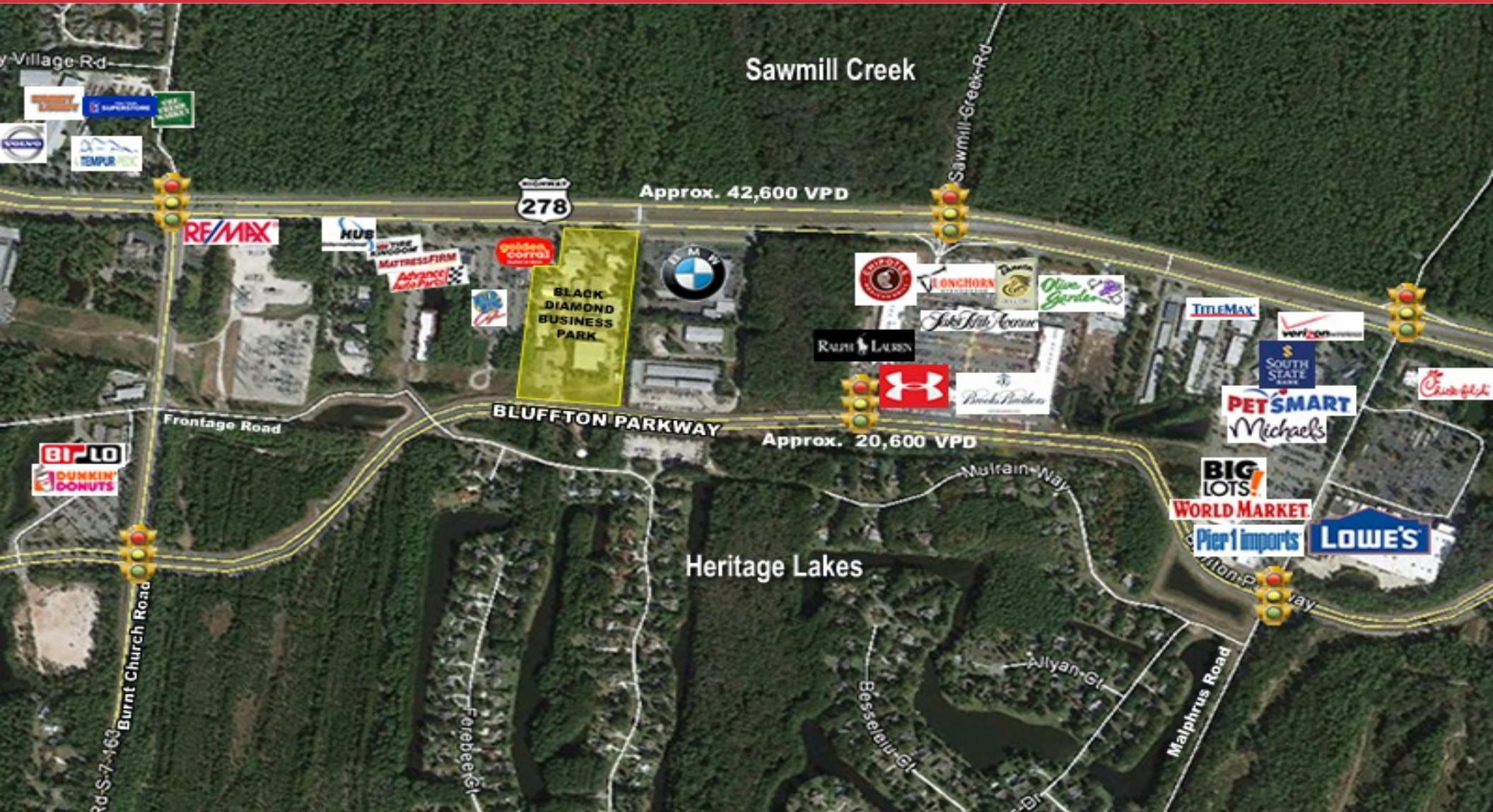


9.2 Acre Prime Retail Redevelopment Opportunity on 278 in Bluffton, SC

1204 Fording Island Road, Bluffton, SC 29910



Black Diamond Business Park

1204 Fording Island Road, Bluffton, SC 29910

Executive Summary



PROPERTY OVERVIEW

Excellent dual frontage investment property or commercial redevelopment opportunity in Bluffton. The property has frontage on both Highway 278 and the Bluffton Parkway. Direct access on both Highway 278 and Bluffton Parkway. Signage is available directly on Highway 278 or the Bluffton Parkway with access via multiple curb cuts.

Currently operated as a large retail/industrial park in one of the fastest growing areas of South Carolina with excellent cash flow. However, zoning laws allow for a variety of other uses including retail, restaurant, and office.

Contact agent for further details.

PROPERTY SUMMARY

Lot Size:	9.2 Acres
Sale Price:	\$6,400,000
Price Per Acre:	\$695,652
Beaufort Co. Zoning:	C-5 Regional Center Mixed Use
Market:	Bluffton
County:	Beaufort
Cross Streets:	Highway 278 & Bluffton Parkway

LOCATION OVERVIEW

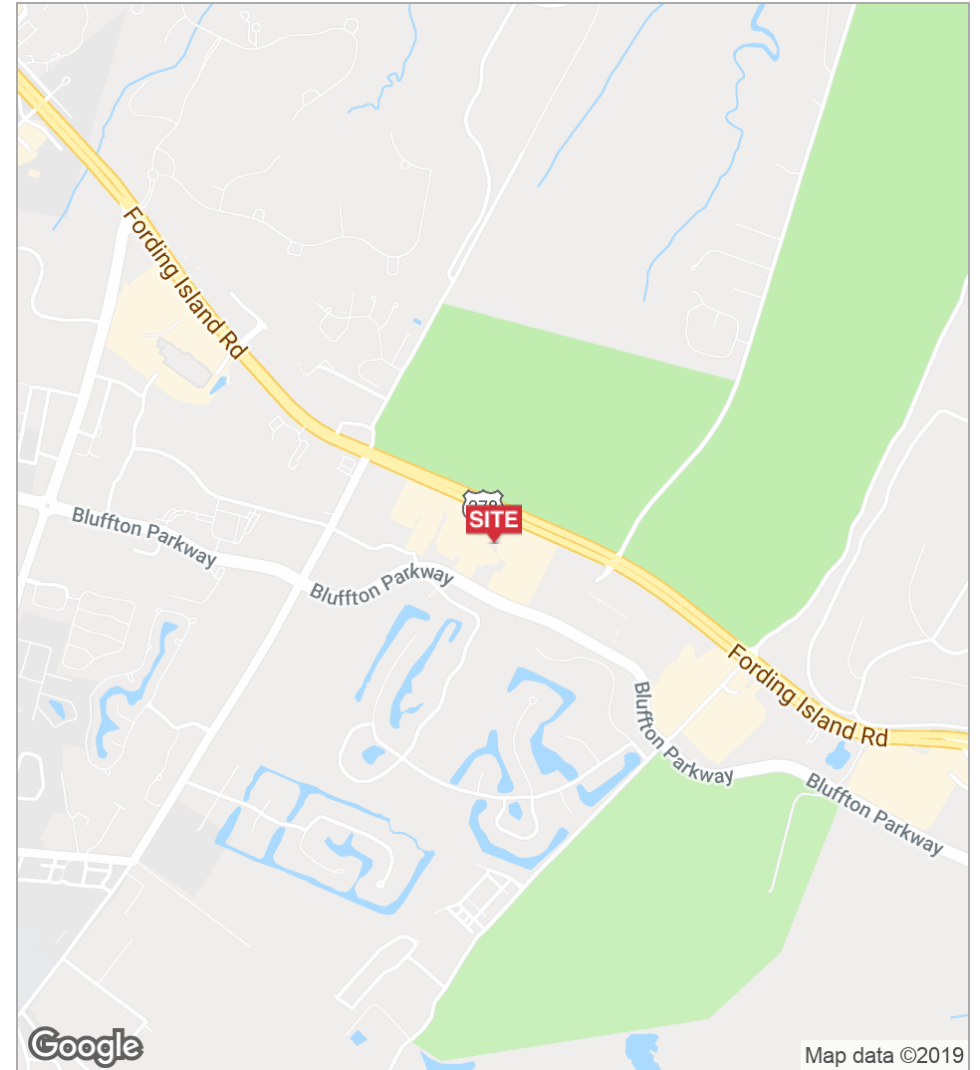
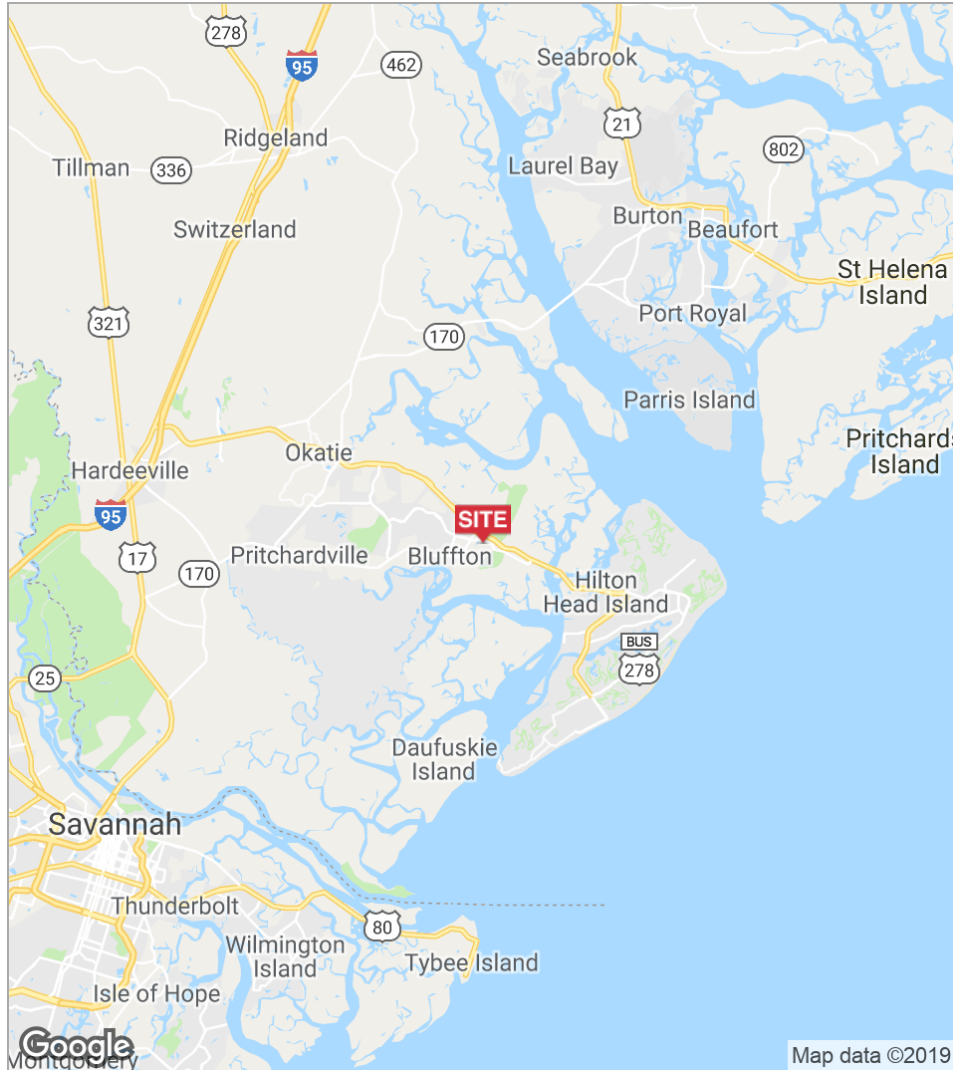
You cannot get to Hilton Head Island without driving past this property. Excellent traffic exposure with 2017 Traffic Counts of 42,600 VPD on Highway 278 and 20,600 VPD on the Bluffton Parkway.

Located in Bluffton with direct frontage on Highway 278 and on the Bluffton Parkway directly between the BMW Dealership, Golden Corral, and Wild Wing Cafe. Approximately 3 miles from the bridge to Hilton Head Island and 8 miles to the Highway 278 and Highway 170 intersection, this property has excellent access to all of Bluffton as well as Hilton Head Island and is approximately 30 minutes from Savannah, GA. This property is located just west of the new Tanger Outlet that includes a multitude of national retailers and restaurants including, Saks, Polo, Under Armour, Kate Spade New York, Longhorn Steakhouse, Olive Garden, Starbucks, Chipotle, Zoes Kitchen, and Panera.

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Location Maps



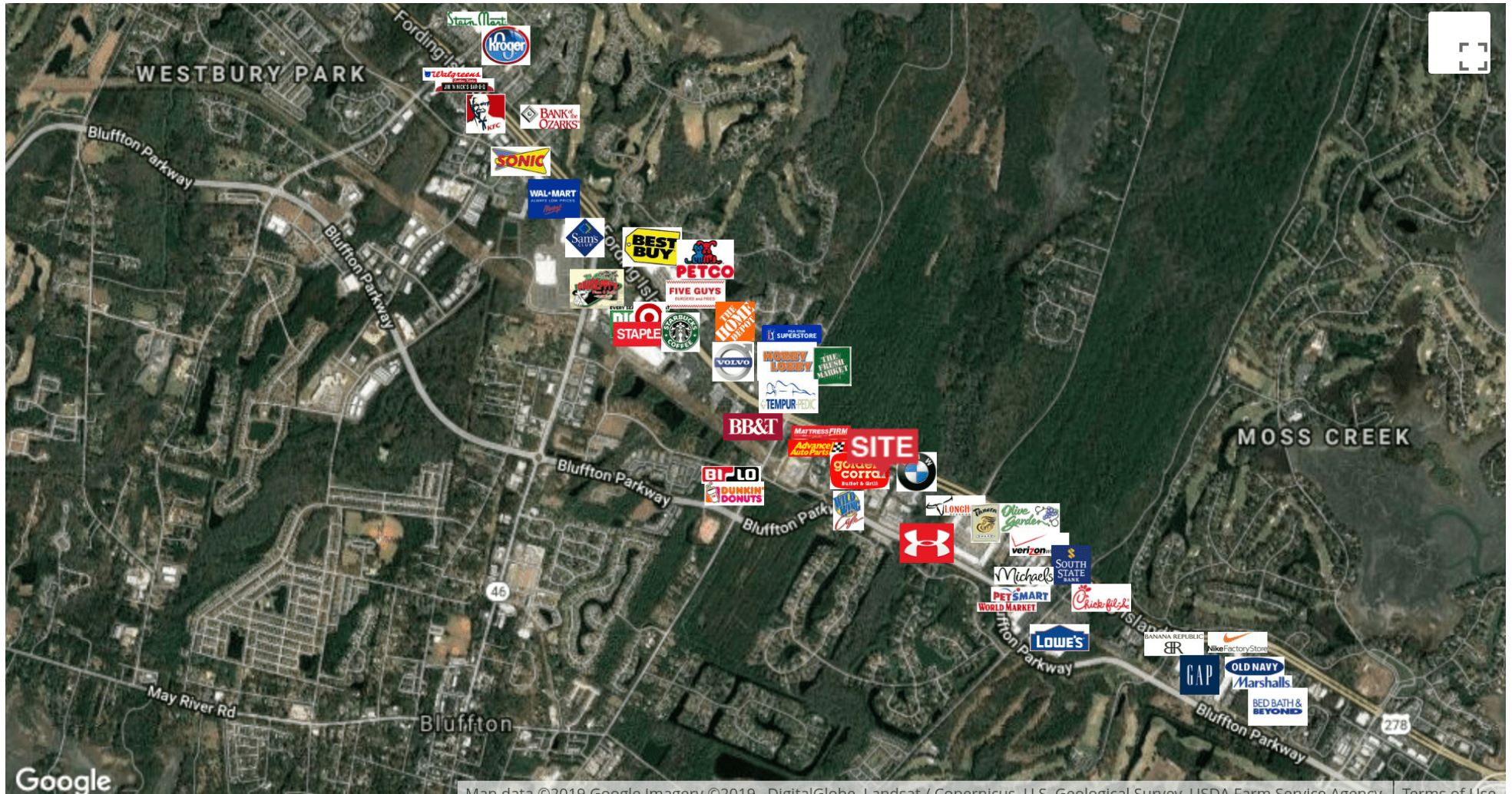
1227 May River Road, Suite 100 | Bluffton, SC 29910 | 843.837.4460 | naicarolinacharter.com

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O: 843.837.4460 x2
C: 843.247.2470

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Retailer Map



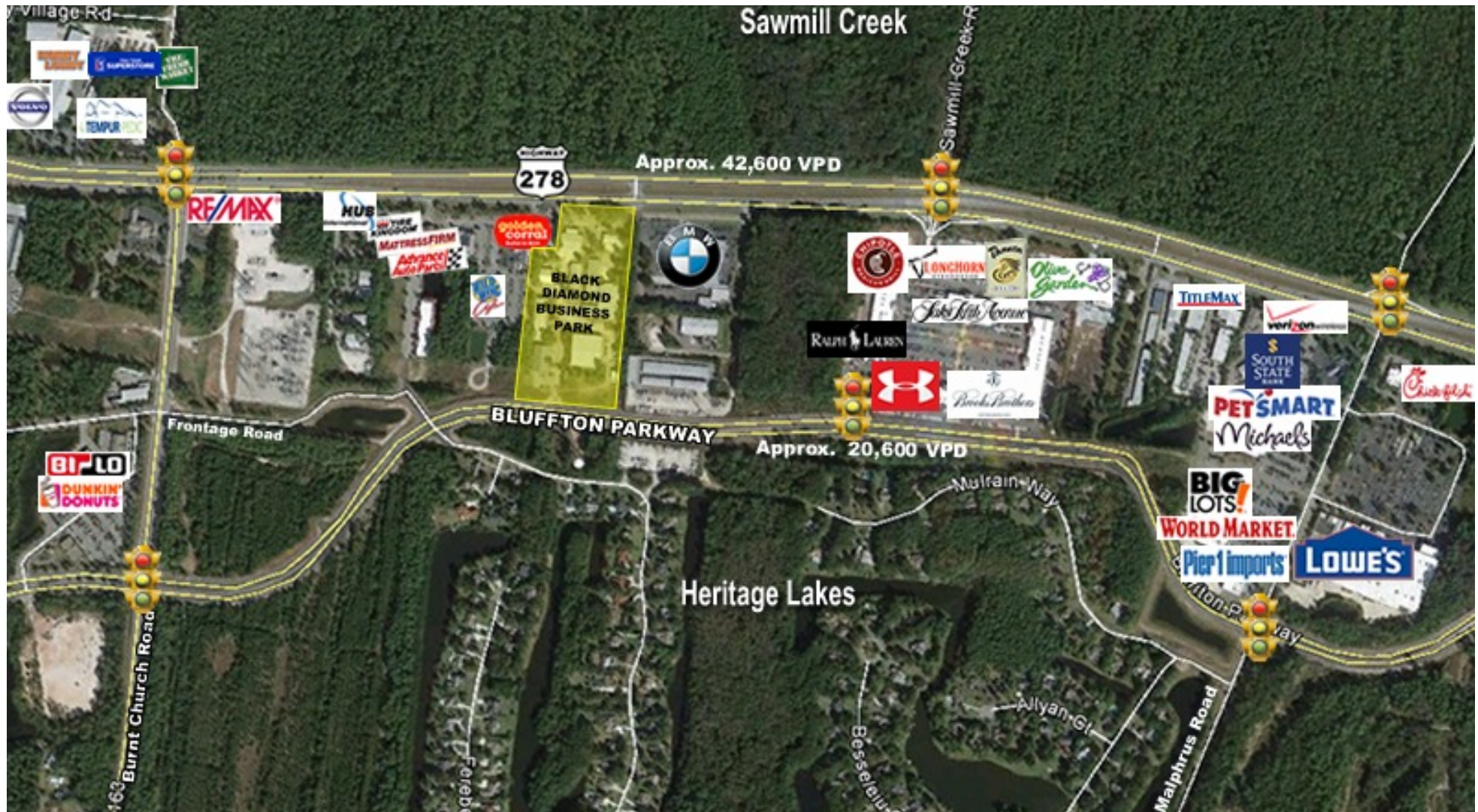
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Aerial



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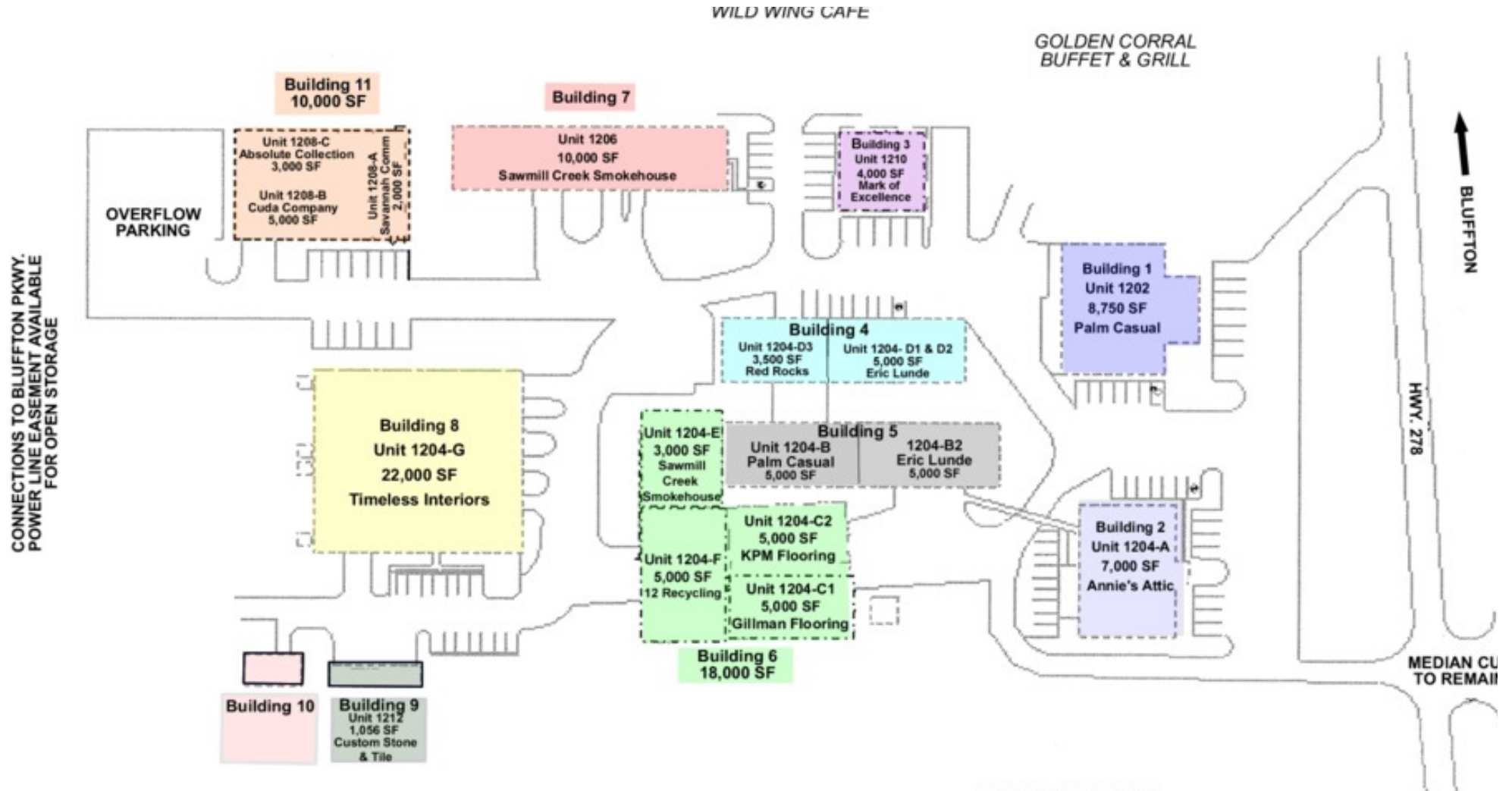
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Site Plan



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Additional Photos



Black Diamond Business Park

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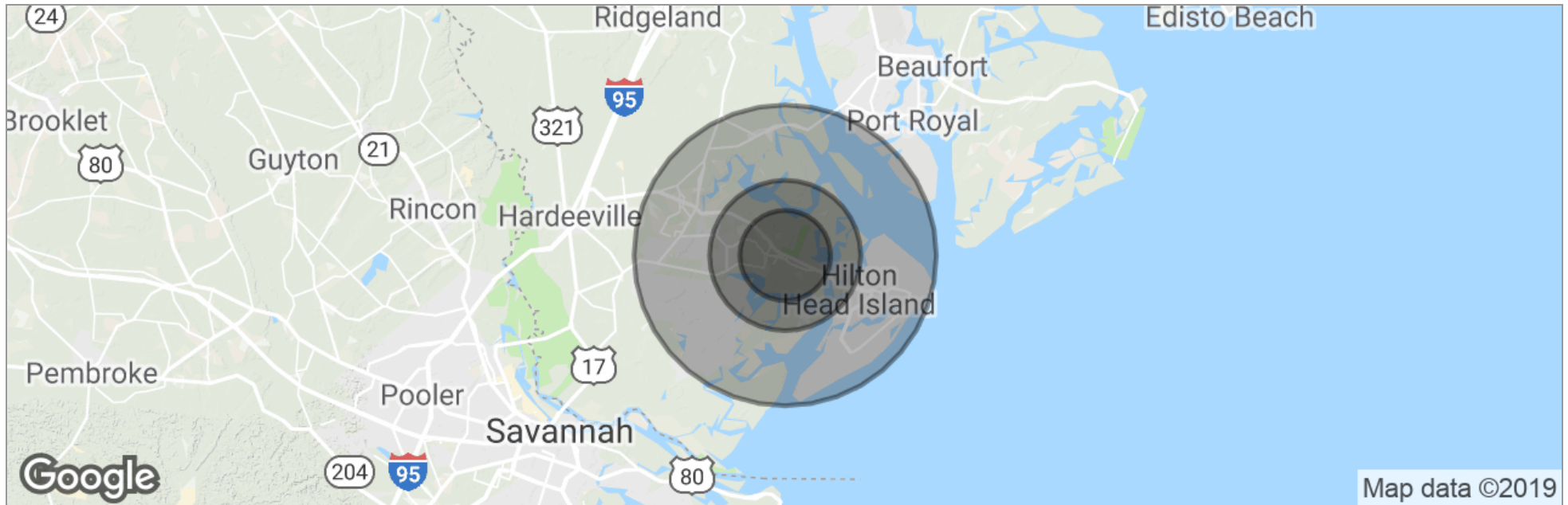
Additional Photos



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Demographics Map



	3 Miles	5 Miles	10 Miles
Total Population	11,376	26,042	86,003
Population Density	402	332	274
Median Age	36.6	37.2	46.2
Median Age (Male)	37.1	37.5	45.7
Median Age (Female)	36.1	36.9	46.4
Total Households	4,353	10,124	37,237
# of Persons Per HH	2.6	2.6	2.3
Average HH Income	\$76,230	\$79,794	\$91,925
Average House Value	\$336,080	\$347,578	\$427,150

* Demographic data derived from 2010 US Census

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