

**FOR SALE**

# RIVERWALK BUSINESS PARK

452 BROWNS COVE ROAD, RIDGELAND, SC 29936



VM | REAL ESTATE 



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## OFFERING SUMMARY

Sale Price:	\$975,500
SF	5,700
Year Built:	2003
Zoning:	NEC
Market:	BEAUFORT/JASPER

## PROPERTY HIGHLIGHTS

- Newly Renovated Office Space
- Central Location - Access to anywhere in the Beaufort/Jasper County market(s) within a few minutes drive
- Easy Parking

## PROPERTY OVERVIEW

This 5,700 SF office/warehouse building sits on 0.61 acres and is divided into three units ranging from 1,250 SF to approximately 2,500 SF. The newly renovated end unit of 1,250 of office space is move in ready and actively being marketed. The two-story updated middle unit is currently leased to a property restoration company that features multiple offices, a conference room, an upstairs showroom, multiple restrooms, warehouse space, and a roll up door. The third unit is leased for the next two years to a gutter company - currently upgrading their office and warehouse space.

## LOCATION OVERVIEW

Riverwalk Business Park is ideally located just off Highway 170, offering convenient access to major transportation routes and a strategic position within the Lowcountry market in both Beaufort County and Jasper County. 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.

# ADDITIONAL PHOTOS



# LOCATION MAP

