

FOR SALE

OFFICE/RETAIL CONDO FOR SALE

149 RIVERWALK BLVD, UNIT 11 RIDGELAND, SC 29936



VM REAL ESTATE 



CONTACT

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PROPERTY OVERVIEW

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OFFERING SUMMARY

Sale Price:	\$363,720
Available SF:	1,000 SF
Zoning:	GC
Market:	Bluffton / Okatie

PROPERTY HIGHLIGHTS

- Retail / Office Condo For Sale
- Can be Combined with Adjacent Unit for Larger Users
- Explosive Growth Area
- Great For Owner/Users or Investors
- Good Visibility
- Ample Parking

PROPERTY OVERVIEW

Office/retail condominium available for sale in Riverwalk Commons, offering an excellent opportunity to own your own office/retail unit, or a great opportunity for an investor looking for a property in a high demand area. This prominent condo is 1,000 SF and is currently configured with three private offices, a conference room, a small kitchenette and a restroom. Ideal for small office users or with minor demolition, the space could be occupied by a variety of retail uses. The unit is currently occupied under a lease expiring at the end of August, 2027. The existing tenant has expressed an interest in remaining, if purchased by an investor or a buyer who does not intend to occupy the space, offering the potential for immediately income.

LOCATION OVERVIEW

Riverwalk Business Park is located on Highway 170, less than 2 miles from the major Highway 278 interchange, proximate to Sun City Hilton Head (with 17,500 residents, age 50+) and two colleges (University of South Carolina/Bluffton and the Technical College of the Lowcountry). This high-traffic and explosive-growth area is centrally located and just minutes from Beaufort, Bluffton, Hilton Head Island and Savannah. Riverwalk Business Park has a broad tenant mix ranging from light industrial to professional office to retail and restaurant tenants. Traffic counts on Highway 170 exceed 39,000 vpd. 2026 demographics confirm a population of approximately 46,500 residents within a five-mile radius with average household incomes of \$141,000.

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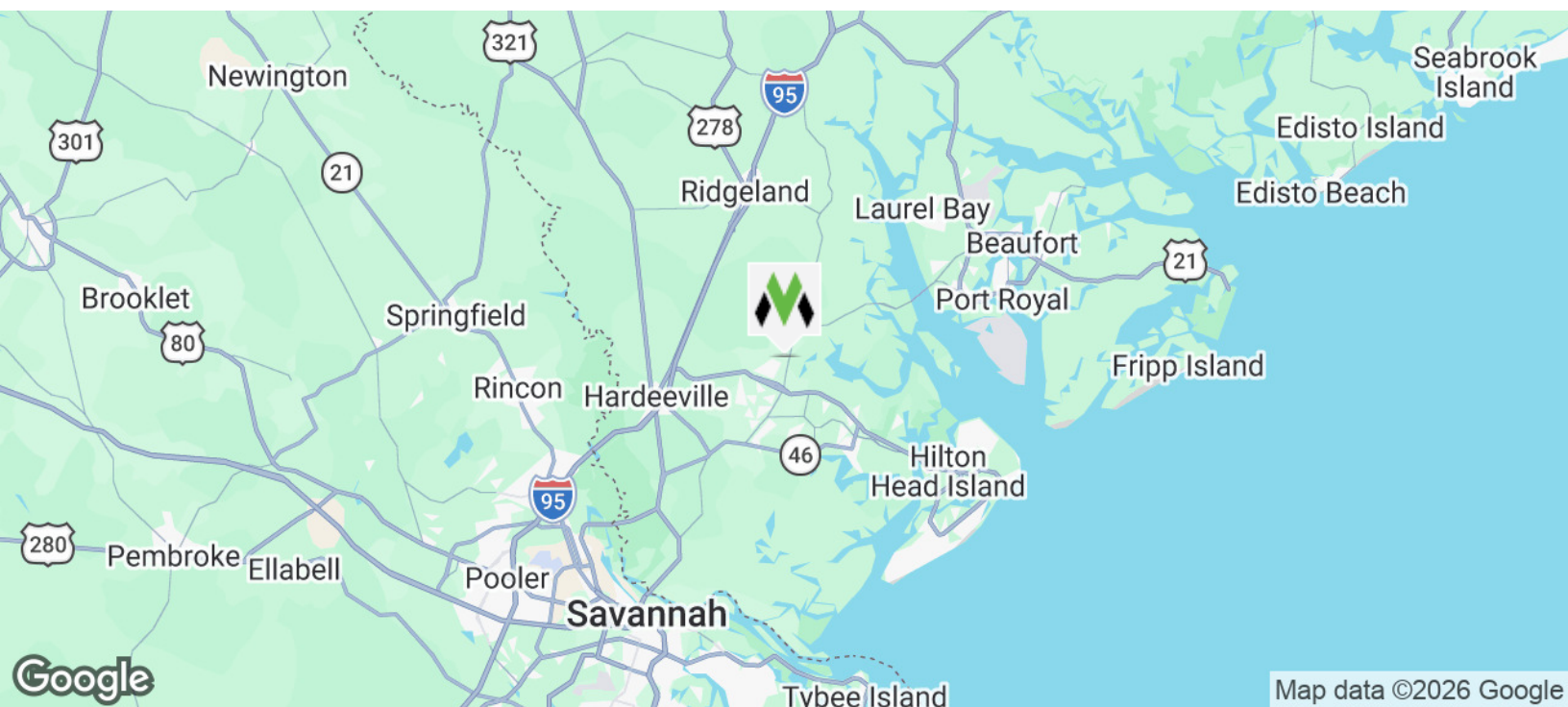
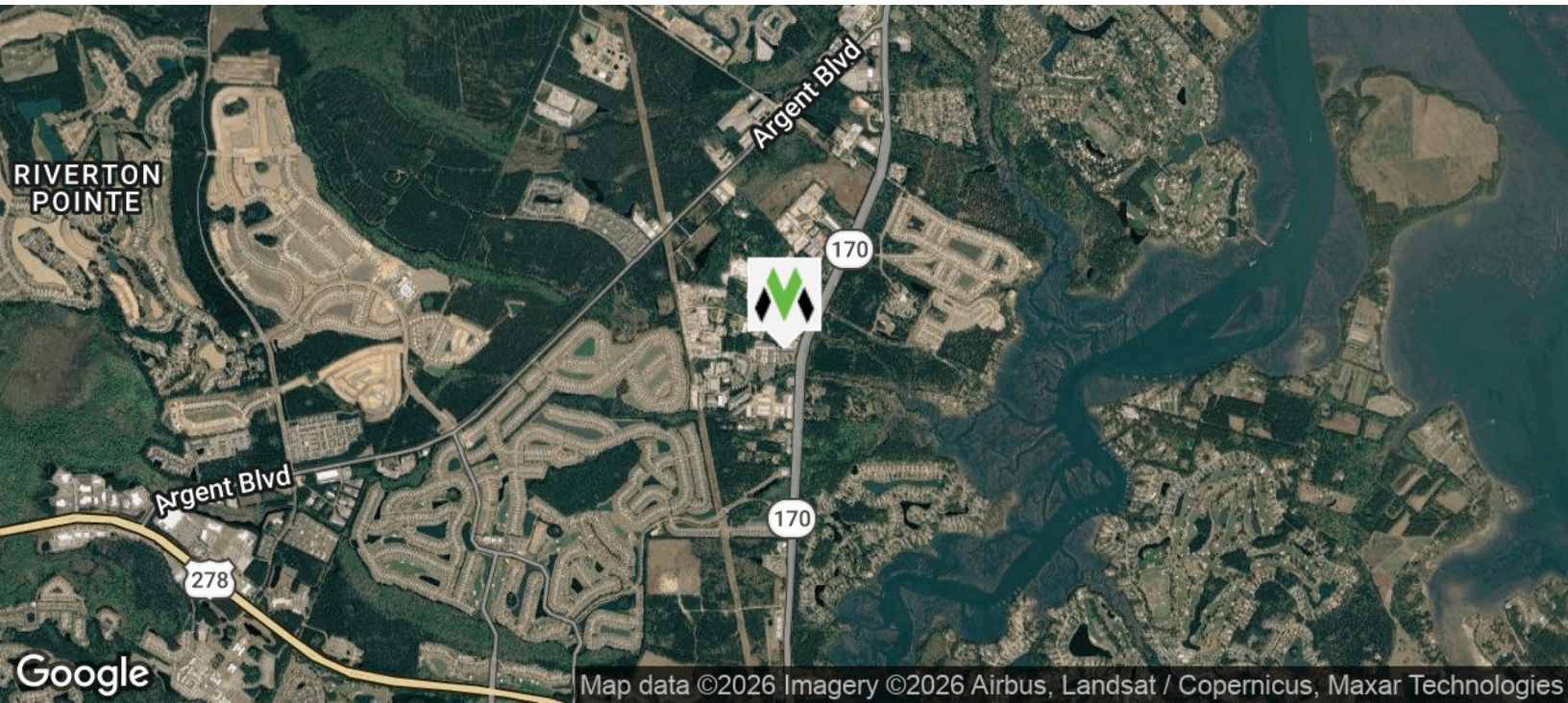


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LOCATION MAPS

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INTERIOR PICTURES

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