



Retail / Office / Medical For Lease In Indigo Plaza Phase II

128 Bluffton Road
 South Carolina Bluffton, 29910

Property Highlights

- New construction retail/office/medical space in the heart of Bluffton, directly across from Bluffton Village, a mixed-use community anchored by the Bluffton Post Office, retail, office and civic uses.
- Existing Phase I Tenants include Joelle Restaurant, Blonde & CO, Refine Aesthetics, Spartina, Sentry Management, Horton & Associates, and K. Hovnanian Homes.
- Indigo Plaza Phase II will be delivered in a substantially completed condition with HVAC systems in place, a finished ADA restroom, electrical service and panel, acoustical ceiling with LED lighting, storefront glass and entry doors, fire sprinkler system, demising walls ready for paint, and tenant signage provided by Landlord. Tenants will generally be responsible for interior paint, floor coverings, cabinetry and millwork, furnishings, low-voltage wiring, and other business-specific improvements, significantly reducing buildout costs and shortening the time required to open for business. Contact Broker for additional details.

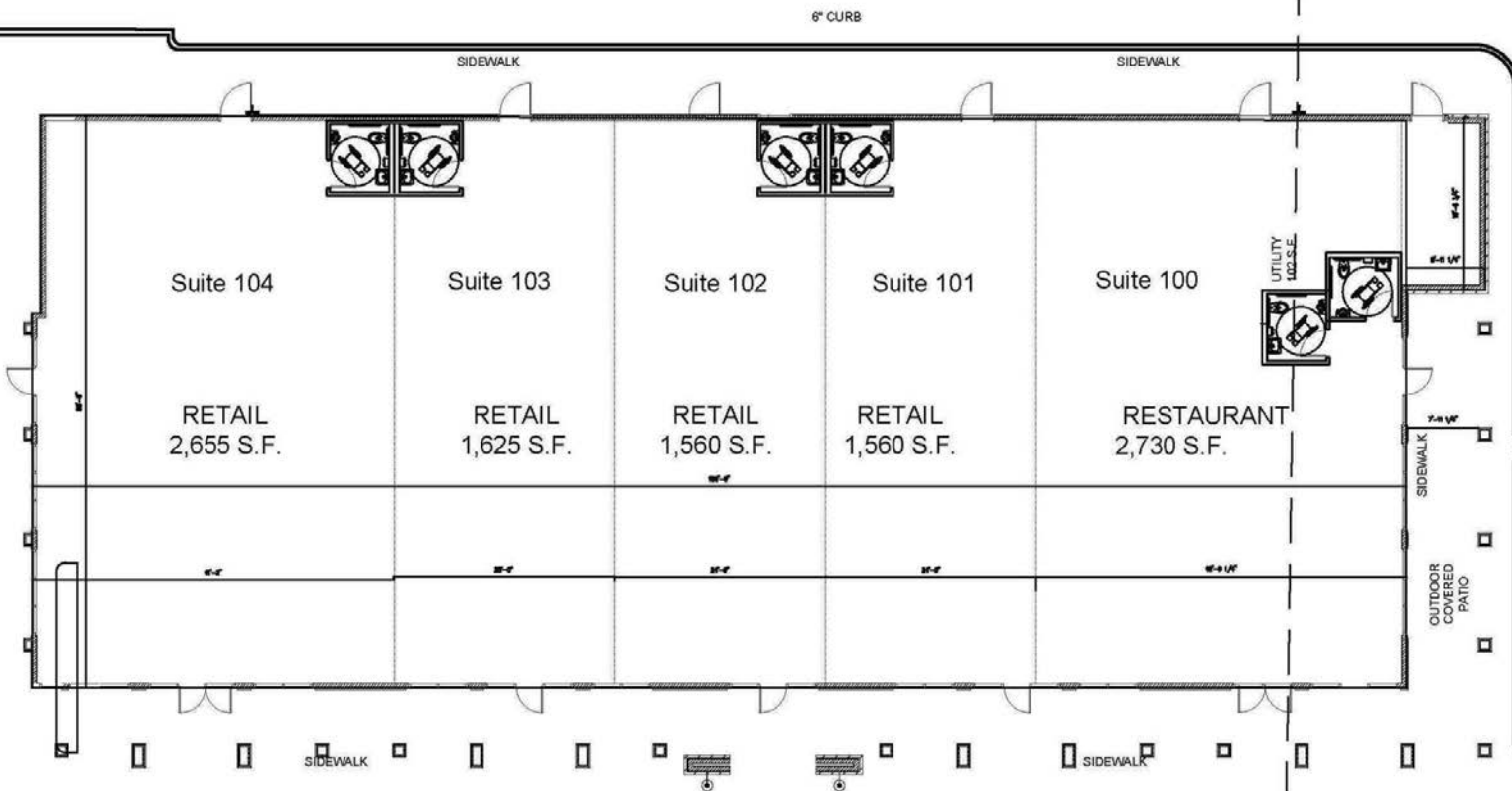
Offering Summary

Estimated Delivery:	Late 2027
Building Status:	Pre-Leasing / Under Construction
Available Size:	+/- 1,560 - +/- 10,130 SF
Delivery Condition:	See Property Highlights
Base Rent:	See Page 2
Estimated NNN:	+/- \$7.00 PSF
Uses:	Retail / Office / Medical/ Restaurant
Zoning:	C4 Community Center Mixed Use

For More Information

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

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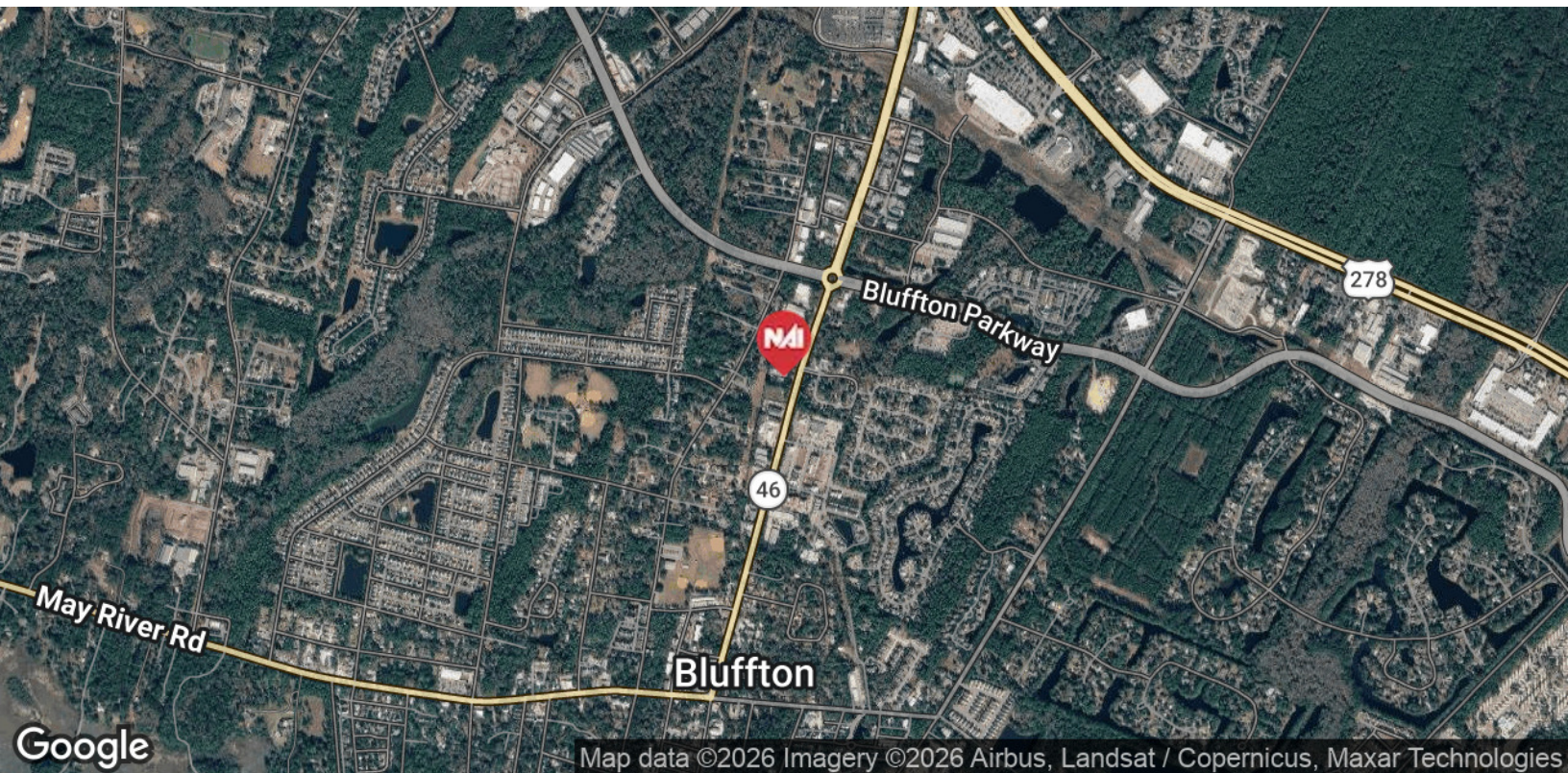
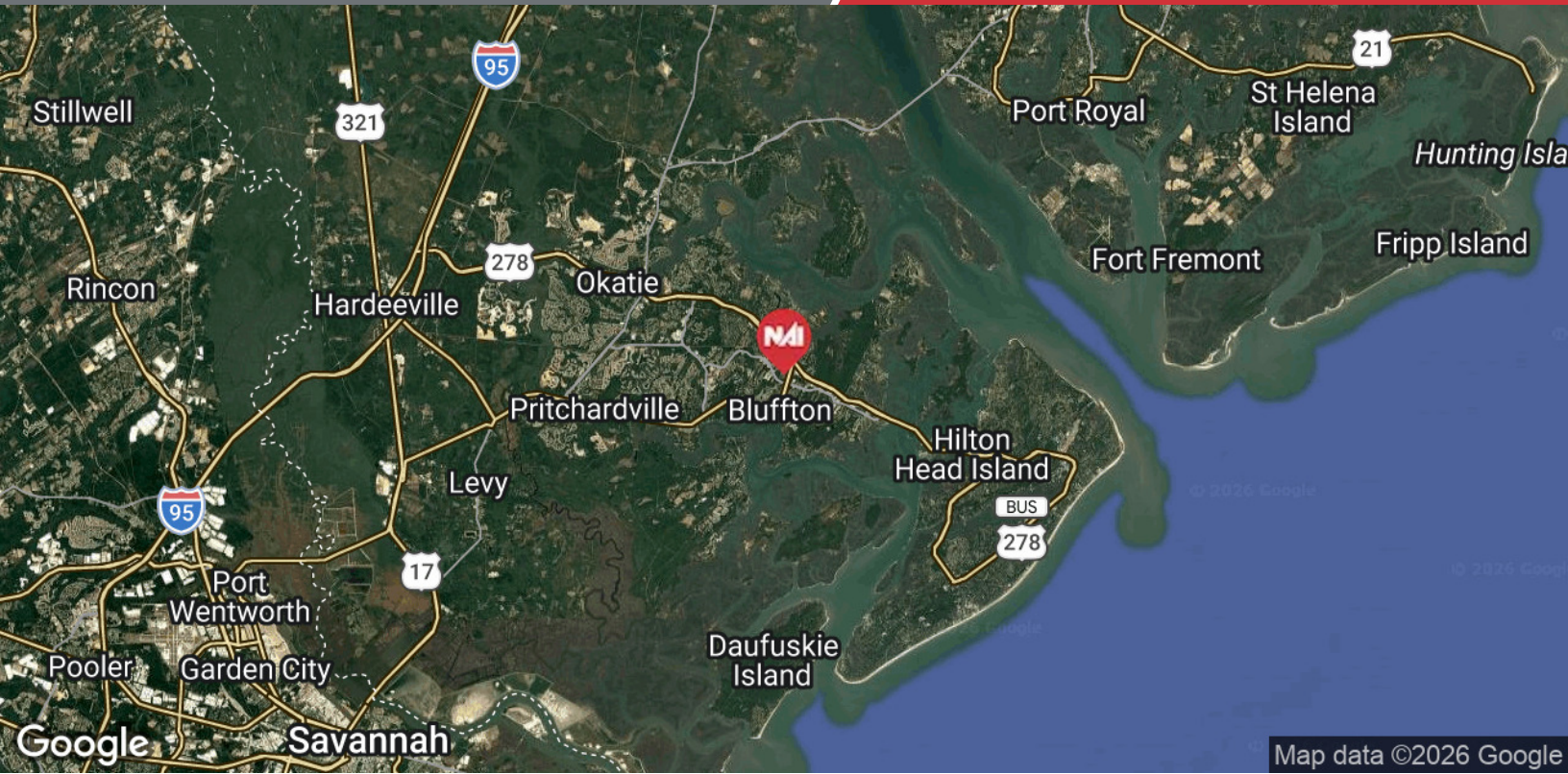
Lease Information

Lease Type:	NNN	Lease Term:	Minimum of 5 Years
Total Space:	1,560 - 10,130 +/- SF	Lease Rate:	\$35 - \$37 SF/yr

Available Spaces

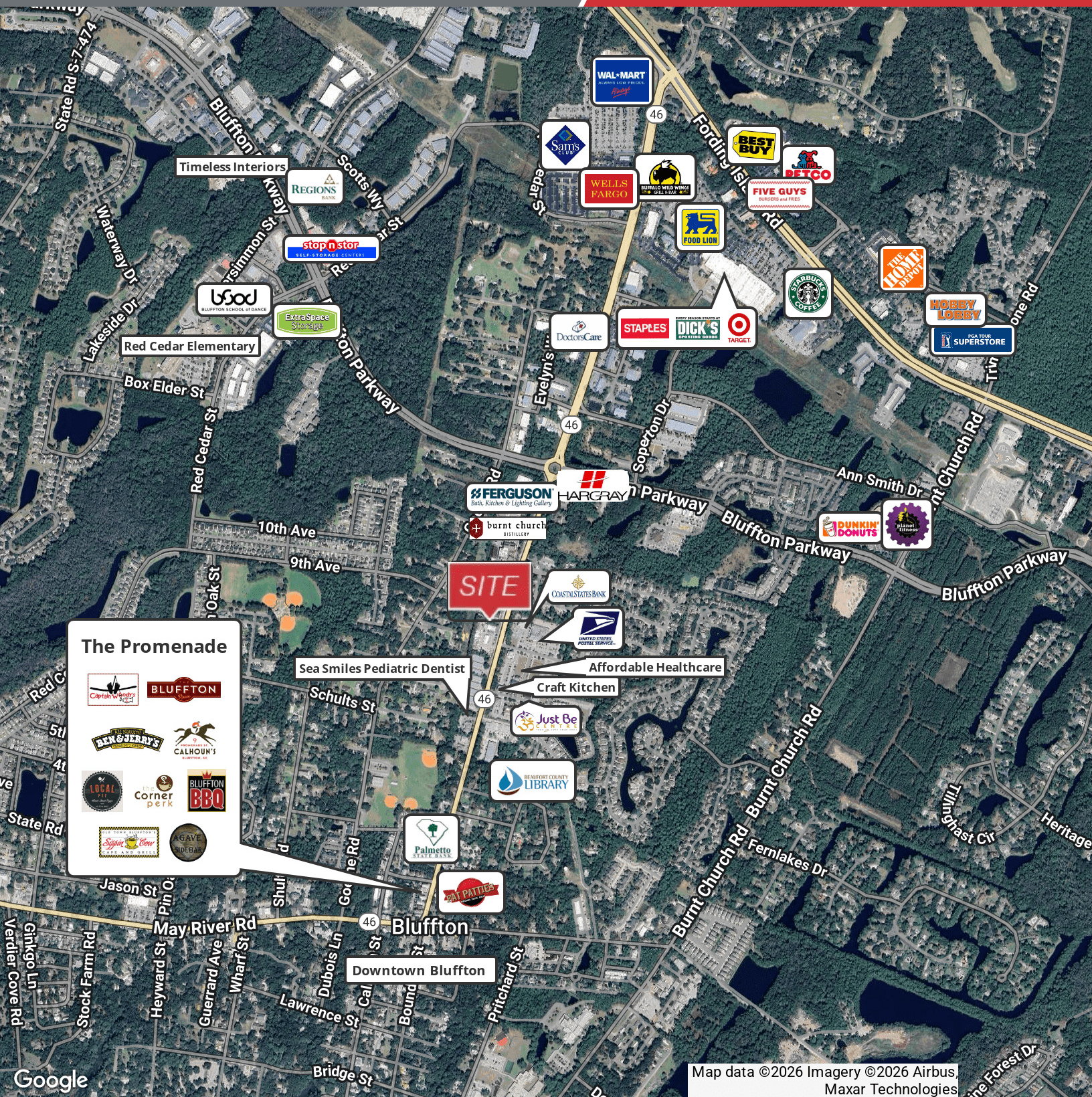
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 100	2,730 SF	NNN	\$37.00 SF/yr	Retail / Restaurant
Suite 101	1,560 SF	NNN	\$35.00 SF/yr	Retail / Office / Medical
Suite 102	1,560 SF	NNN	\$35.00 SF/yr	Retail / Office / Medical
Suite 103	1,625 SF	NNN	\$35.00 SF/yr	Retail / Office / Medical
Suite 104	2,655 SF	NNN	\$35.00 SF/yr	Retail / Office / Medical

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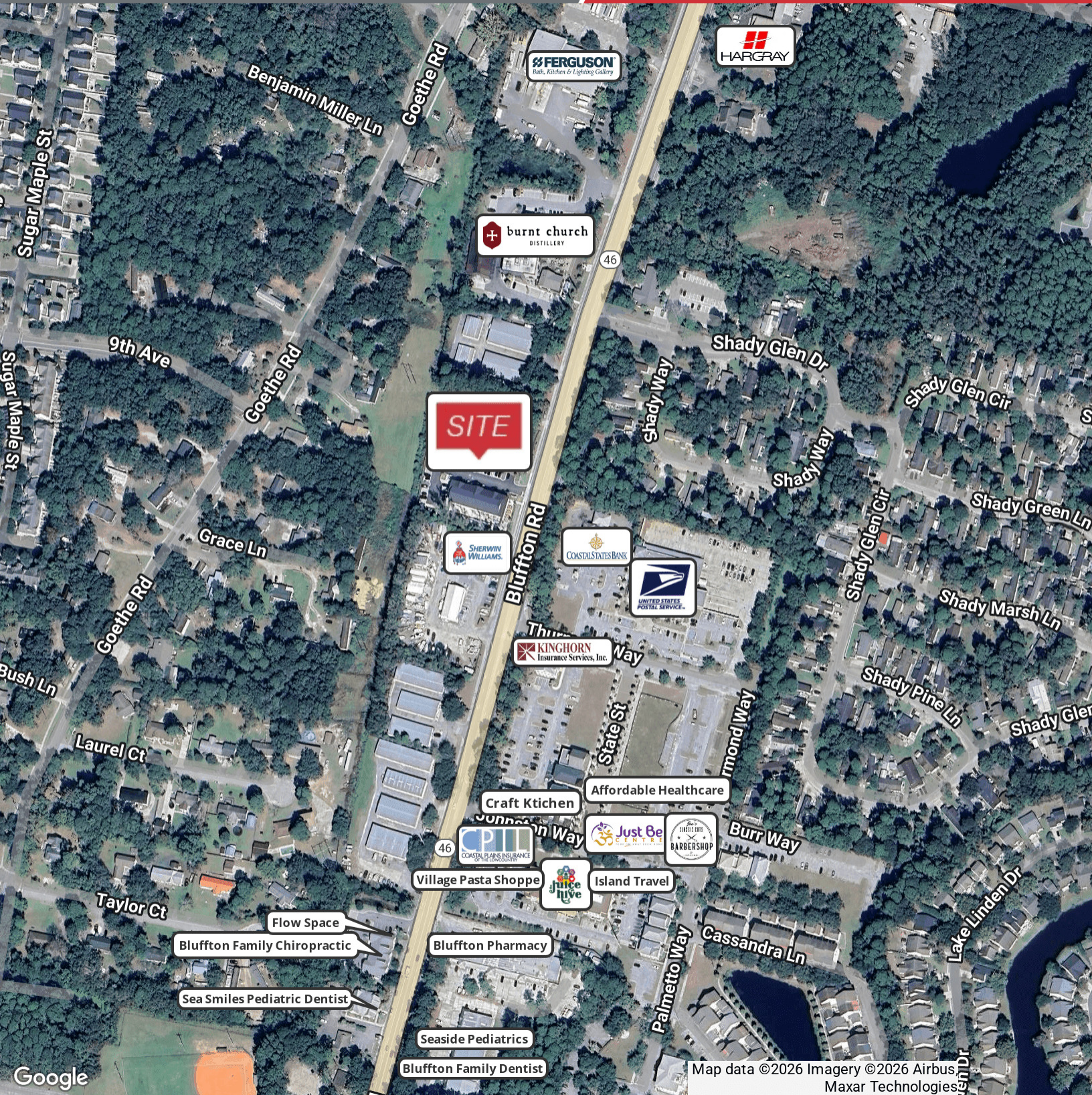
1227 May River Road, Suite 100
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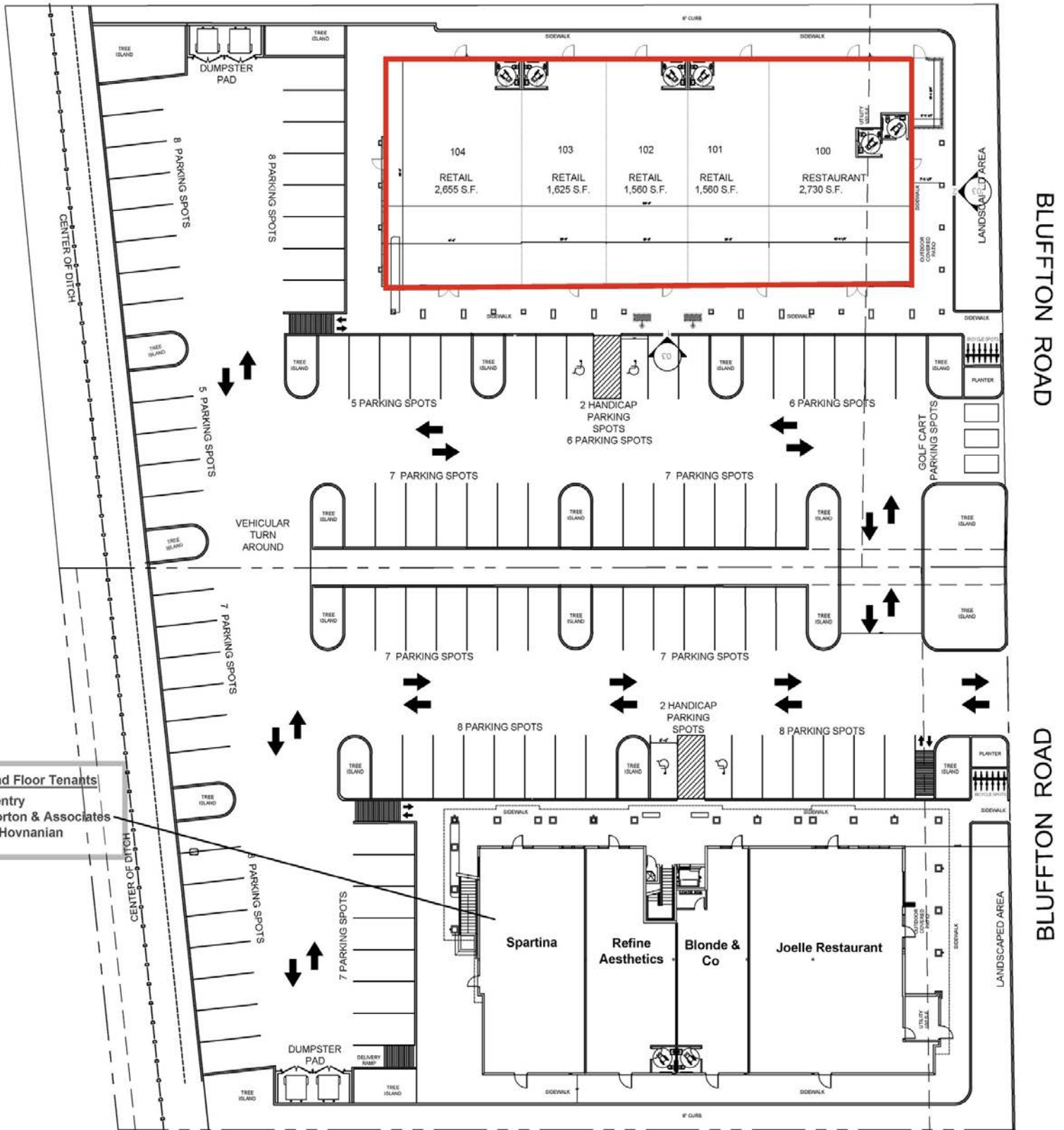
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2 EXTERIOR ELEVATION - STREET
03 1/16" = 1'-0"



1 EXTERIOR ELEVATION - FRONT
03 1/16" = 1'-0"