

For Sale or Lease

# Office / Warehouse in Riverwalk

Approx. 6,042 SF

## Office / Warehouse for Sale or Lease in Riverwalk

498 Browns Cove Road, Unit 700  
Ridgeland, South Carolina 29936

### Property Highlights

- Office / Warehouse condo for sale or lease in Riverwalk Business Park
- Just off Highway 170 with great access to Beaufort, Bluffton, Hilton Head and I-95
- Approx. 6,042 total SF (Approx. 4,711 SF of Warehouse and Approx. 1,331 SF of Office)
- A new walk-in freezer (both indoor and outdoor compressor) was installed in 2017
- Office space includes break room, 3 offices, storage room, rest room and 50k freezer
- Lease rate and sale price include large walk-in freezer

Available SF:	Approx. 6,042 SF
Sale Price:	\$695,000
Lease Rate:	\$12.00 SF/yr (MG)
Location:	Riverwalk Business Park
2019 Property Taxes:	\$5,021



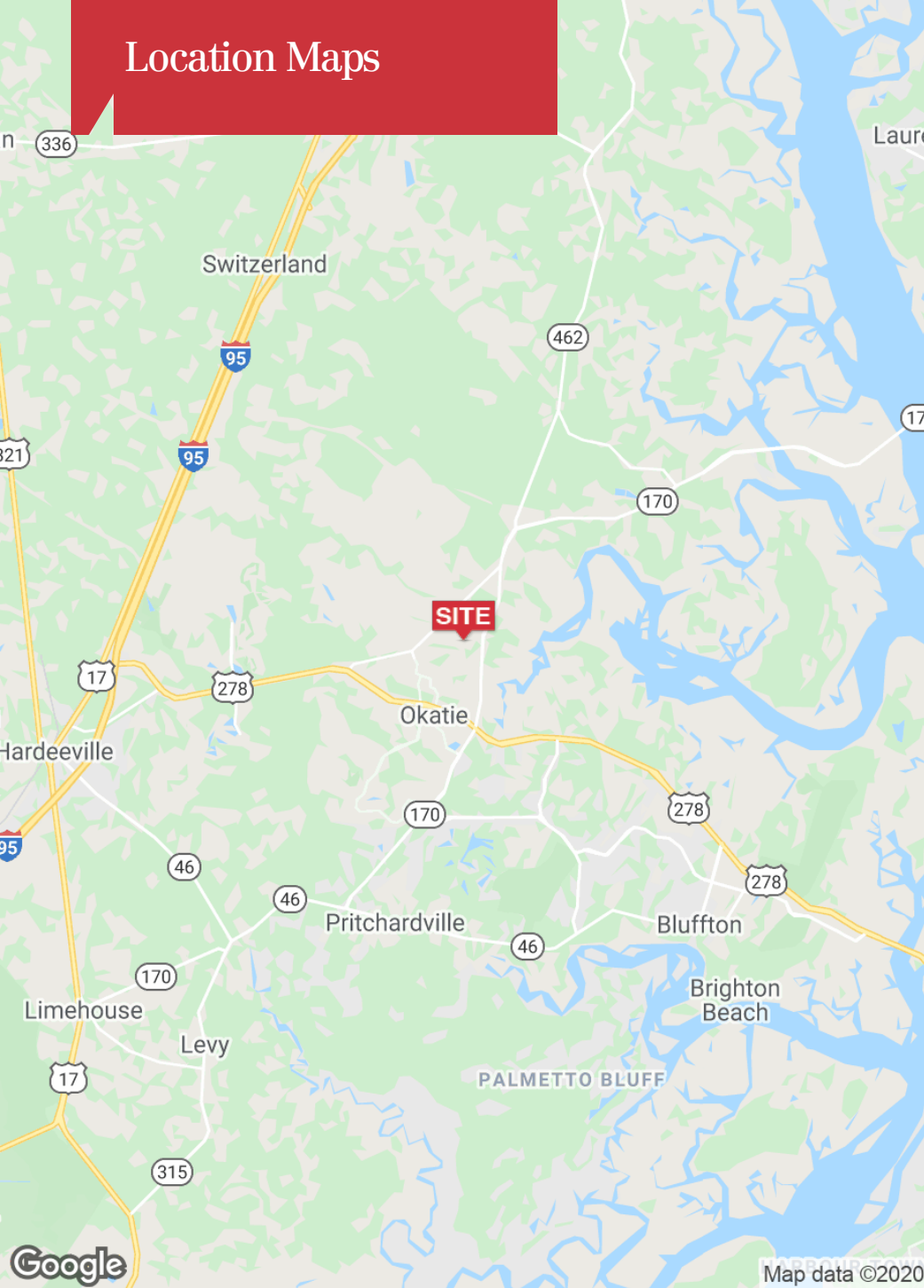
For more information

**Baker Wilkins**

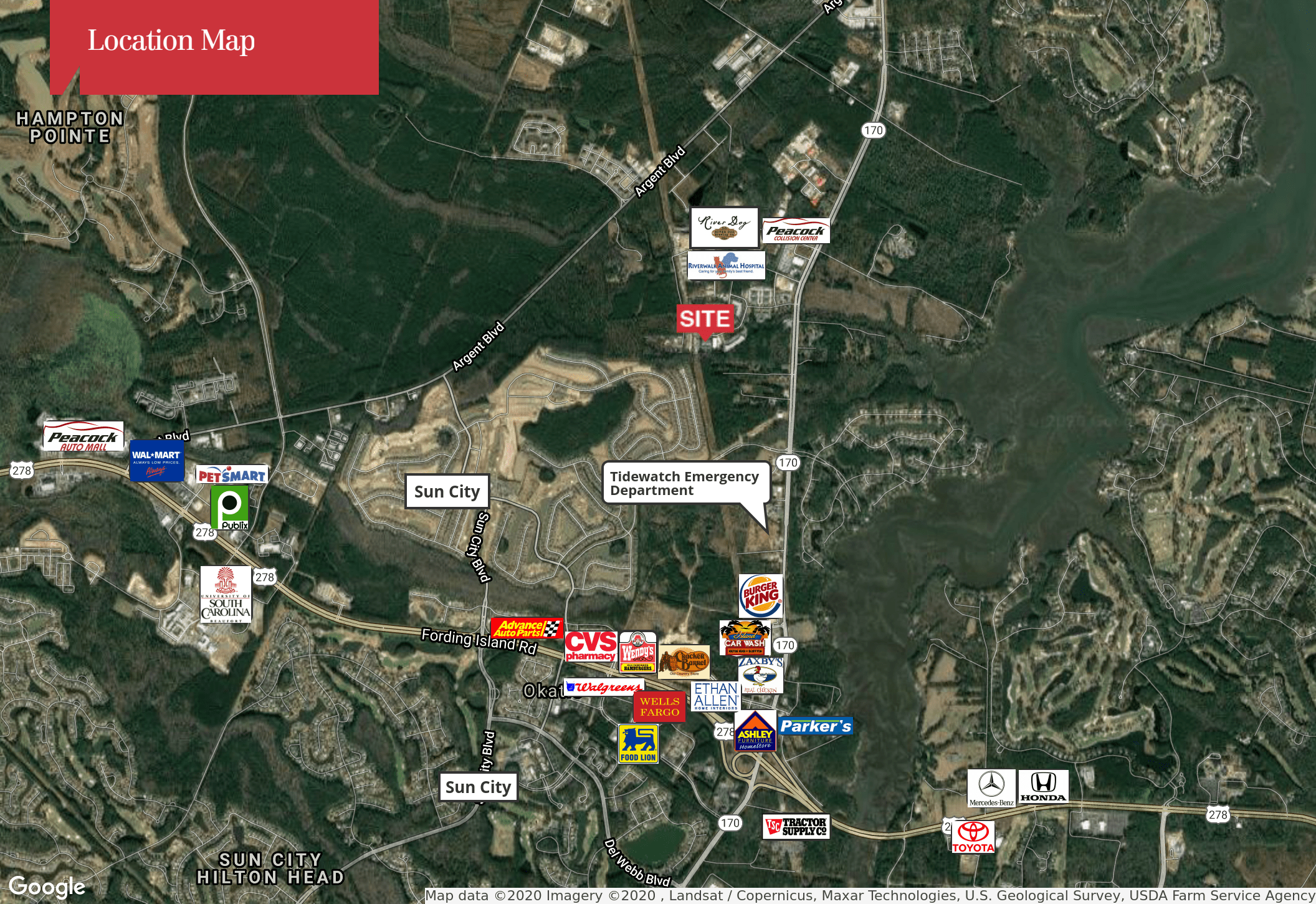
843 837 4460 x2

[baker@naicarolinacharter.com](mailto:baker@naicarolinacharter.com)

# Location Maps



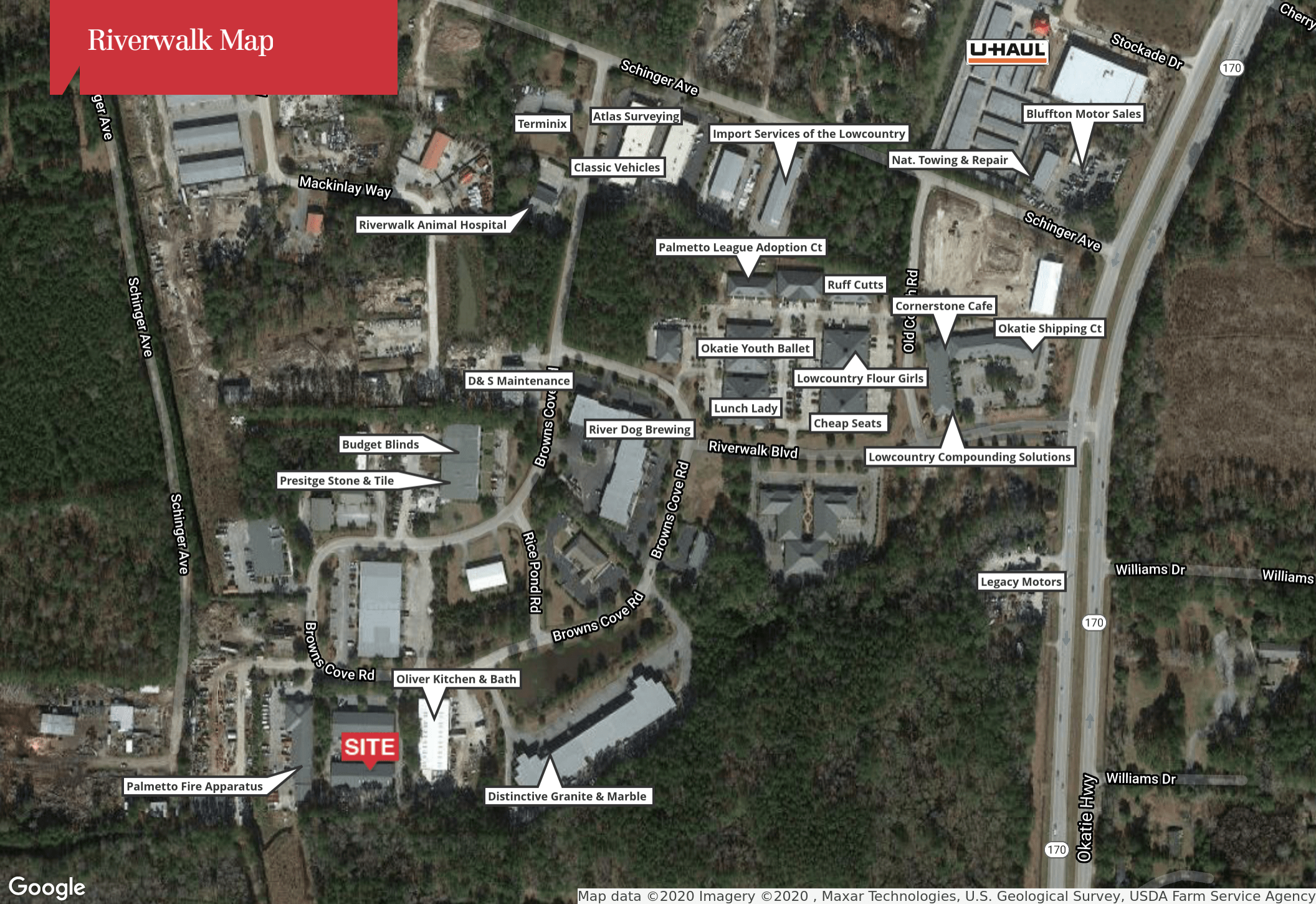
# Location Map



Google

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

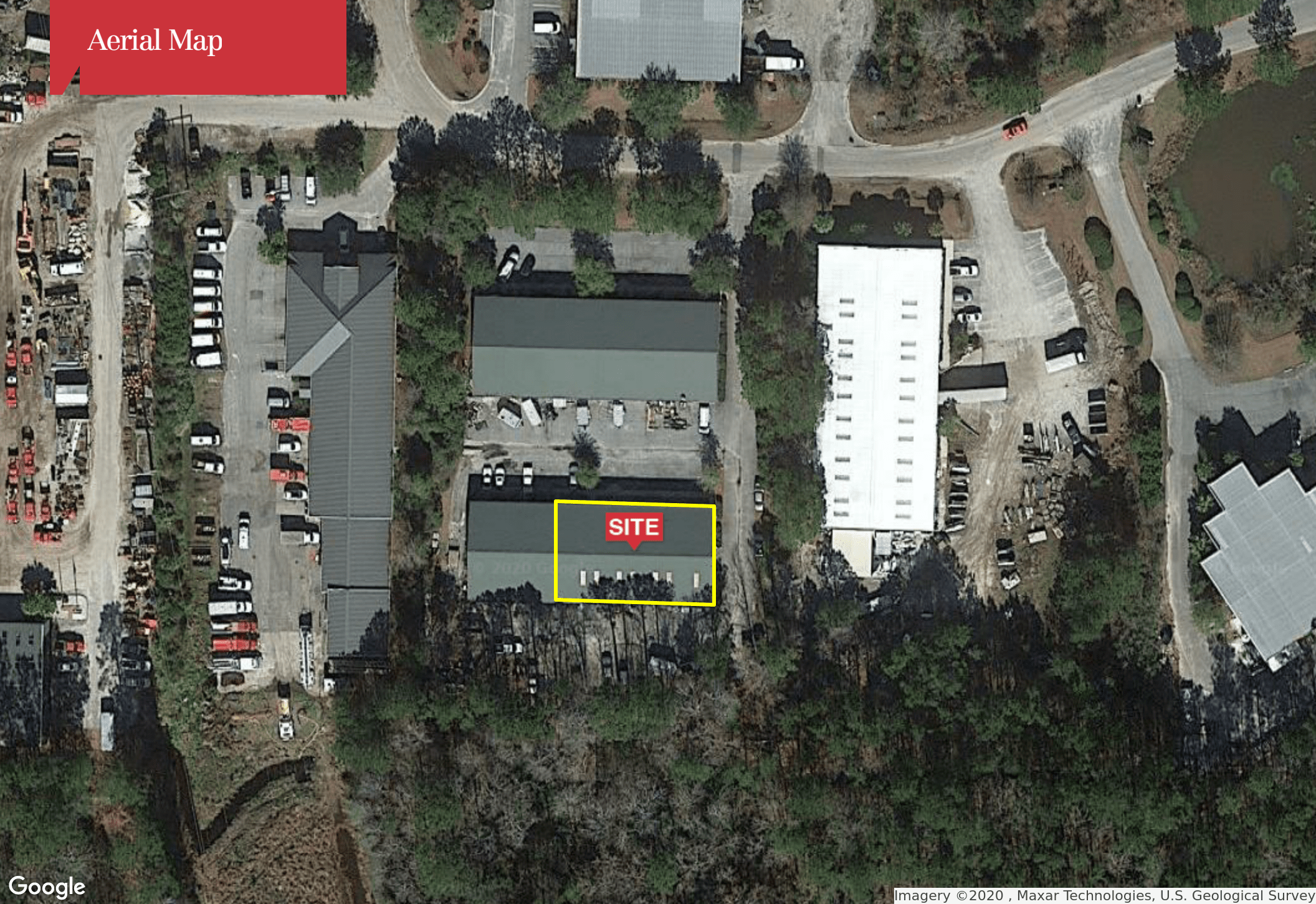
# Riverwalk Map



Google

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

# Aerial Map



Google

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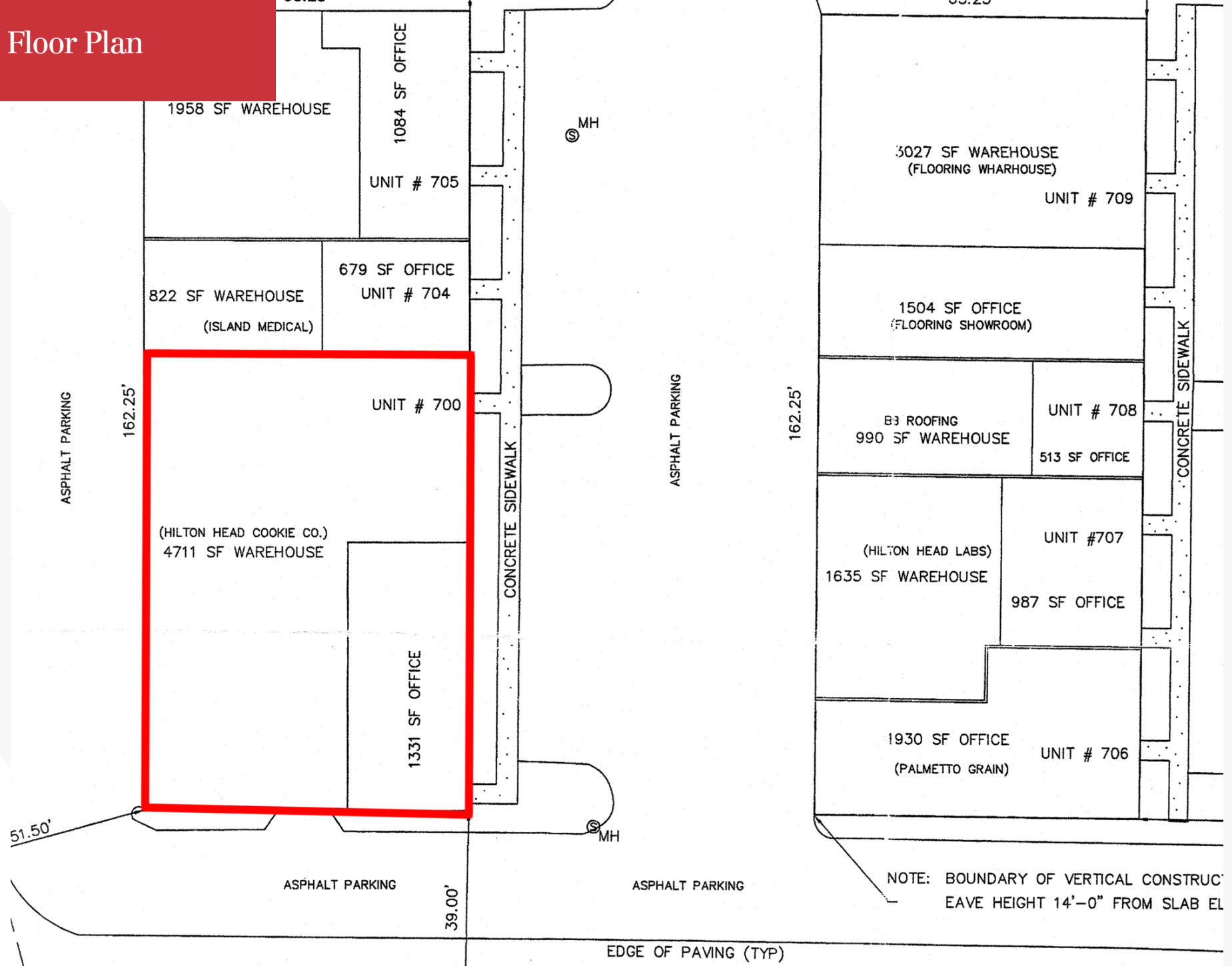
# Additional Photos



# Additional Photos



# Floor Plan

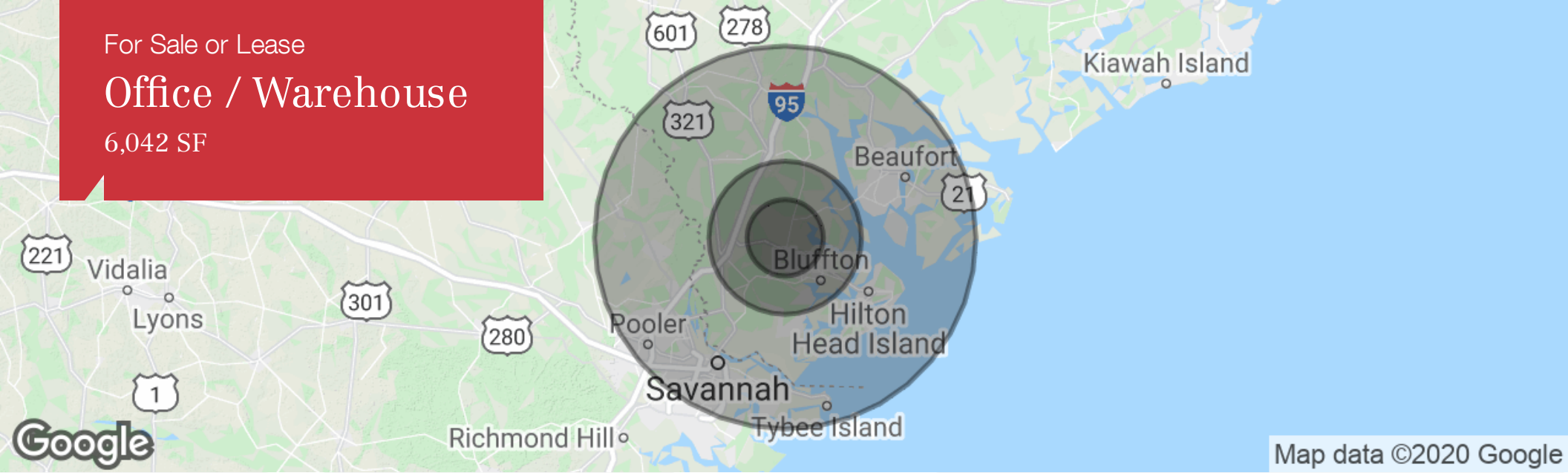




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# Office / Warehouse

6,042 SF



Map data ©2020 Google

Population	5 Miles	10 Miles	25 Miles
Total Population	23,363	51,580	399,501
Median Age	52.3	43.3	37.9
Median Age (Male)	52.0	43.2	36.9
Median Age (Female)	52.3	43.3	38.7
Households & Income	5 Miles	10 Miles	25 Miles
Total Households	10,920	21,512	155,927
# of Persons Per HH	2.1	2.4	2.6
Average HH Income	\$77,057	\$75,850	\$67,350
Average House Value	\$284,607	\$296,705	\$304,444

\* Demographic data derived from 2010 US Census