

278 COMMERCIAL CENTER

1015 FORDING ISLAND ROAD, BLUFFTON, SC 29910



PROPERTY INFORMATION

95,066 sf shopping center anchored by Best Buy and Petco

Signalized entrance

1,600 feet of frontage along Hwy 278

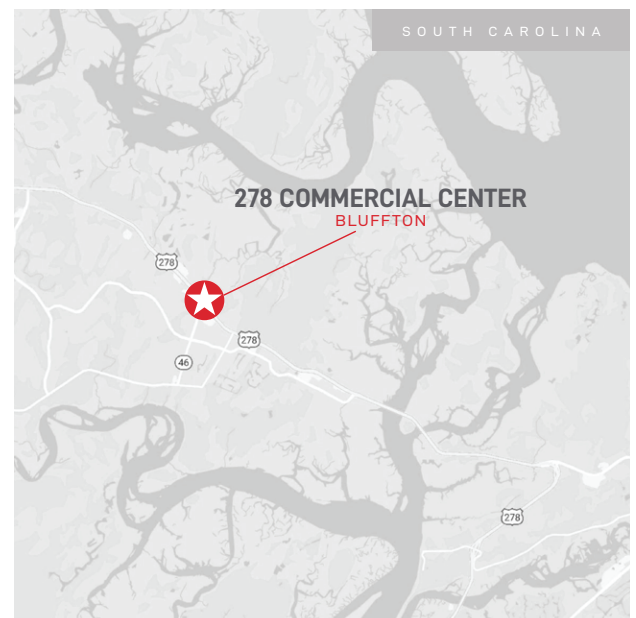
44,900 +/- SC DOT daily traffic count

Area Retailers: Target, Home Depot, Staples, Super Walmart

Regional shopping destination for Beaufort, Bluffton and Hilton Head Island

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population 2020	16,545	31,903	57,736
Projected Population 2025	17,278	33,372	61,174
Average Household Income	\$80,055	\$93,107	\$91,845



CONTACT

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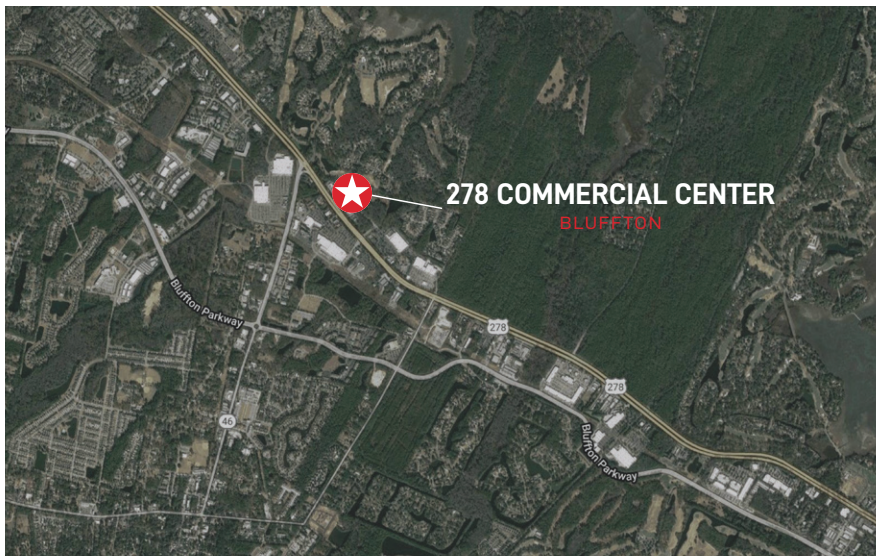
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Fording Island Road

SUITES



SUITE	TENANT	SQ. FT.
101A	Best Buy	30,000
101B	AVAILABLE	3,480
102B	Club Champion	3,613
101C	Hook & Reel	4,145
104C	Sit & Sleep Mattress	2,860
105C	Stir Crazy	1,771
106C	GNC	1,642
101D	Dollar Tree	10,000
101E	Petco	15,000
101F	Benchmark Physical Therapy	1,878
102F	Elite Nails	2,060
103F	World Acceptance	1,932
104F	Sake House	6,719
101G	Five Guys	2,376
102G	Massage Envy	2,975
103G	State Farm	1,050
104G	Southern Comfort Wax	2,037
105G	Jersey Mike's	1,528
TOTAL GLA:		95,066

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