



## Office / Retail Space for Lease in Landmark Center

49 Pennington Drive, Unit 2F  
Bluffton, South Carolina 29910

### Property Highlights

- Just off Highway 278 in Bluffton
- Double doors in back for easy deliveries and shipping
- Easy access to all of Bluffton and just minutes from the bridge to Hilton Head Island
- Signage allowed above each unit on the building and the front door
- Layout includes store front entrance, receptionist area, conference room, copier area, open work space, 3 built-in work stations, restroom, kitchenette, mezzanine storage with built-in stairs and double rear door
- Tenant is responsible for their pro rata share of property taxes, property insurance, and common area maintenance

### OFFERING SUMMARY

<b>Property Type</b>	Office / Retail
<b>Lease Rate</b>	\$14 / SF NNN
<b>Leasable SF</b>	Approx. 1,250 SF
<b>Zoning</b>	General Mixed Use

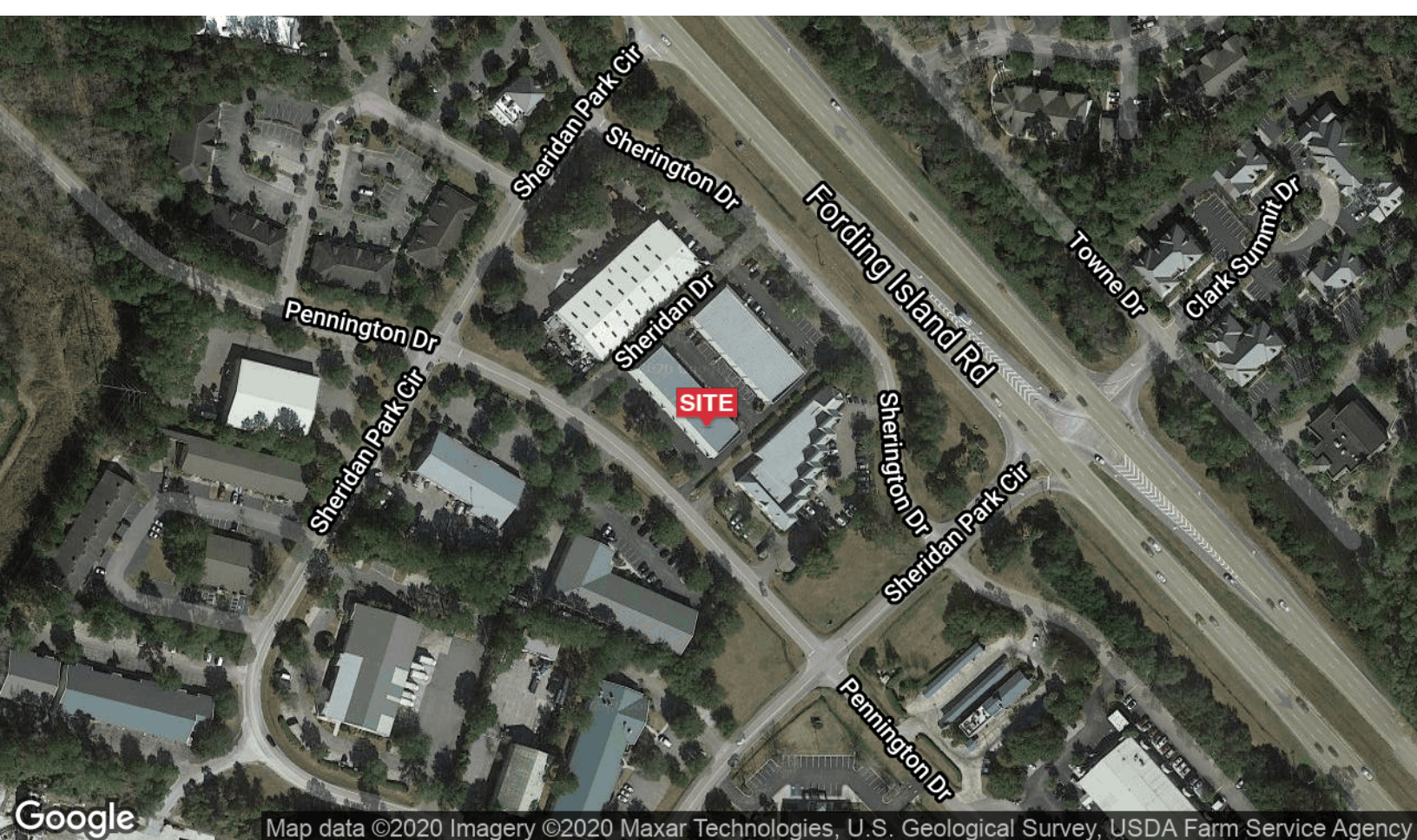
### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>5 Miles</b>	29,562	\$78,586
<b>10 Miles</b>	78,943	\$89,814
<b>15 Miles</b>	133,369	\$82,421

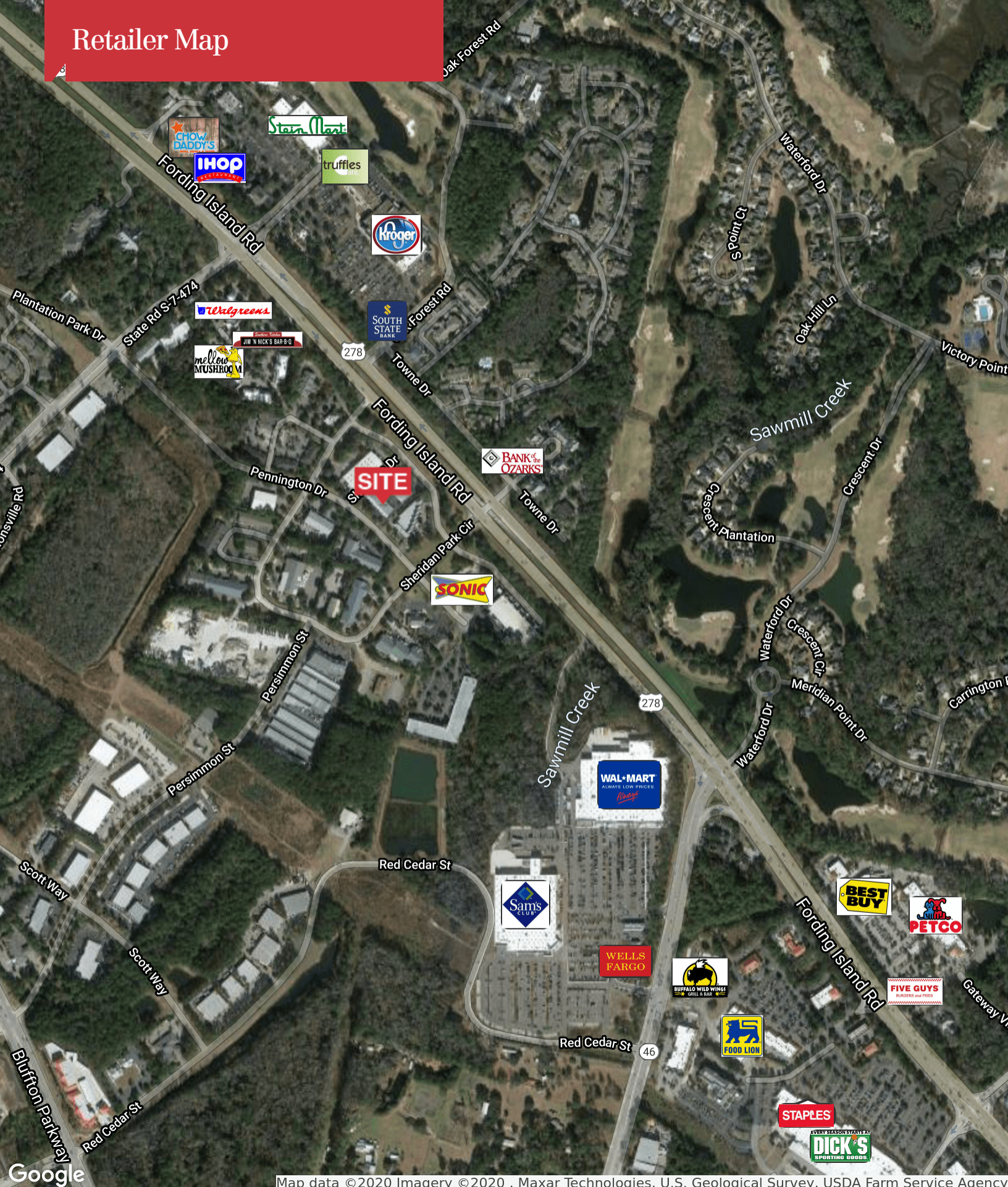
For more information

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# Location Maps



# Retailer Map



Map data © 2020 Imagery © 2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

# Photos

