 Buck Island 1<sup>st</sup> Floor Fire Exits



5 Buck Island 1<sup>st</sup> Floor

5 Buck Island 2<sup>nd</sup> Floor Fire Exit Routes





Map data ©2023 Google

<b>Population</b>	<b>5 Miles</b>	<b>15 Miles</b>	<b>25 Miles</b>
Total Population	40,172	165,439	437,102
Average Age	44.0	46.7	41.1
Average Age (Male)	44.1	46.0	39.6
Average Age (Female)	43.4	47.7	42.4
<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>15 Miles</b>	<b>25 Miles</b>
Total Households	17,940	88,998	207,282
# of Persons per HH	2.2	1.9	2.1
Average HH Income	\$84,019	\$75,279	\$71,263
Average House Value	\$341,359	\$371,633	\$282,651

\* Demographic data derived from 2020 ACS - US Census