

SALE

Commercial Building On Hwy 278

1504 FORDING ISLAND ROAD/HWY. 278

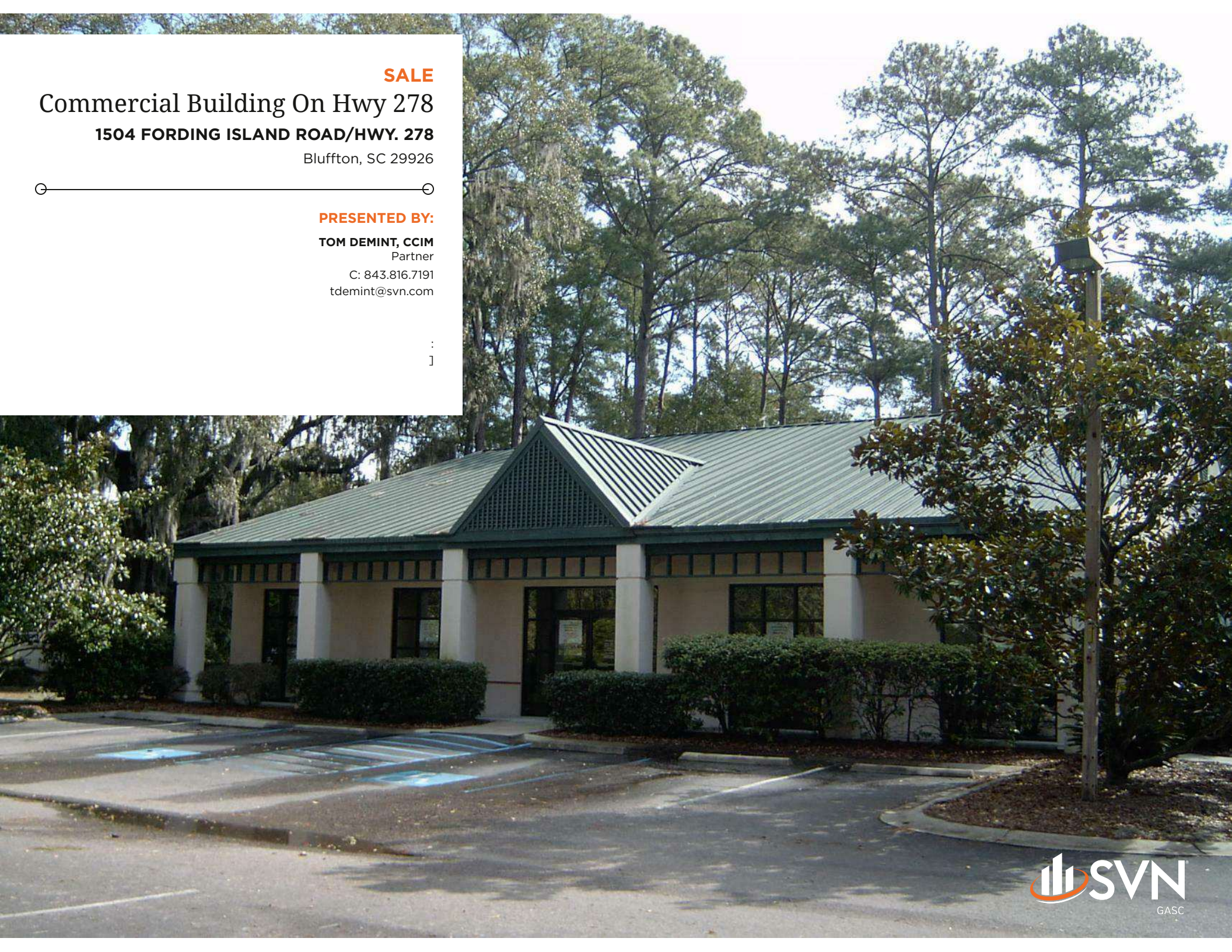
Bluffton, SC 29926

PRESENTED BY:

TOM DEMINT, CCIM
Partner

C: 843.816.7191
tdemint@svn.com

:
]



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|------------------------|
| SALE PRICE: | \$1,300,000 |
| BUILDING SIZE: | 4,521 SF |
| AVAILABLE SF: | |
| LOT SIZE: | 1.41 Acres |
| PRICE / SF: | \$287.55 |
| YEAR BUILT: | 1995 |
| ZONING: | Commercial |
| MARKET: | Hilton Head / Bluffton |

PROPERTY OVERVIEW

4,521 SF single tenant building - Steel and stucco with a metal roof. Building has a 300 SF warehouse space with a roll up door. Current tenant's lease expires on December 31, 2026. Lease is NNN and NOI is \$92,052. Building would be appropriate for investor or user. The property has 47 parking spaces

PROPERTY HIGHLIGHTS

- 4,521 SF Office/Retail Building with Frontage on Hwy 278
- Traffic Counts on Hwy 278 Exceed 60,000 VPD
- Access From Buckingham Plantation Drive & Hwy 278
- NOI is \$92,052.

TOM DEMINT, CCIM

Partner

C: 843.816.7191

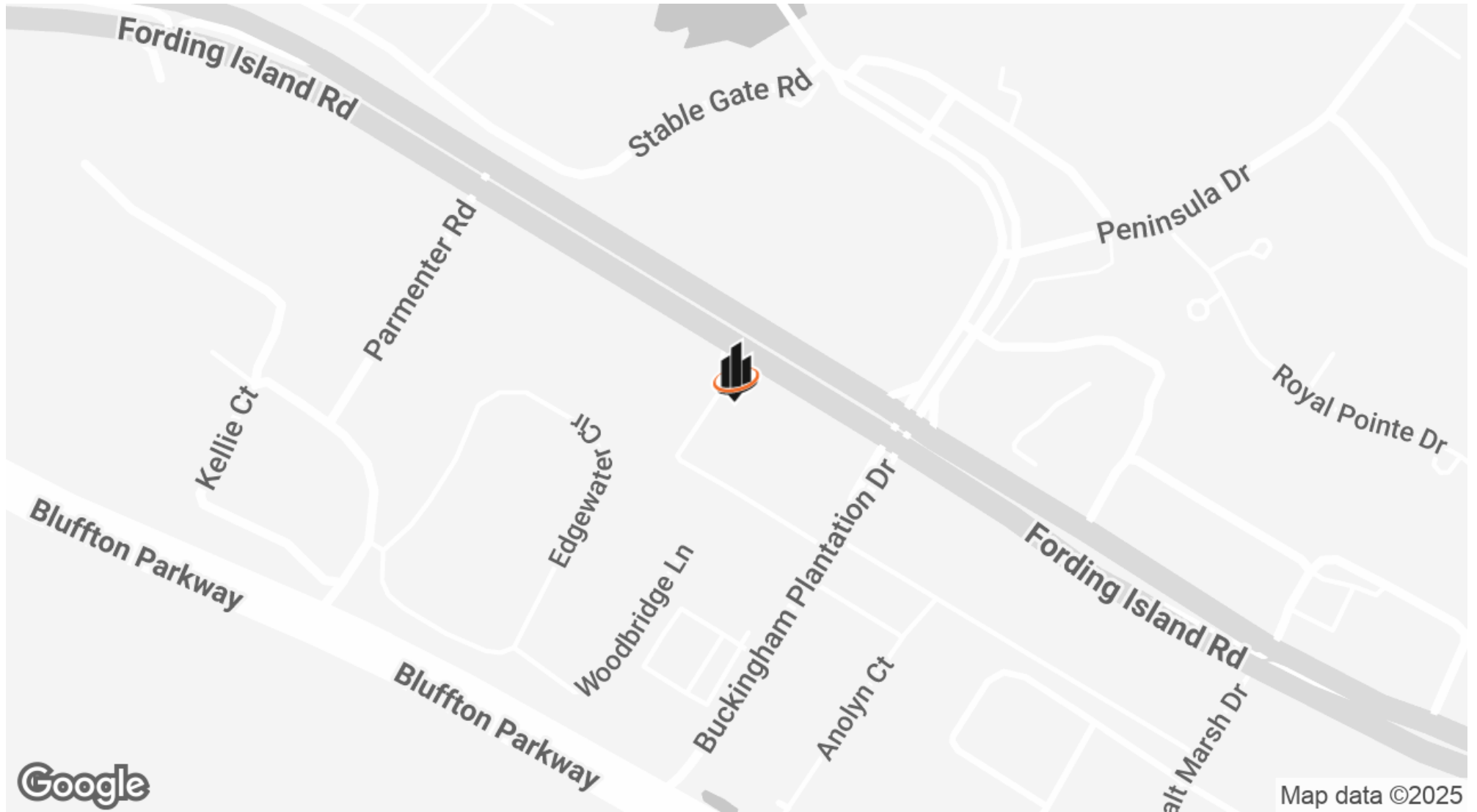
tdemint@svn.com

ADDITIONAL PHOTOS



TOM DEMINT, CCIM
Partner
C: 843.816.7191
tdemint@svn.com

LOCATION MAP



TOM DEMINT, CCIM

Partner

C: 843.816.7191

tdemint@svn.com

DEMOGRAPHICS MAP & REPORT

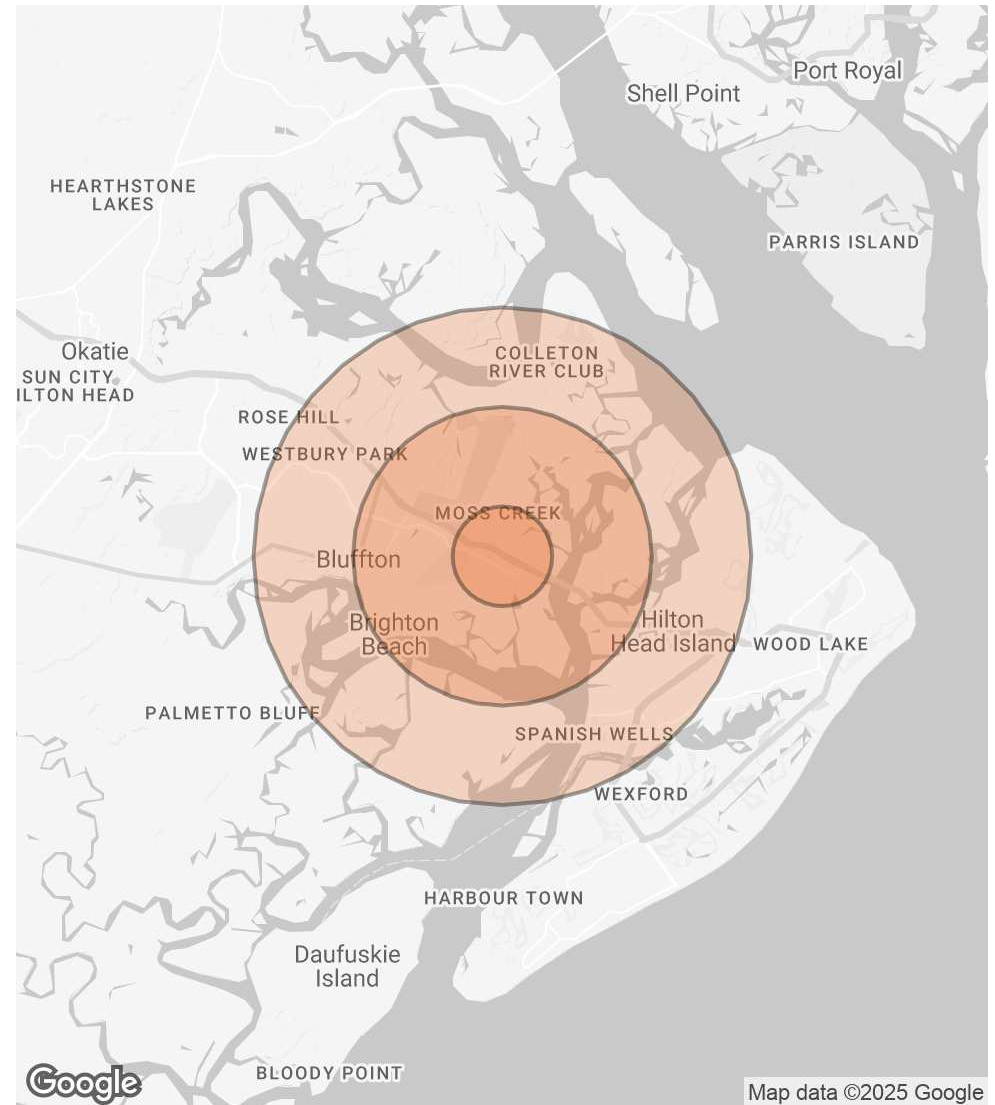
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 2,210 | 12,454 | 38,972 |
| AVERAGE AGE | 51 | 44 | 45 |
| AVERAGE AGE (MALE) | 51 | 44 | 45 |
| AVERAGE AGE (FEMALE) | 52 | 45 | 46 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 996 | 5,154 | 16,021 |
| # OF PERSONS PER HH | 2.2 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$104,405 | \$100,387 | \$111,609 |
| AVERAGE HOUSE VALUE | \$651,688 | \$584,085 | \$577,465 |

Demographics data derived from AlphaMap



TOM DEMINT, CCIM

Partner

C: 843.816.7191

tdemint@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TOM DEMINT, CCIM

Partner

C: 843.816.7191

tdemint@svn.com