



JIM N NICKS CENTER

876, 878 AND 880 FORDING ISLAND ROAD
BLUFFTON, SC 29910

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JIM 'N NICK'S BAR-B-Q

Walgreen

Property Summary



OFFERING SUMMARY

Available SF:	2,500 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Year Built:	2006
Zoning:	RC
Market:	Bluffton / Hilton Head
Traffic Count:	64,000

PROPERTY OVERVIEW

SVN is pleased to present a retail/office end unit for lease in Bluffton. This very busy center is anchored by a free-standing Walgreen's and a Jim N Nicks BBQ. Other tenants at the center include Mellow Mushroom, Jackson Hewitt, Edward Jones, CORA Healthcare, Mathnasium, Budget Blinds, Republic Finance, Fiesta Fresh, an insurance company, and several others.

The available space is 2,500 +/- sf and is occupied by an orthodontist that will vacate 12/31/18. The layout includes a few private offices, several semi-private patient areas, a sterilization room, a break room, an administrative area and a very large waiting area. The space is in move-in condition for another dental user and could accommodate any retail or office use with some alterations.

The property has several points of access, including Highway 278, Simmonsville Road and Sheridan Park. This is an excellent opportunity for a retail or professional office user looking to capitalize on great exposure, high traffic counts, solid tenant mix, and very strong demographics.

LOCATION OVERVIEW

The center is located in the center of the business district of Bluffton at the major intersection of Simmonsville Road and Highway 278 [Fording Island Road] where traffic counts exceed 64,000 vpd. Bluffton is in Beaufort County, one of the fastest-growing counties in South Carolina. The property is connected to Sheridan Park via an access road and is surrounded by residential and commercial developments.

Location Maps

