

FOR LEASE

RIVERWALK BUSINESS PARK

452 BROWNS COVE ROAD, UNIT #1 RIDGELAND, SC 29936



SUZANNA ROSE MCDONALD

843.816.2547

SRM@vmrealestate.com

VM REAL ESTATE | 843.338.1799 | 39 PEARCE RD. BLUFFTON, SC 29910 | VMREALESTATE.COM

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PROPERTY DESCRIPTION

This newly renovated 1,250 SF end-unit office space in Riverwalk Business Park, located just off Brown's Cove Road, offers a highly functional layout and clean, modern finishes. Includes new flooring, trim, and fresh paint. Bathroom has been completely updated. The space features a large foyer/reception/waiting area, and multiple private offices. It is well suited for a variety of professional users. Available immediately.

LOCATION DESCRIPTION

Riverwalk Business Park is ideally located just off Highway 170, offering convenient access to major transportation routes and a strategic position within the dynamic I-95 corridor. The park features a diverse mix of tenants, including light industrial, professional office, retail, and restaurant users, creating a vibrant and well-rounded business environment. Located less than two miles from the Highway 278 interchange and near Sun City Hilton Head, the University of South Carolina Beaufort, and the Technical College of the Lowcountry, this high-traffic, fast-growing area provides excellent connectivity to Beaufort, Bluffton, Hilton Head Island, and Savannah.

PROPERTY HIGHLIGHTS

- Prime commercial location
- Ample parking space
- Professional office space

OFFERING SUMMARY

Lease Rate:	\$2,800/month, Gross
Available SF:	1,250
Lot Size:	0.61 Acres
Building Size:	5,700 SF

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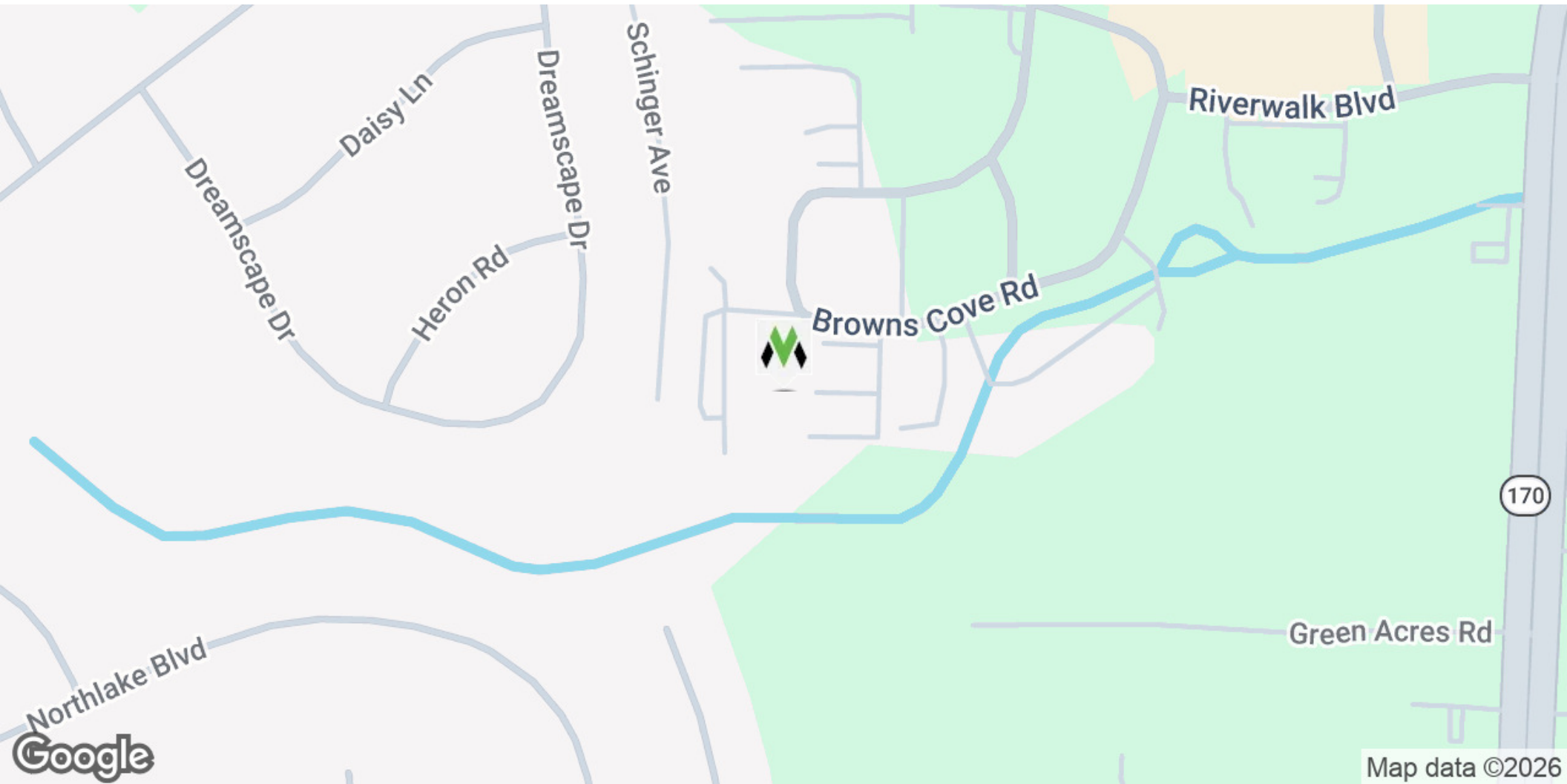


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