

For Sale

Warehouse Building

Approx. 10,600 SF | \$890,000

Warehouse Building for Sale

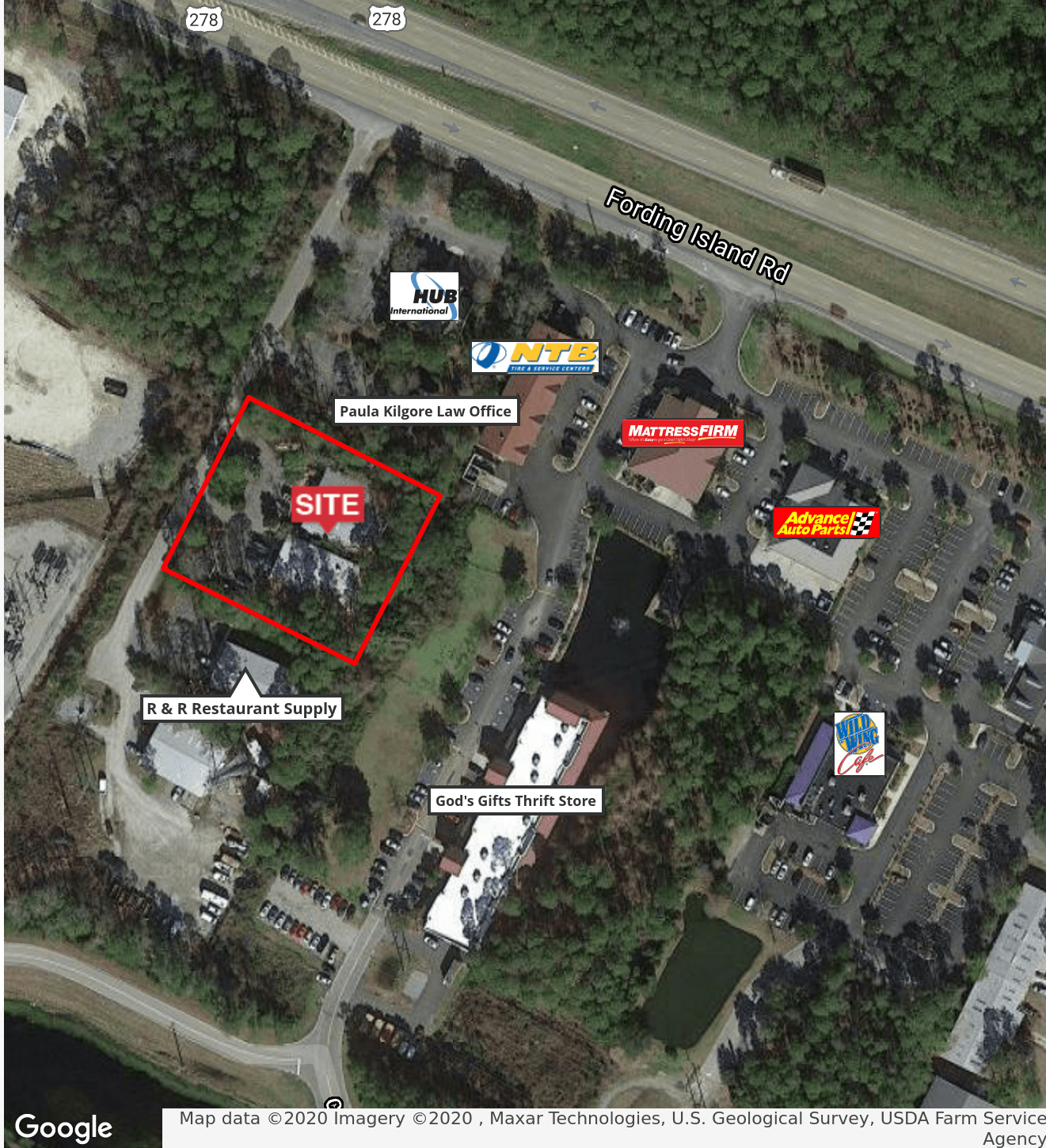
7 & 9 Commerce Place
Bluffton, South Carolina 29910

Property Highlights

- Located between Highway 278 and Bluffton Parkway in Bluffton, SC.
- Easy access to all of Bluffton and the bridges to Hilton Head
- Existing Tenant's are on short term leases so building is available for investor or owner occupant. Contact agent for further details

Offering Summary

Sale Price:	\$890,000 (+/-84/sf)
Total SF:	+/- 10,600 SF
Acreage:	+/- .928 Acres
Year Built:	1992 and 1996
2019 Taxes:	\$10,546.14
Zoning:	Community Center Mixed Use



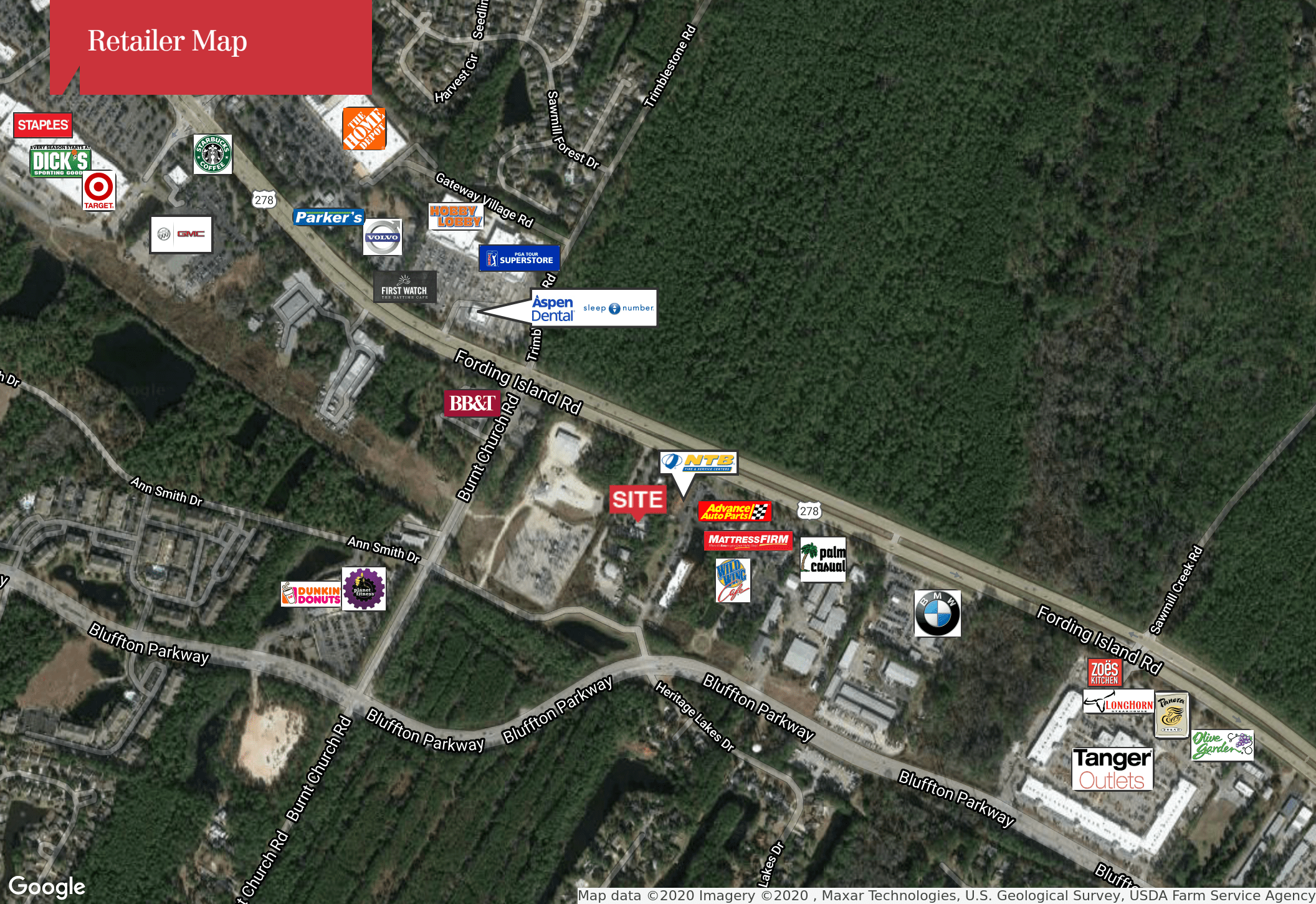
Google

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Location Maps



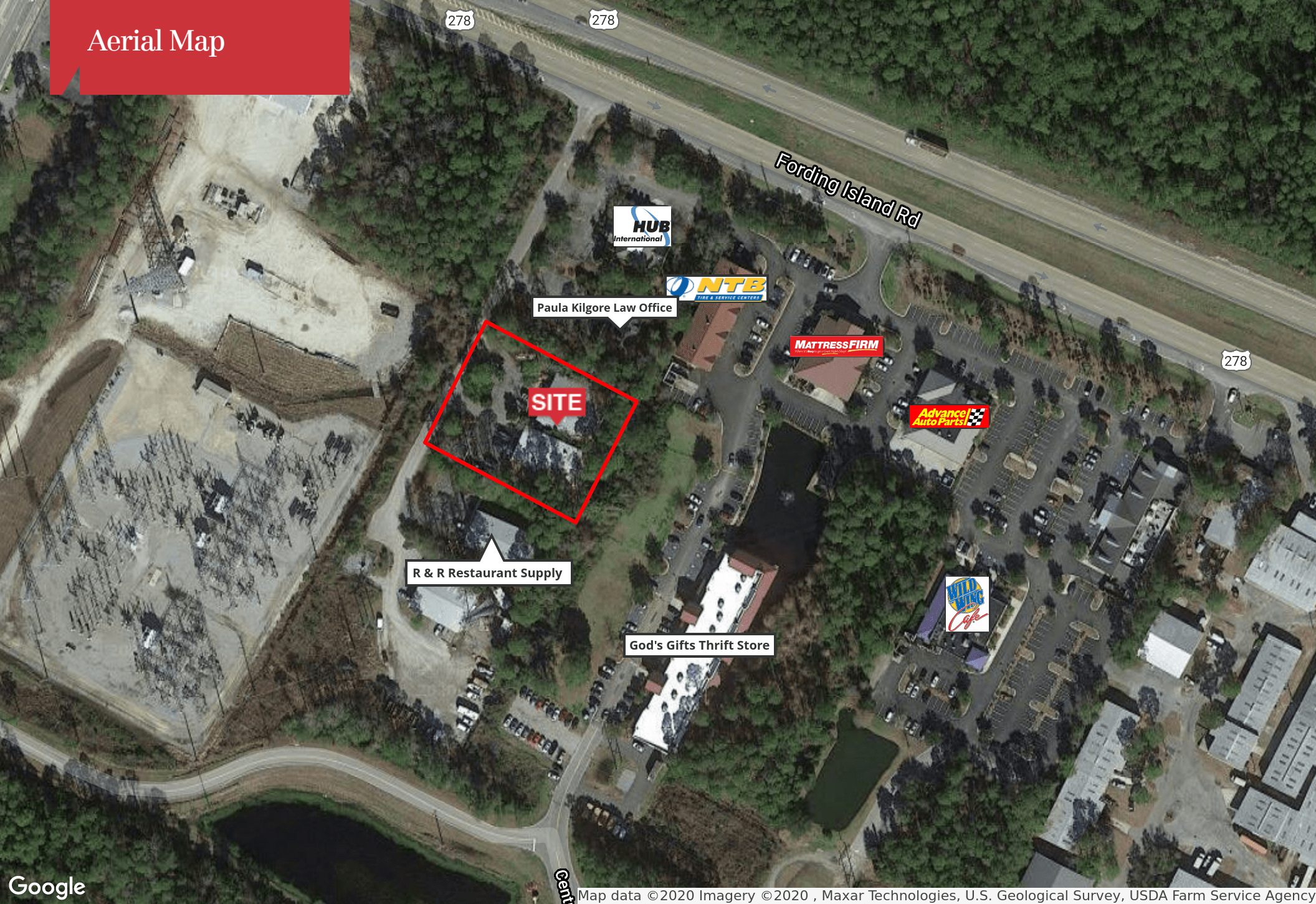
Retailer Map



Google

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Aerial Map



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Close Up Aerial

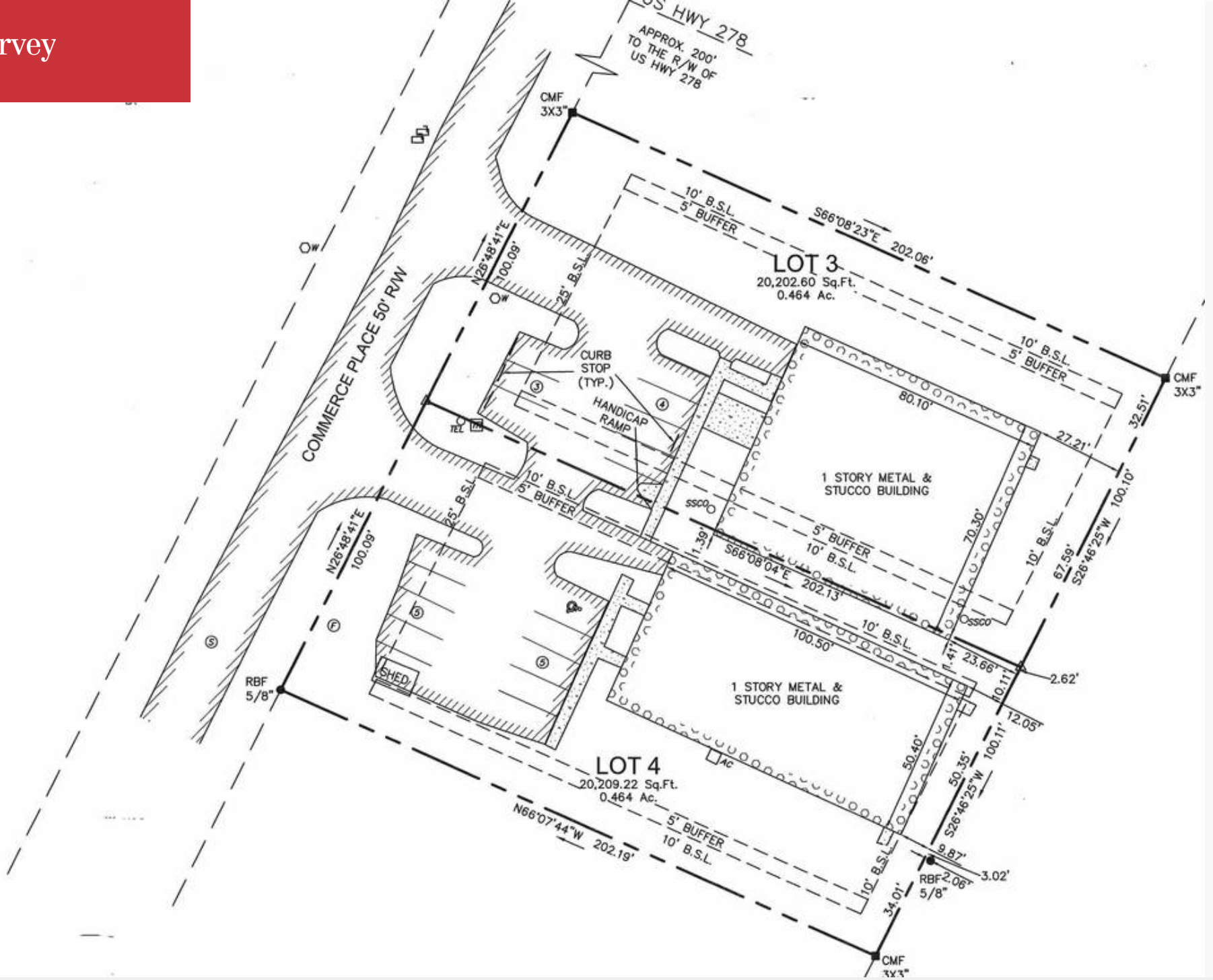


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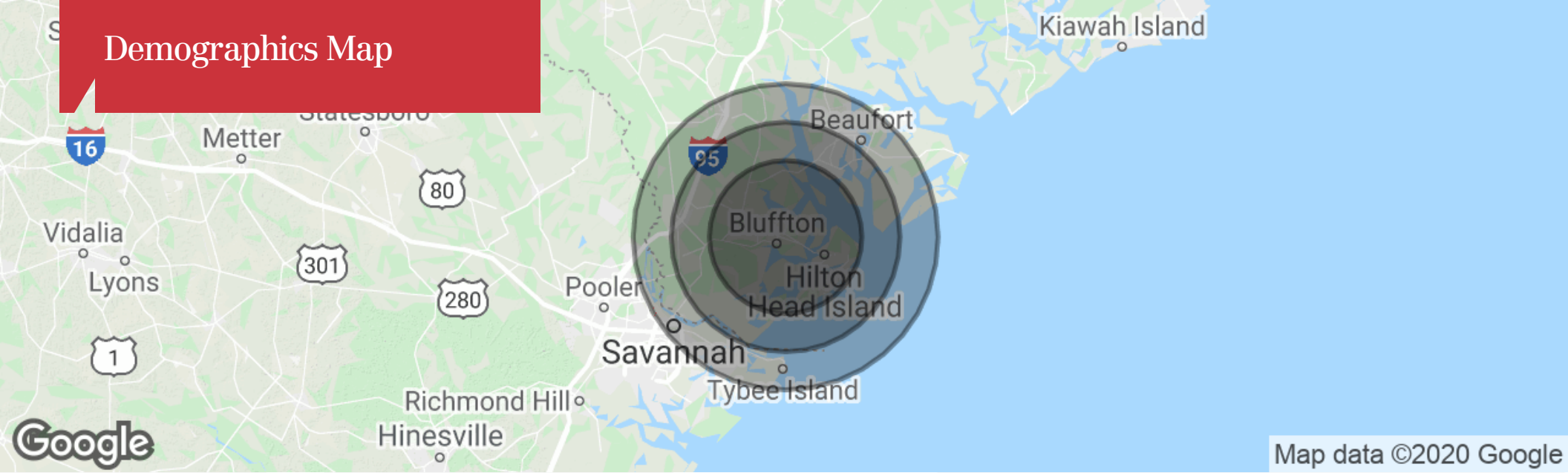
Map data © 2020 Imagery © 2020

Additional Photos





Demographics Map



Map data ©2020 Google

	10 Miles	15 Miles	20 Miles
Population			
Total Population	85,491	130,731	200,019
Median Age	46.5	42.8	40.2
Median Age (Male)	46.0	42.2	39.4
Median Age (Female)	46.7	43.1	40.8
Households & Income			
Total Households	37,150	53,786	79,922
# of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$91,974	\$83,082	\$77,275
Average House Value	\$422,714	\$375,702	\$358,249

* Demographic data derived from 2010 US Census