

1,500 SF Retail Space in Target Shopping Center



Retail Space In The Target Shopping Center

1050 Fording Island Rd, Suite D
Bluffton, South Carolina 29910

Property Highlights

- Prime location in the highly trafficked Target Shopping Center
- Anchored by Target, Dick's Sporting Goods, Staples, and Starbucks
- Additional Tenants include a multitude of restaurants, retailers, and professional office/medical users
- Quality finishes with functional layout including open retail space, 3 offices/rooms, storage area, and bathroom
- Washer/dryer hook up with tons of plumbing available for additional sinks
- Additional Tenants include a multitude of restaurants, retailers, and professional office/medical users
- Ample parking for customers

Offering Summary

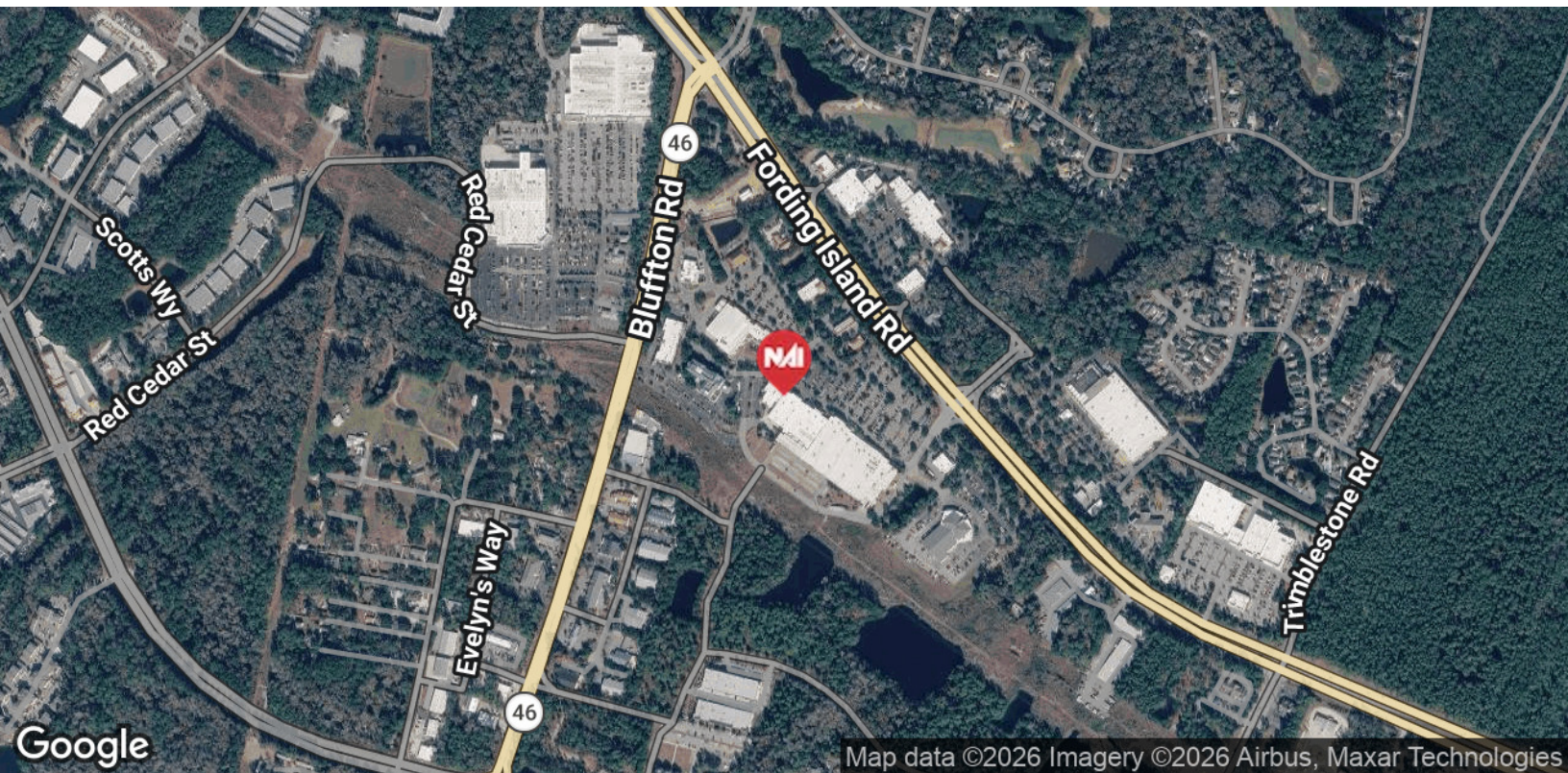
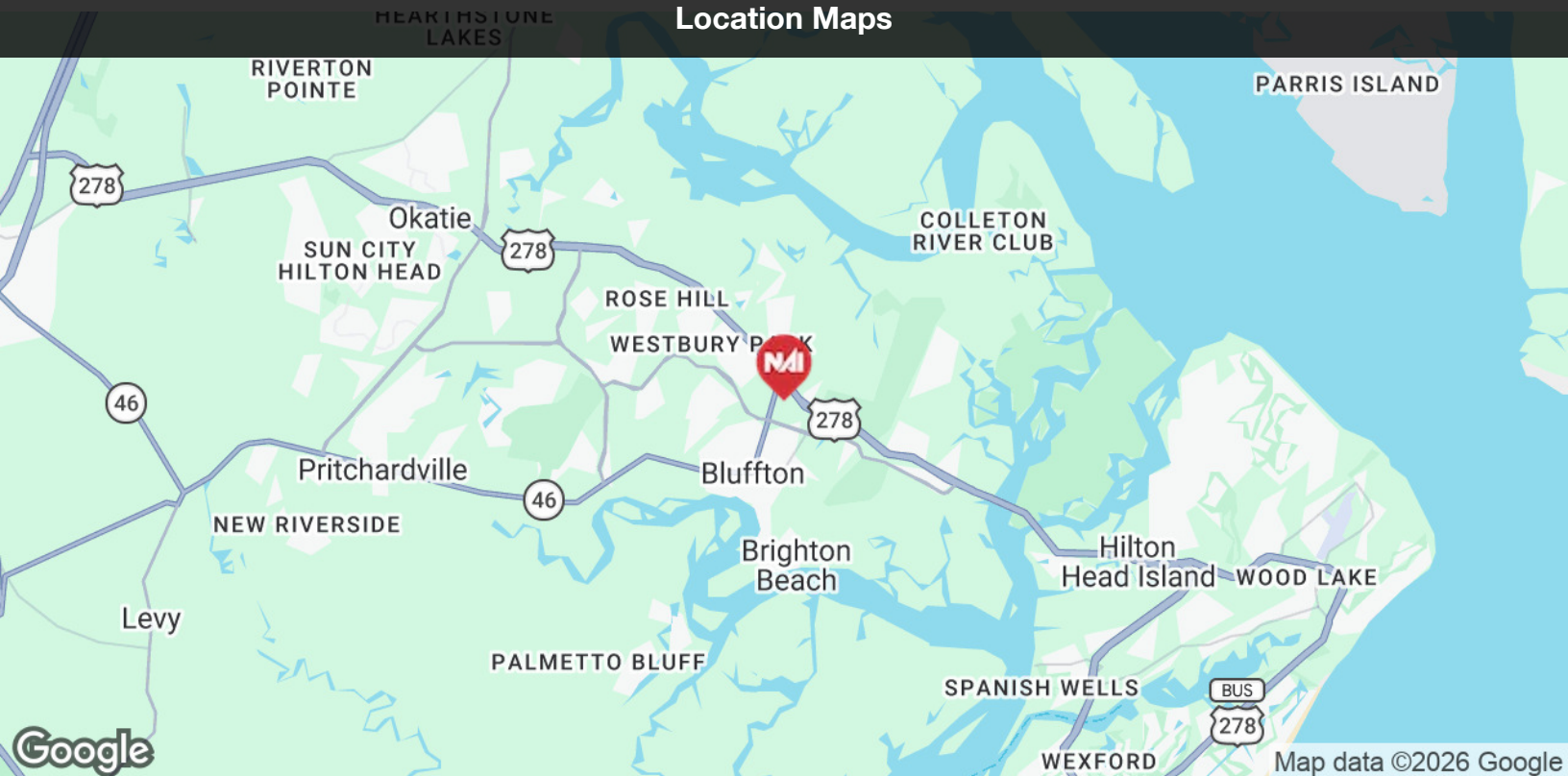
Available SF:	1,500 SF
Lease Rate:	\$28 PSF (NNN)
2026 NNN est.	\$6.06
Annual Base Rent Escalations:	3%
TI:	Negotiable
Showing Instructions:	Contact Agent

For More Information

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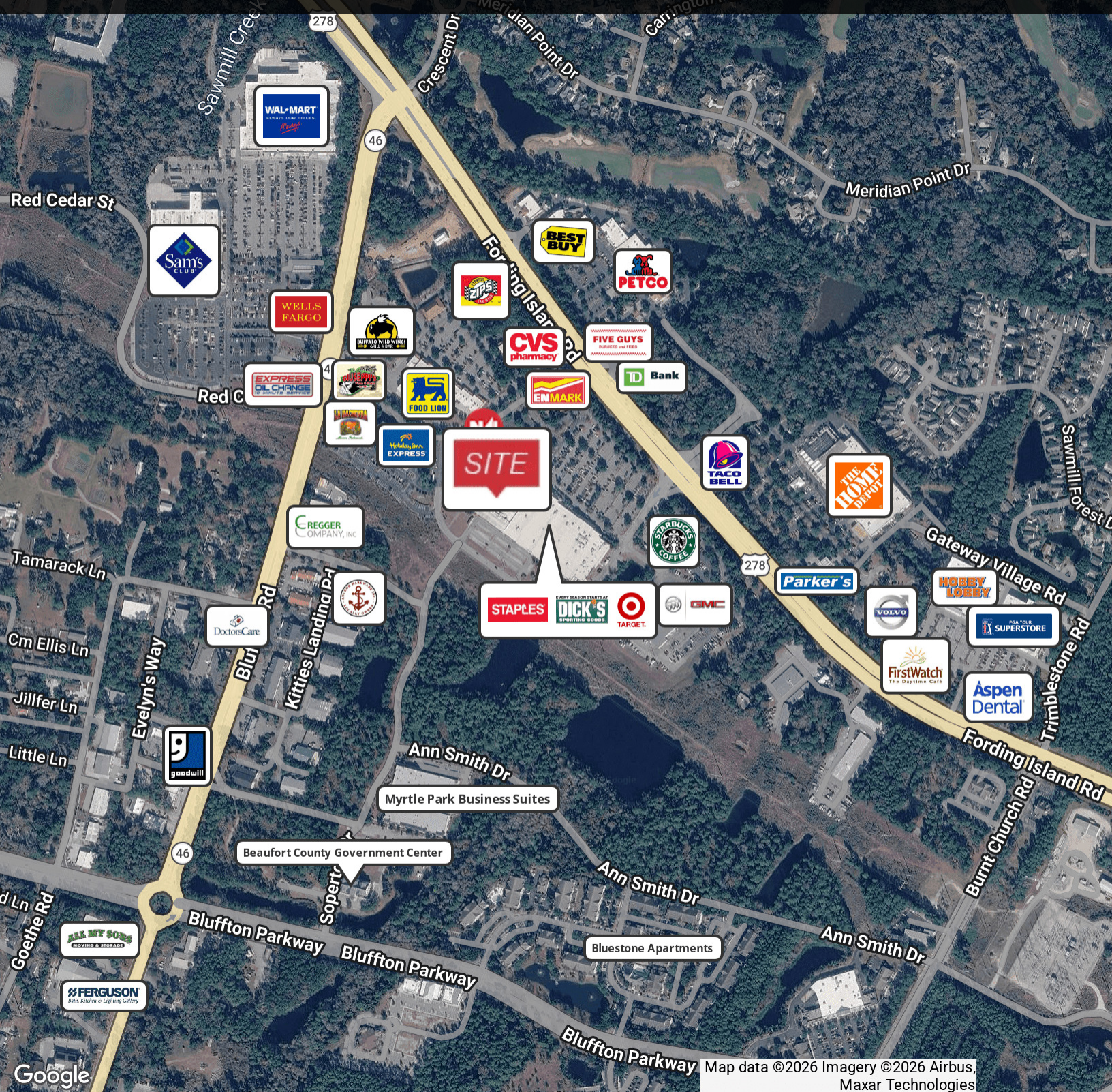
Location Maps



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Retailer Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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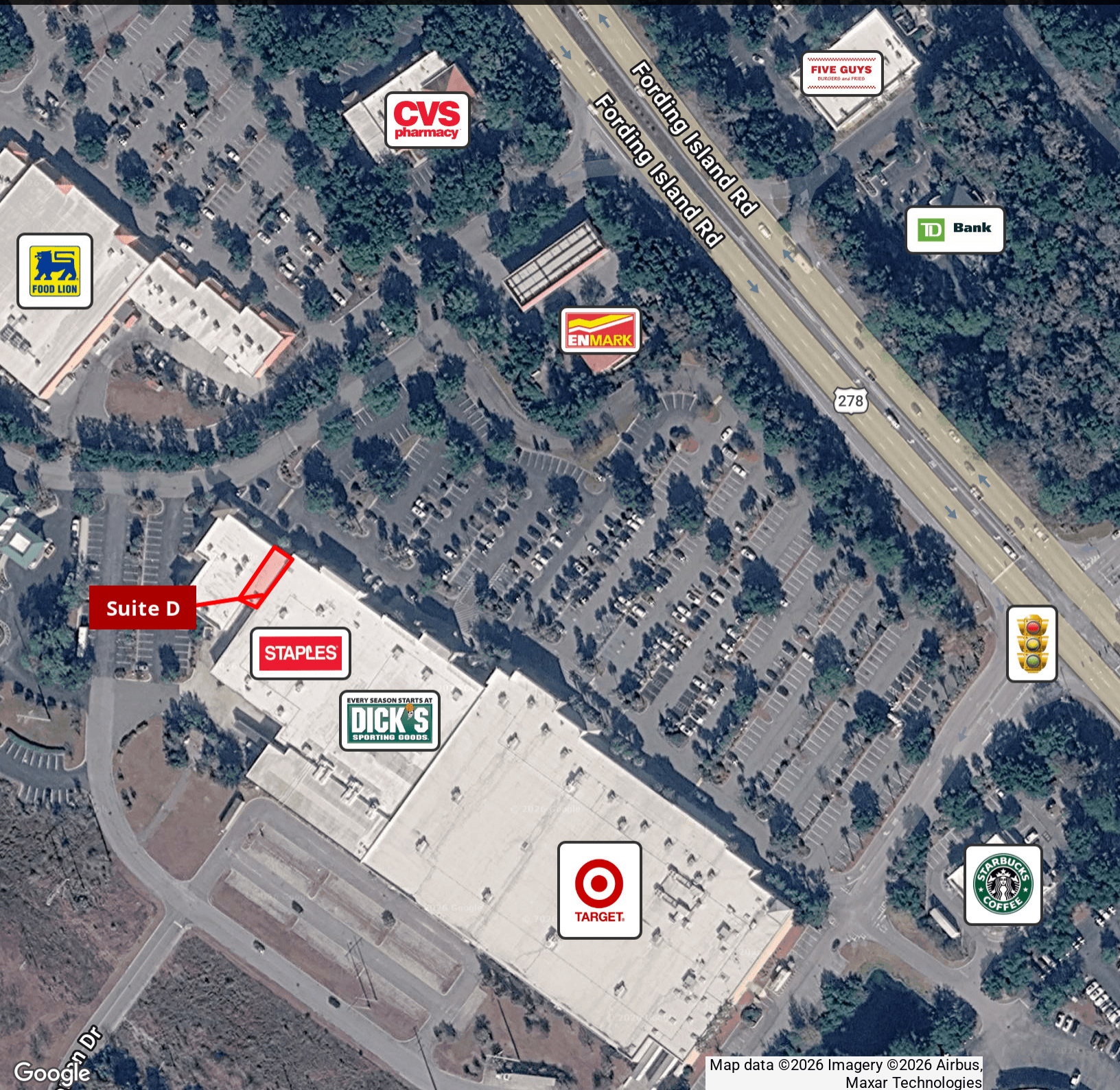
Target Shopping Center Site Plan



101*	Target	0	406	Huntington Learning Center	1,720	604	GameStop	2,400
201	Dick's Sporting Goods	40,000	501	Starbucks	1,600	605	Cricket Wireless	1,600
301	Staples	23,942	502	May River Mattress	2,700	606	Elegant Nails & Spa	1,600
401-D	King Tide Custom Homes	1,500	504	Honey Baked Ham	2,400	607	Wingstop	1,600
402	Maginnis Orthodontics	3,880	601	Giuseppi's Pizza & Pasta	3,650	609	Palm Beach Tan	2,100
404	America's Best	2,800	603	The Auto Club	2,950	613	La Hacienda	3,900

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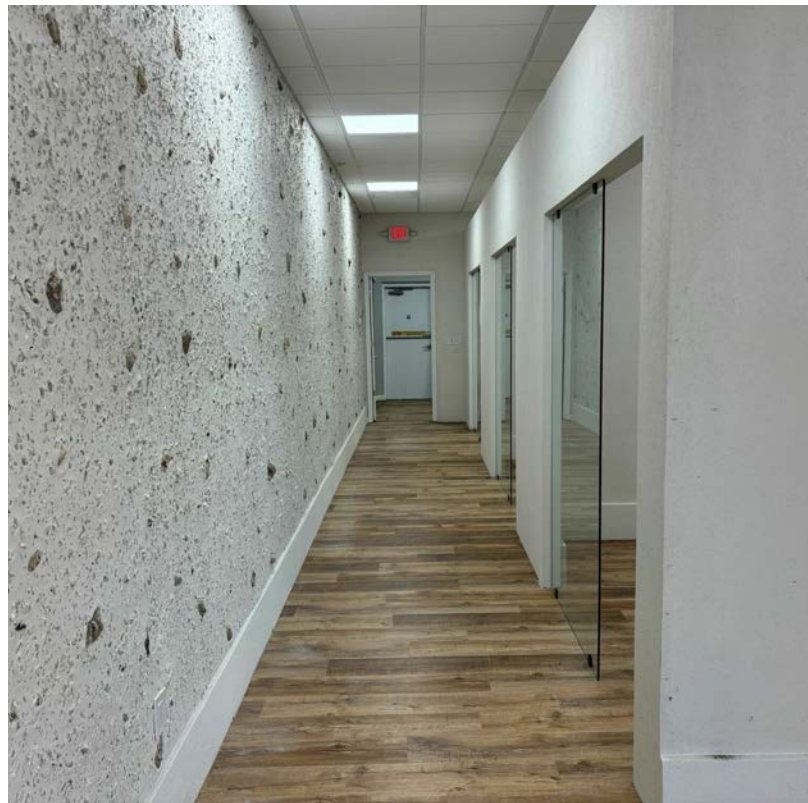
Target Shopping Center



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1,500 SF | Strip Center



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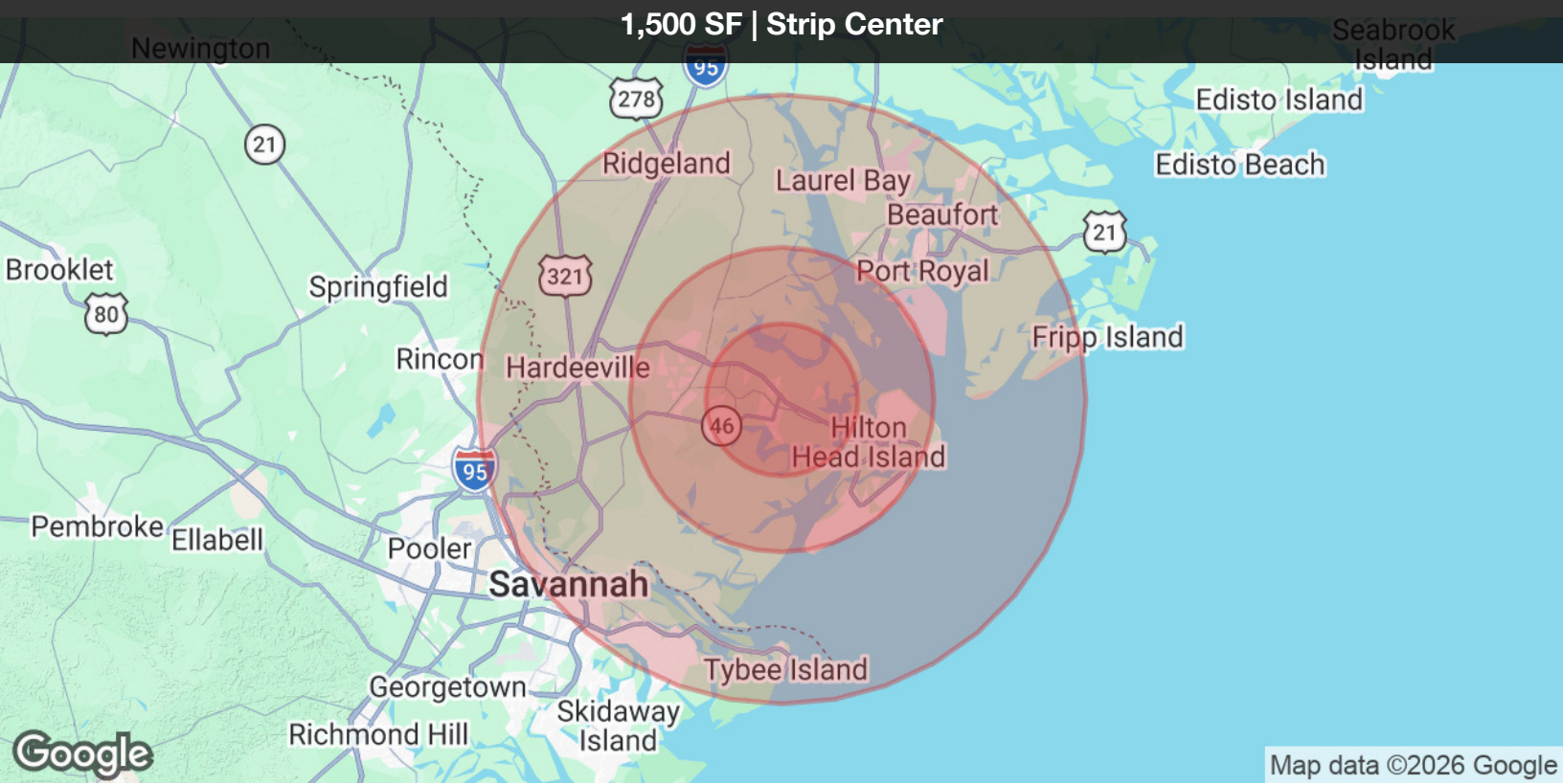
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Population	5 Miles	10 Miles	20 Miles
Total Population	44,446	124,121	274,573
Average Age	43	50	45
Average Age (Male)	42	49	44
Average Age (Female)	44	50	46
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	17,403	53,282	113,500
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$110,790	\$122,383	\$104,389
Average House Value	\$550,764	\$607,952	\$499,186

2020 American Community Survey (ACS)

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