

FOR LEASE



PRIME RETAIL / FLEX SPACE FOR LEASE

VM | REAL ESTATE 

4371 BLUFFTON PKWY UNIT 101 BLUFFTON, SC 29910



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

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OFFERING SUMMARY

Available SF:	2,600 - 6,100 SF
Lease Rate:	\$29.51 SF/YR (Gross)
Year Built:	2021
Market:	Bluffton

PROPERTY HIGHLIGHTS

- Prime Retail / Flex End Cap
- Great Visibility on Bluffton Pkwy
- High Ceilings
- NNN Included in Rent
- Central Location
- Outdoor Patio
- Newer Building

PROPERTY OVERVIEW

Prime retail/flex end-cap available for sublease along Bluffton Parkway. This 6,100 SF space combines two units and offers exceptional visibility, very high ceilings, and abundant natural light from windows on two sides. The layout is primarily open, and includes three restrooms and a roll-up door, providing flexibility for a wide range of uses. An outdoor patio area enhances the space, while dual access from Bluffton Parkway and Scott Way ensures convenience. Ample parking surrounds the building. Ideal for retail, restaurant, or service-oriented businesses. Sublease term runs through April 2029 (approximately three years remaining).

LOCATION OVERVIEW

Situated on the Bluffton Parkway in the heart of Bluffton's central business district. Bluffton Parkway traffic counts exceed 30,000 VPD. Parallel to Sheridan Park, this location affords access to all of Bluffton, Hilton Head and the surrounding communities within minutes. The property is surrounded by retail, professional office, and light industrial tenants and in close proximity to all of Bluffton's residential communities. 2025 demographics confirm over 48,100 residents within a five mile radius with average household incomes of approximately \$137,000. This is a high growth area with limited supply of quality retail / flex units available.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

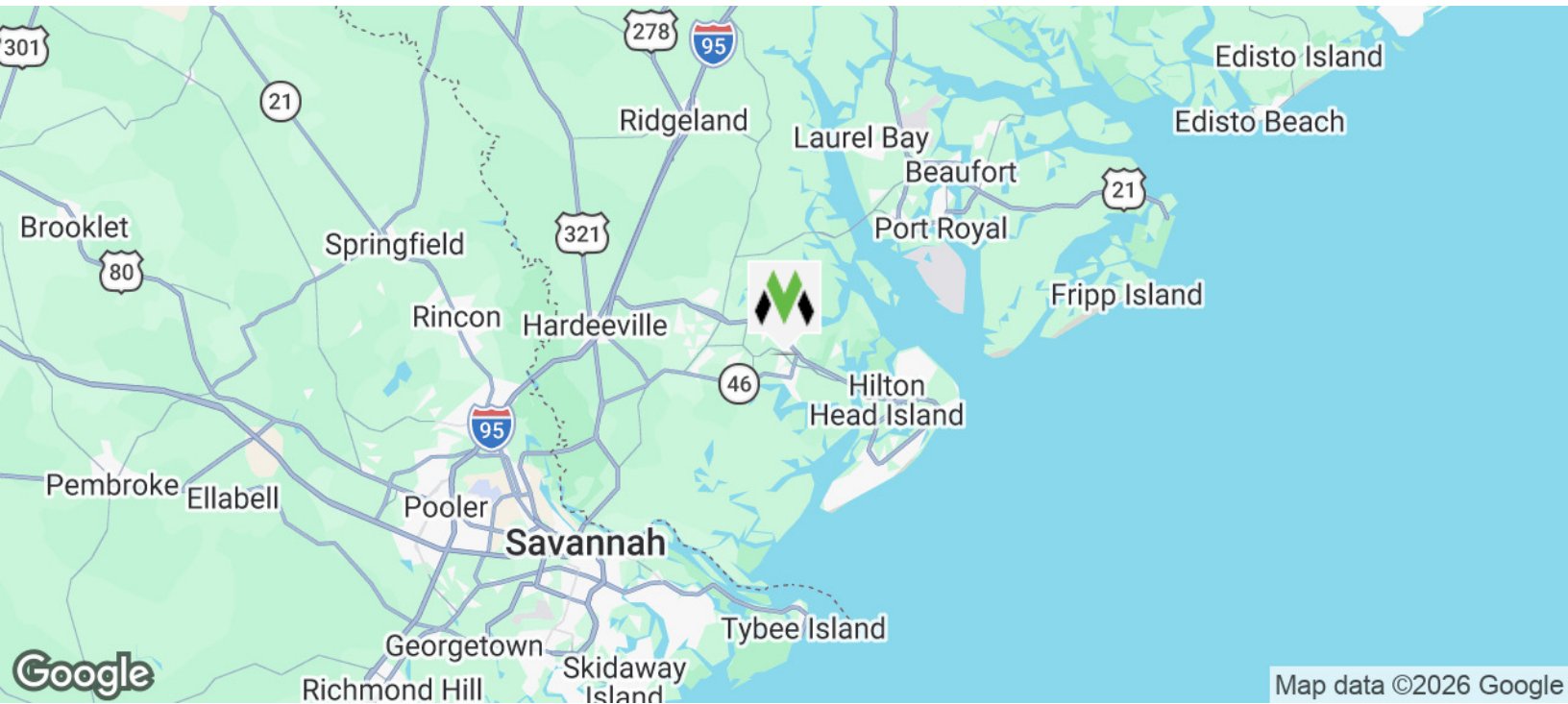
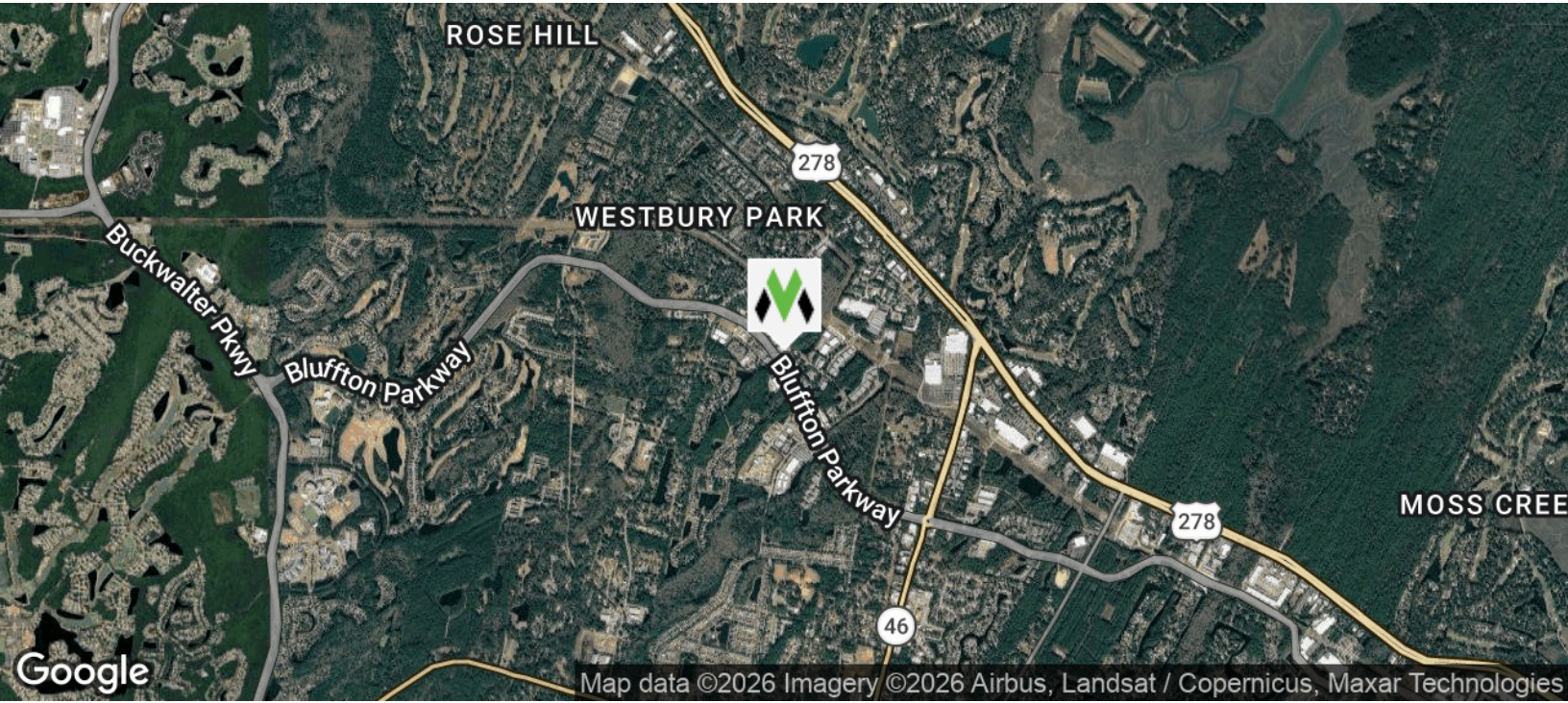


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LOCATION MAPS

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PICTURES

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