

FOR SALE: Land

Commercial Track Fronting 278 and 170 at Sun City

Highway 170 & Highway 278 , Bluffton, SC 29910



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Executive Summary



PROPERTY SUMMARY

Sale Price: \$525,000

Lot Size: 2.49 Acres

Beaufort County Zoning: C-5 Regional Center Mixed use

2017 Property Taxes: \$6,888

PROPERTY OVERVIEW

The C-5 Regional Center Mixed Use zoning will also accommodate the most intense users. The property does not appear on the wetlands inventory map prepared by the US Fish and Wildlife Service. We also have a 2008 letter Newkirk letter stating that "there does not appear to be wetlands on the site".

Additional adjacent land is also available.

The property includes a 1.26 powerline easement which can be used for parking landscaping and circulation to support adjacent construction with approval from the power company.

LOCATION OVERVIEW

This 2.49 acres fronts Hwy 278 and Hwy 170 at Sun City. It will be a highly visible location suitable for the most demanding users. The traffic counts on 278 are approximately 32,900 trips per day. Hwy 170 has an estimated 15,000 trips per day. Between the two road frontages they share a 48,000 trip exposure

Commercial Track Fronting 278 and 170 at Sun City

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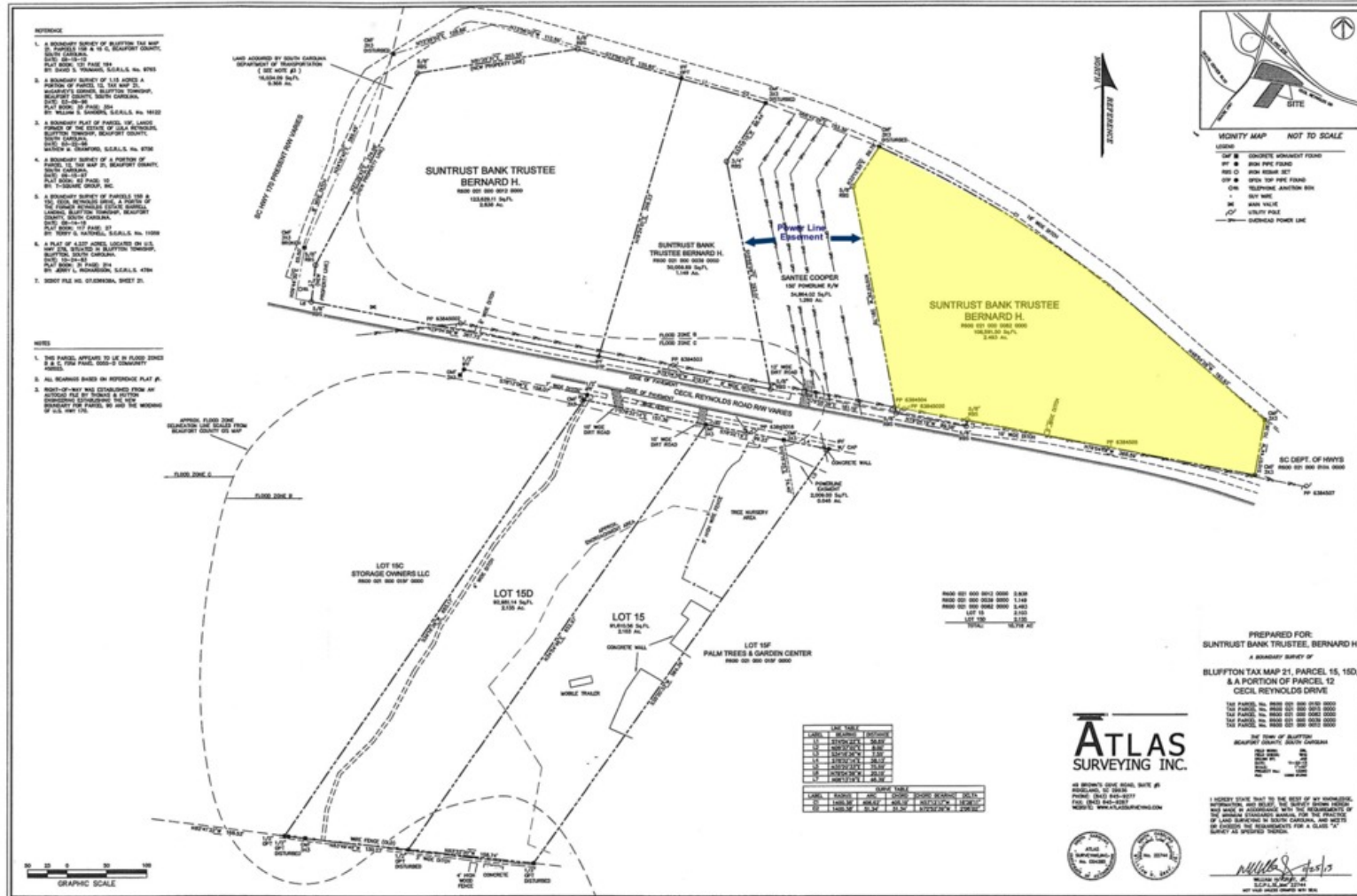
Additional Photos



Commercial Track Fronting 278 and 170 at Sun City

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Site Plan



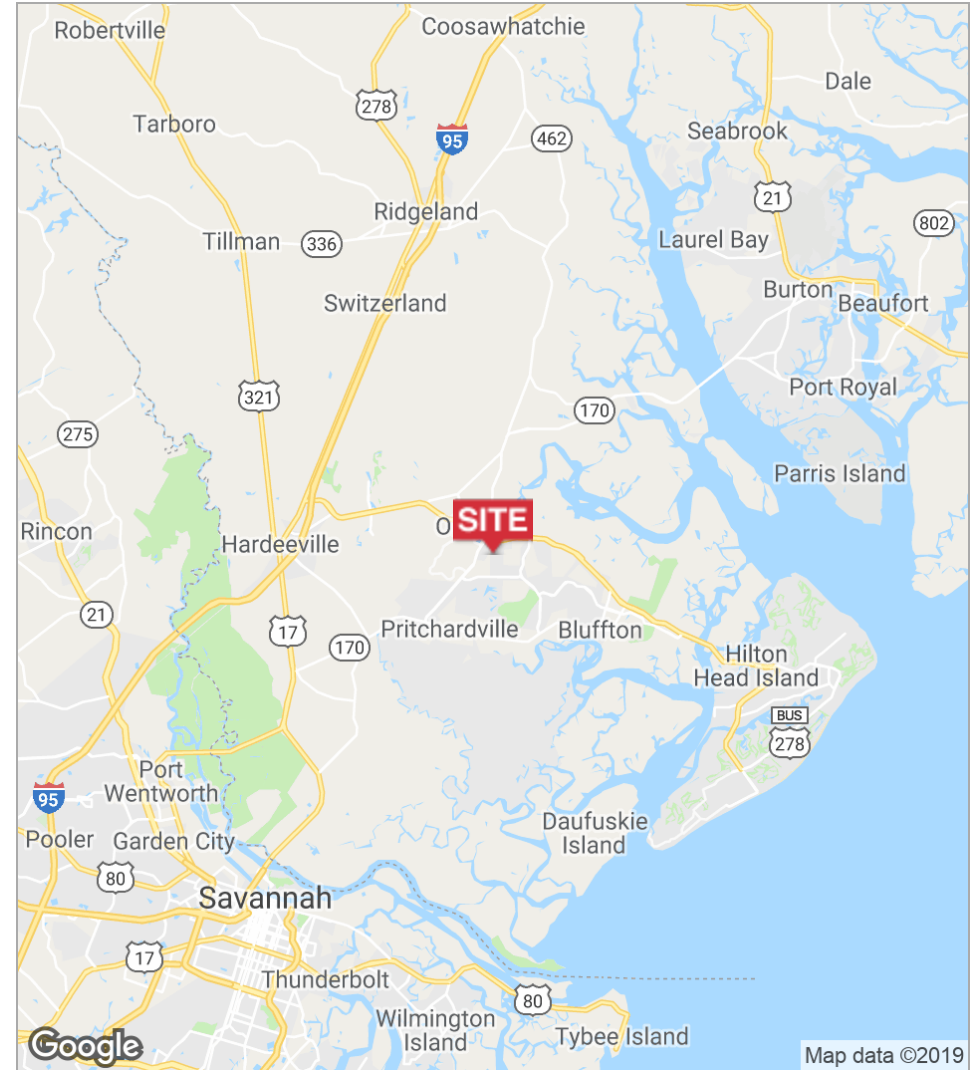
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Location Maps



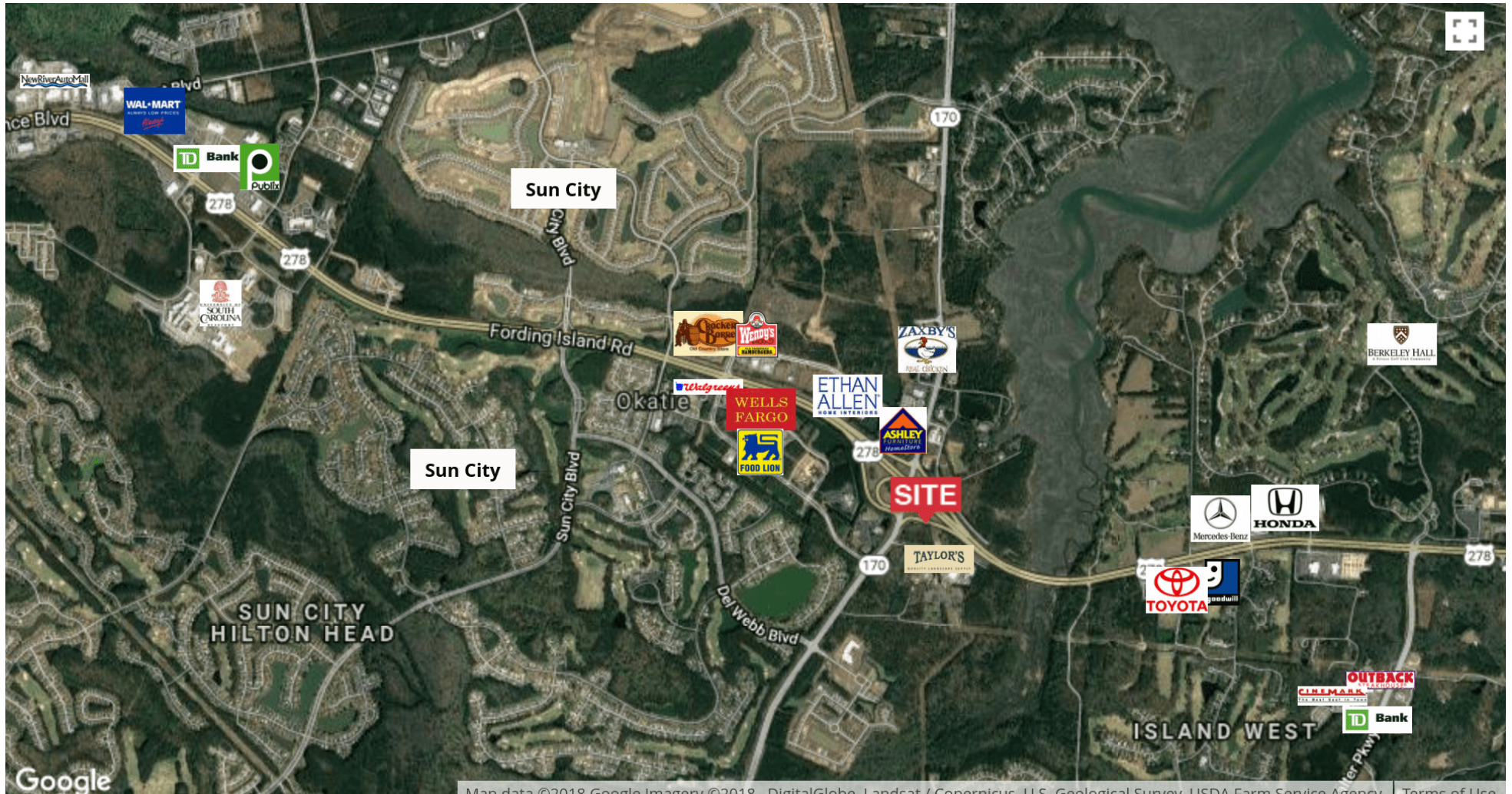
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Highway 170 & 278 Retailer Map



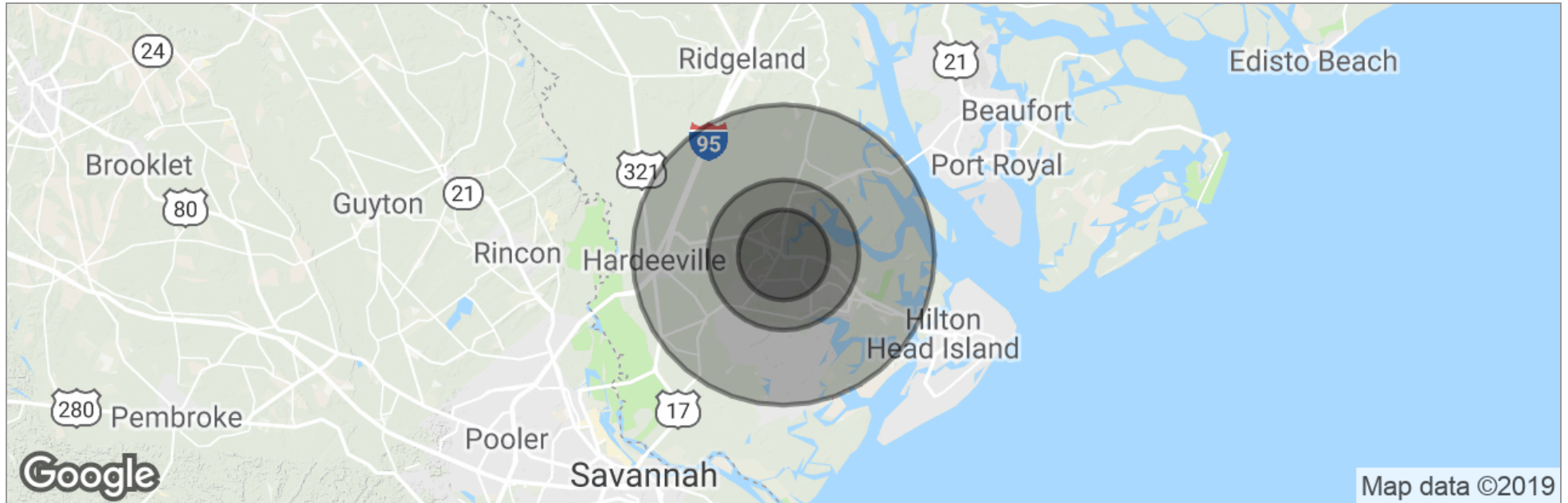
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Demographics Map



	3 Miles	5 Miles	10 Miles
Total Population	13,929	33,762	53,324
Population Density	493	430	170
Median Age	51.2	46.1	43.3
Median Age (Male)	50.6	45.9	43.2
Median Age (Female)	51.4	46.1	43.2
Total Households	6,440	14,826	22,205
# of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$77,633	\$75,768	\$76,764
Average House Value	\$283,114	\$294,239	\$297,757

* Demographic data derived from 2010 US Census

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