

SALE

High Profile Building Designed For
Restaurant, Retail, Office Uses.

303 BLEECKER STREET SOUTH

Bluffton, SC 29910



CITY INFORMATION



LOCATION DESCRIPTION

Bluffton, SC is the fastest growing City in Beaufort County, with a population growth of almost 10% each year over the past decade. The average age of the population is 47 years and the median household income is \$118,000. The medical and retirement industries have driven this growth in addition to the thousands of young professional families living in Bluffton and working in Beaufort County, SC and Savannah, Georgia. The Buckwalter Pkwy corridor has become the center of Bluffton's and Southern Beaufort County's commercial activity, growing at an amazing pace over the past five years. The Subject Property is located in Washington Square, one of the most exciting new mixed-use developments in the Low Country on 35 acres. Washington Square is on Buckwalter Pkwy adjacent to Berkeley Place to the north and Buckwalter Place to the south. Washington Square's development plan incorporates a large square and several open spaces which were inspired by Washington Square in New York's Greenwich Village. The master plan includes 60,000 sq. ft. of retail, 26,000 sq. ft. of office, 58 upscale townhomes, 40 apartments on The Square, and an 80-room boutique hotel. Tenants in Washington Square include Starbucks, Birdie James Women's Clothing, Palmetto Running Company, Children's Clothing Store, Goddard Schools, and Pediatric Dental. Berkeley Place has the Cinemark Theater, business services, offices, and several notable restaurants including Outback Steak House. Buckwalter Place has a Publix and Kroger Food Store, The Culinary Institute of The South, Evicore Health (500 employees), St. Joseph Candler Medical Facility (40,000sq. ft.), Station 300 Family Bowling & Entertainment Center, Southern Barrel Brewing Company, and ten additional restaurants. Washinton Sq. & Buckwalter Place will soon be joined by a fully funded connector road. In addition, the Beaufort Memorial Hospital Complex is under construction, less than 1/2 mile from the site, at the intersection of Buckwalter Pkwy and Bluffton Pkwy. Novant Hospital has also purchased land at this intersection and plans a major medical complex including an emergency care unit opening in 2026. The Bluffton K-12 School complex is located 1/2 mile to the south on Buckwalter Pkwy. The Subject Building features dramatic architecture, a state-of-the-art commercial kitchen & bakery, & great visibility along Buckwalter Pkwy.

TOM DEMINT, CCIM

Partner

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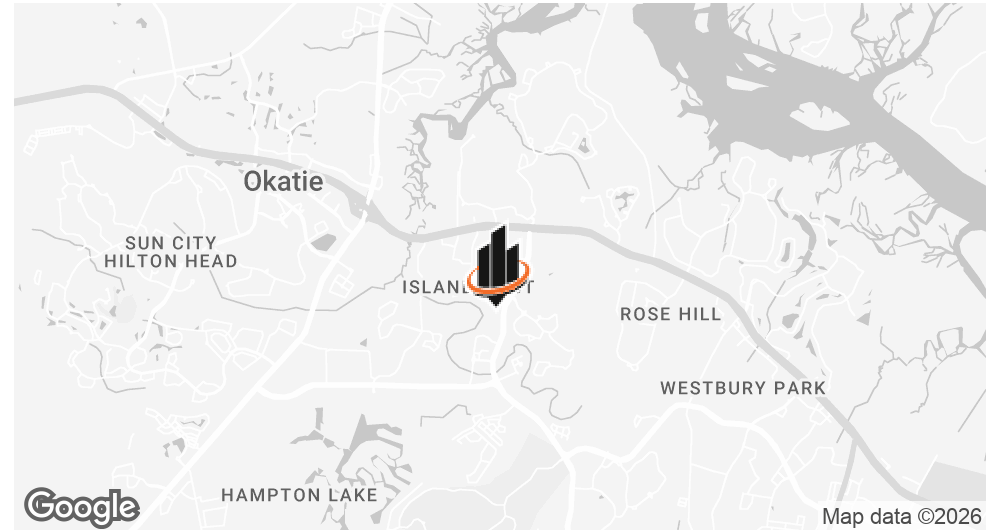
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,300,000
BUILDING SIZE:	10,656 SF
LOT SIZE:	1.06 Acres
YEAR BUILT:	2021

PROPERTY OVERVIEW

10,656 SF beautifully designed building on 1.06 acres improved & equipped for a restaurant. All FF&E is included and the large commercial kitchen & fully equipped bakery is upfitted with the most advanced appliances. The building is also suitable for general retail or office use. The building is located in Washington Square with direct frontage on Buckwalter Parkway.

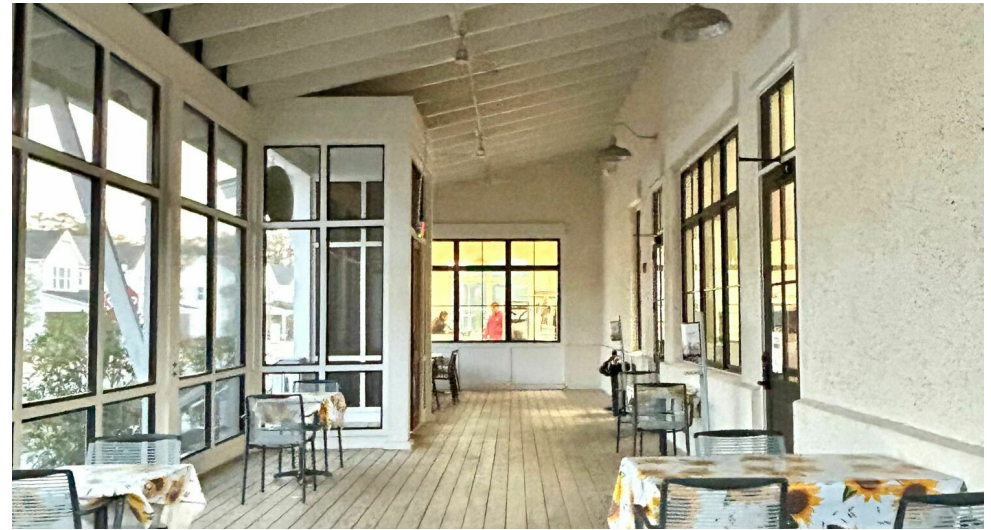
PROPERTY HIGHLIGHTS

- Architecturally dramatic Design
- Fully Equipped Commercial Kitchen & bakery virtually "move-in ready" for restaurant or market and cafe use
- Direct road frontage along Buckwalter Pkwy.
- Owner may consider a lease.

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

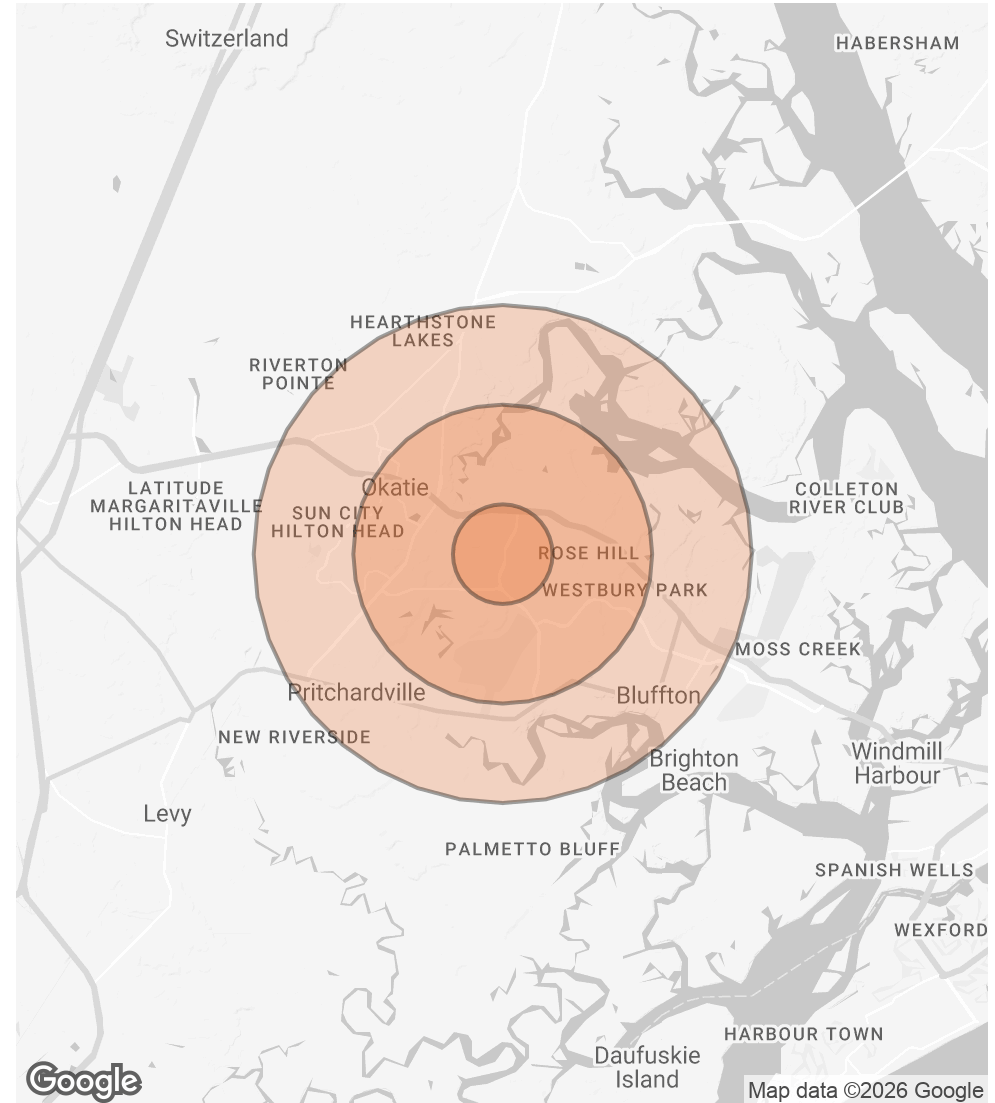
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,989	32,556	69,038
AVERAGE AGE	42	47	48
AVERAGE AGE (MALE)	40	46	47
AVERAGE AGE (FEMALE)	43	48	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,502	13,329	28,842
# OF PERSONS PER HH	2.7	2.4	2.4
AVERAGE HH INCOME	\$117,424	\$118,604	\$112,007
AVERAGE HOUSE VALUE	\$443,029	\$519,248	\$521,098

2020 American Community Survey (ACS)



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