

MALIND CENTRE COMMERCIAL DEVELOPMENT

OKATIE, SOUTH CAROLINA

1569 PITCHER POINT

AN EXCITING NEW LANDMARK DESIGNED TO ELEVATE COMMERCE AND INSPIRE COMMUNITY



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*All information contained herein, including but not limited to traffic counts, demographics, and location data, is provided for general reference only. No warranty, expressed or implied, is made as to the accuracy, completeness, or reliability of this information. Tenant and/or Tenant's representatives are solely responsible for conducting their own independent due diligence to verify all facts, figures, and conditions. Landlord and Broker assume no liability for any errors, omissions, or reliance upon the information provided.

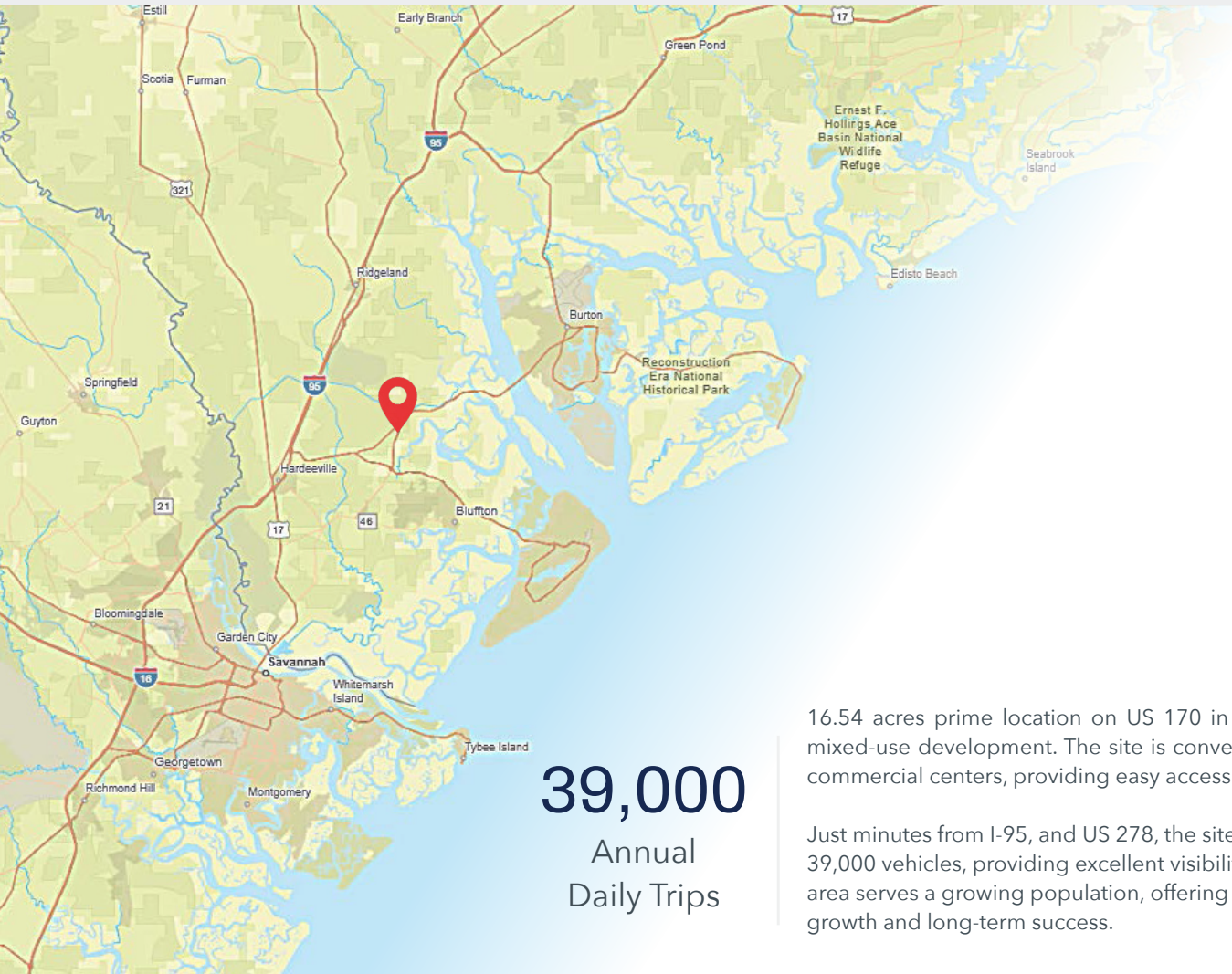


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16.54 ACRE
DEVELOPMENT SITE

\$9,500,000
LIST PRICE



DEMOGRAPHIC & INCOME

POPULATION

Beaufort County	201,775
Ridgeland, SC	3,756
Hardeeville, SC	9,293
Bluffton, SC	31,323

Jasper County	35,618
HHI, SC	37,805
Port Royal, SC	15,047
Beaufort, SC	13,660

MEDIUM INCOME

\$84,819	\$63,503
Beaufort County	Jasper County

16.54 acres prime location on US 170 in Beaufort County, offering flexible space for retail, office, and mixed-use development. The site is conveniently located near Bluffton, Hardeeville and Beaufort, SC and commercial centers, providing easy access for customers and employees.

Just minutes from I-95, and US 278, the site experiences an annual average daily traffic flow of 39,000 vehicles, providing excellent visibility and exposure for businesses. In addition, the surrounding area serves a growing population, offering a strong customer base and workforce to support business growth and long-term success.

39,000
Annual
Daily Trips



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THE FACILITIES & AVAILABLE SPACE

207,000 ft²

Conveniently located off of US 170, this prime development offers high visibility, easy accessibility, and modern, adaptable spaces designed to support a variety of business ventures.

Available units from **3,600 to 59,400 total square feet**, designed to accommodate retail, restaurant, commercial and office tenants. Seller is ready to provide build-to-suit options, ensuring your space meets your specific business needs. Long-term leasing opportunities are available, making Malind Centre an ideal location for businesses seeking a strategic, high-visibility presence in Beaufort County.

Destination Commercial Center

Designed to serve Beaufort County with retail, dining, and service-based businesses

Residentially Scaled

Balanced mix of commerce and nearby neighborhood living.

Sustainability & Accessibility

Incorporates green spaces, outdoor seating, and pedestrian-friendly layouts.

Community Spaces

Areas encourage connection, leisure, and family-friendly activity.

Retail & Dining Options

Restaurants, shops, grocery, and artisan shops, creating a vibrant, all-in-one destination for residents and visitors.



RETAIL STORES • OFFICE SPACES • RESTAURANTS
SMALL GROCERY STORE • HARDWARE STORE

