

278 COMMERCIAL CENTER

1015 FORDING ISLAND ROAD, BLUFFTON, SC 29910



PROPERTY INFORMATION

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

Annual visits exceed 1.9M

1,600 feet of frontage along Hwy 278 with signalized entrance

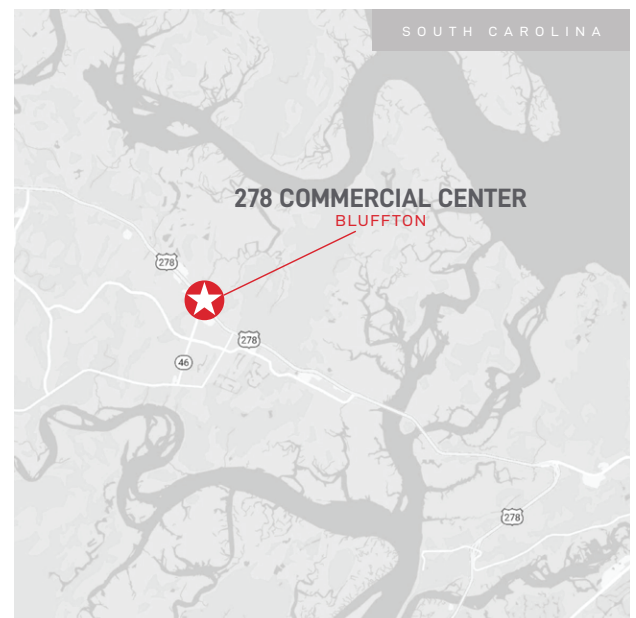
51,000 +/- SC DOT daily traffic count

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 2026	10,515	24,602	38,369
Projected Population 2031	10,795	25,238	39,468
Average Household Income	\$112,488	\$129,713	\$127,777



CONTACT

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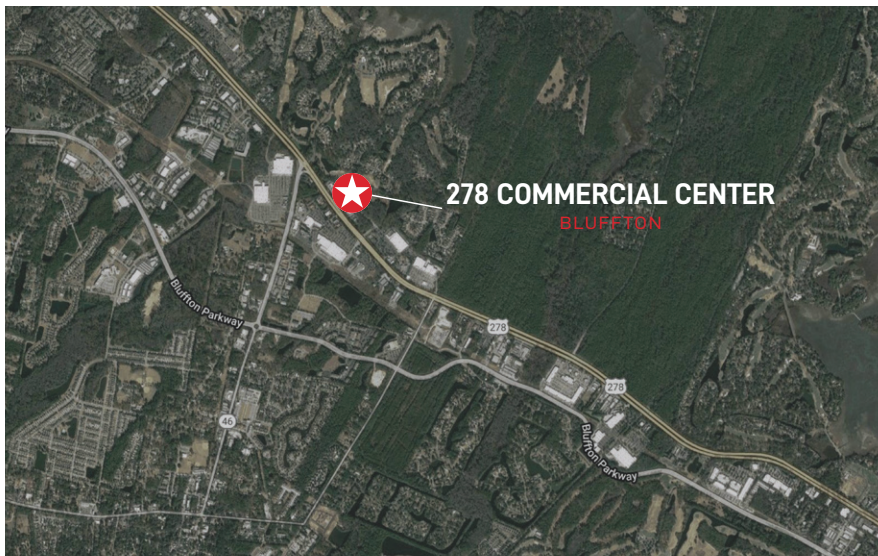
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Fording Island Road

SUITES



SUITE	TENANT	SQ. FT.
101A	Best Buy	30,000
101B	Kaleidoscope Studio Salons	3,480
102B	Club Champion	3,613
101C	Hook & Reel	4,145
104C	AVAILABLE	2,860
105C	Two Thai Cuisine	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	European Wax Center	2,037
105G	Jersey Mike's	1,528
TOTAL GLA:		95,066

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