

FOR LEASE

VILLAGE COMMONS

163 BLUFFTON ROAD, UNIT D BLUFFTON, SC 29910



VM | REAL ESTATE



CONTACT

VONNIE MAJEWSKI

843.338.1799

vonnie@vmrealestate.com

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

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PROPERTY OVERVIEW

163 BLUFFTON ROAD, UNIT D BLUFFTON, SC 29910



OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$30 SF/YR (MG)
Zoning:	VCD
Market:	Bluffton / Hilton Head

PROPERTY HIGHLIGHTS

- Small Functional Office Space
- Central Location
- Steps from Historic District
- Modified Gross Lease - No NNN
- Surrounded by Residential & Commercial Developments

PROPERTY OVERVIEW

1,200 sf office/retail space available for lease on Highway 46. The space is currently configured with a functional office layout that includes a reception area with transaction window, good size waiting area that could also serve as a small showroom, four offices and a private restroom. Ideal for a variety of office and service retail uses. This is an excellent opportunity for a business seeking a convenient location with proximity to the activity and character of the historic district. This is a modified gross lease with property expenses included in the rate.

LOCATION OVERVIEW

Village Commons is located on Bluffton Road (Highway 46) in the heart of Bluffton, just steps from the vibrant Historic Downtown district. This high-growth location offers excellent visibility, traffic, and accessibility throughout the Lowcountry and is less than 30 minutes to downtown Savannah. The property features a solid tenant mix, including H&R Block and Paul Davis, along with a food truck court that doubles as an outdoor event venue and is surrounded by established residential and commercial developments. Demographics confirm more than 45,000 residents with average household incomes of approximately \$150,000 within a five-mile radius.

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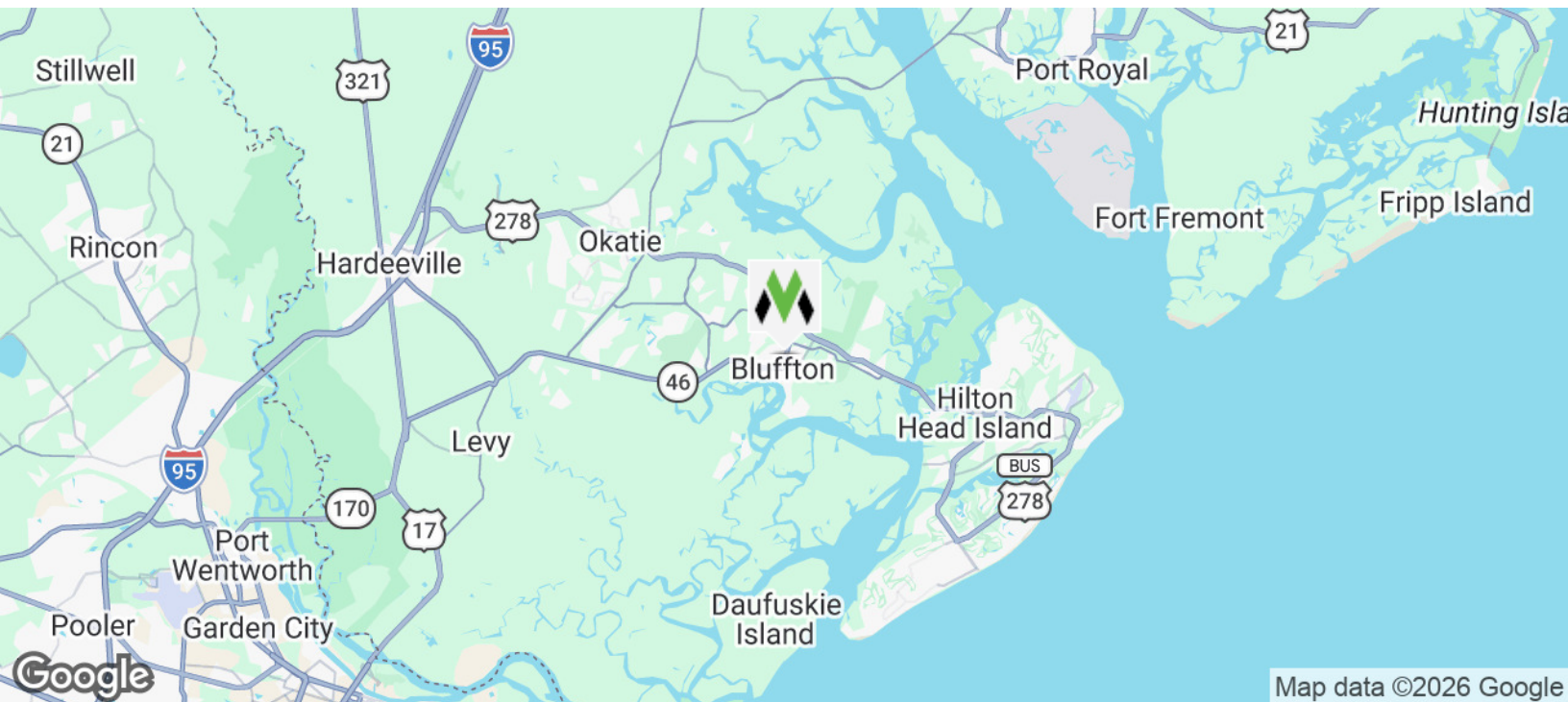


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LOCATION MAPS

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PICTURES

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