

For Sale

Restaurant Property

5,199 SF | \$1,695,000



Restaurant for Sale in Downtown Bluffton

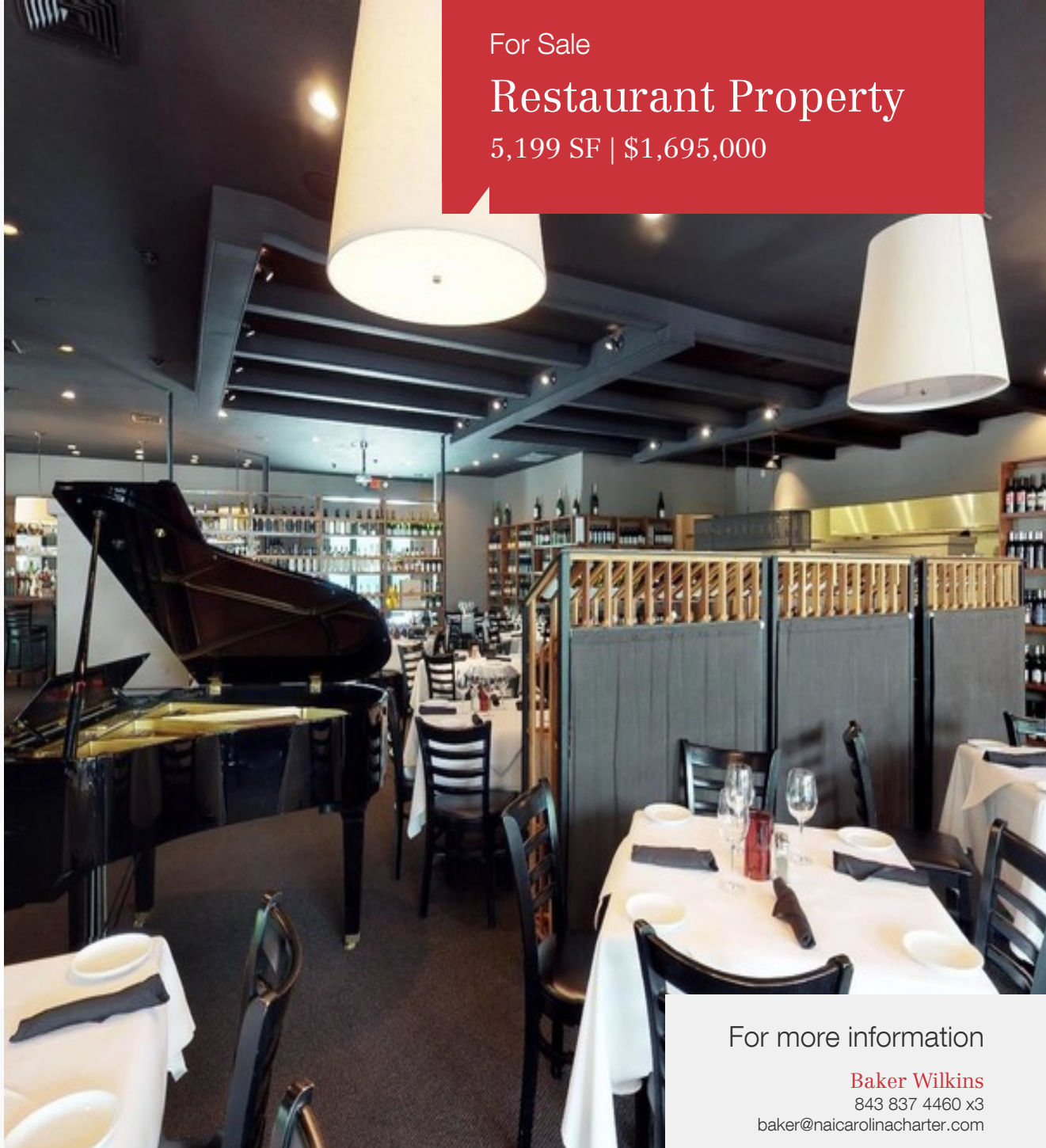
32 Bruin Road
Bluffton, South Carolina 29910

Property Highlights

- Approx. 5,199 SF full service restaurant in excellent condition located in downtown Bluffton
- 1,547 SF of outdoor dining space on wooden decks and covered porches
- Rare opportunity to purchase a nice restaurant property in downtown Bluffton with lots of designated parking
- Extensive interior renovations done in 2014
- 94 seats inside and 40 outside
- 41 parking spaces
- Great location in downtown Bluffton, within walking distance to the Promenade
- Includes all furniture, fixtures and equipment with minor exceptions

Offering Summary

Sale Price:	\$1,695,000
Lot Size:	1.22 +/- Acres
Building Size:	5,199 +/- SF
Market	Bluffton
Bluffton Zoning:	Neighborhood General
2017 Property Taxes:	\$13,571



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For more information

Baker Wilkins

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Additional Photos



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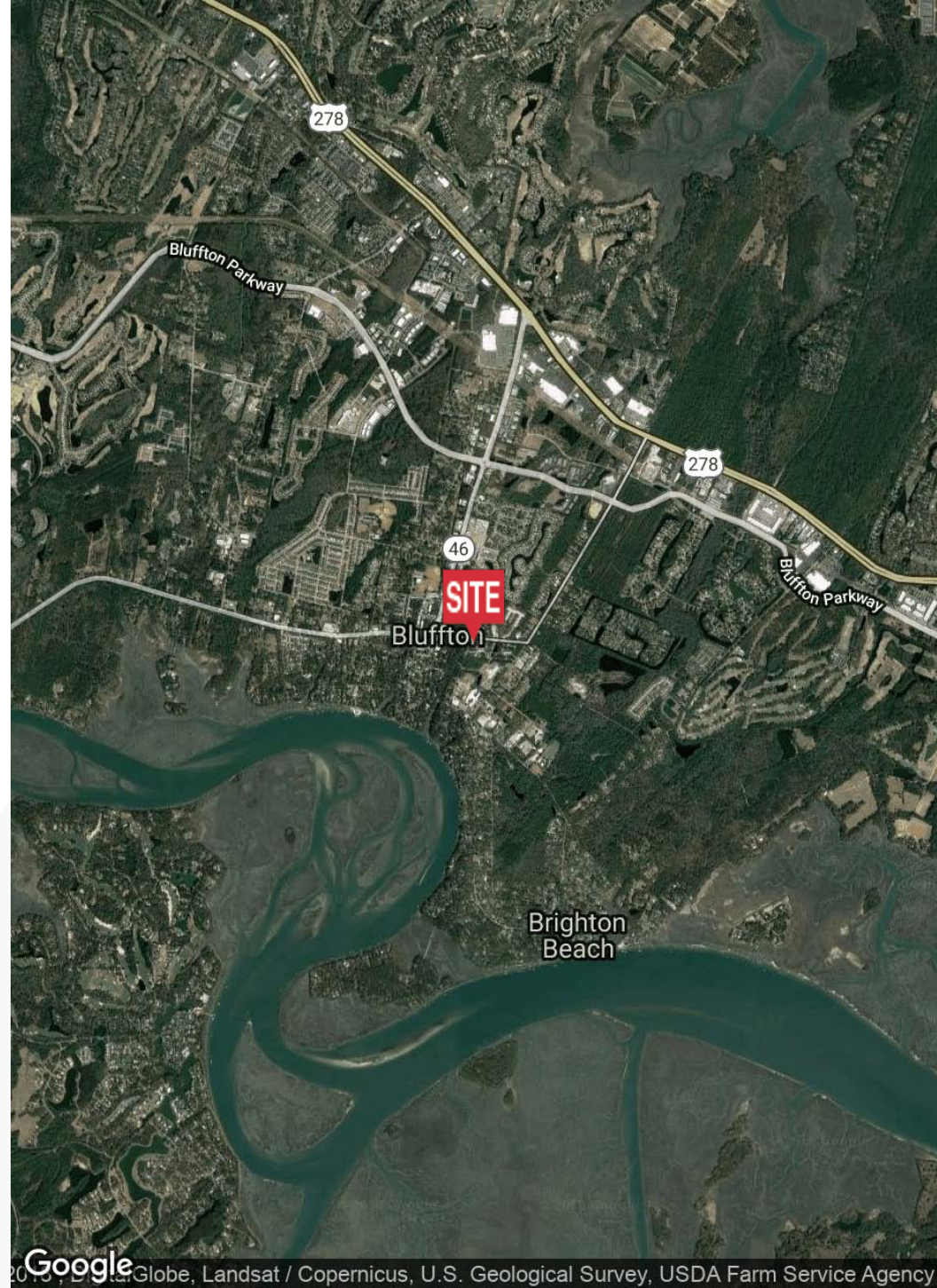
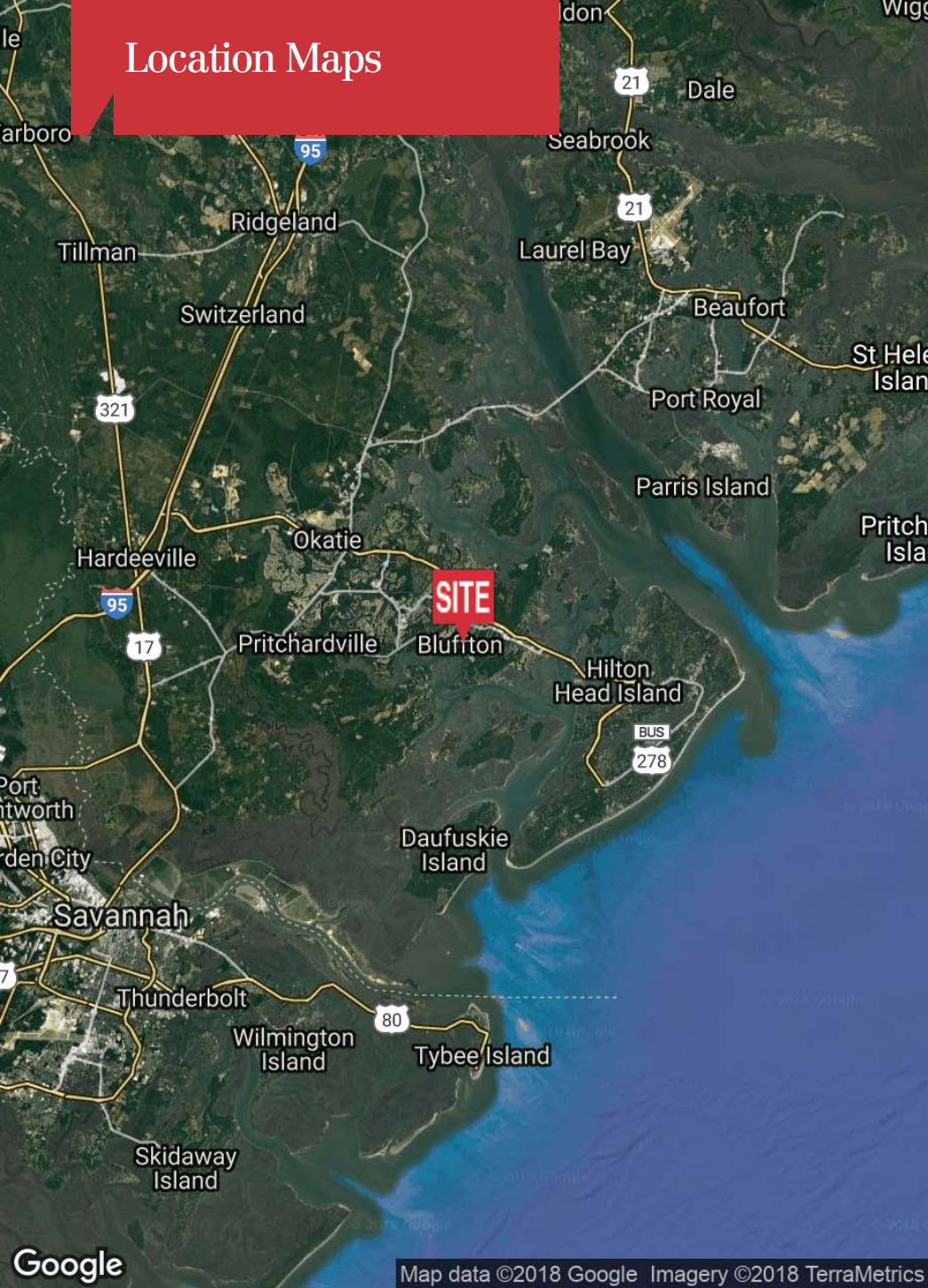
Additional Photos



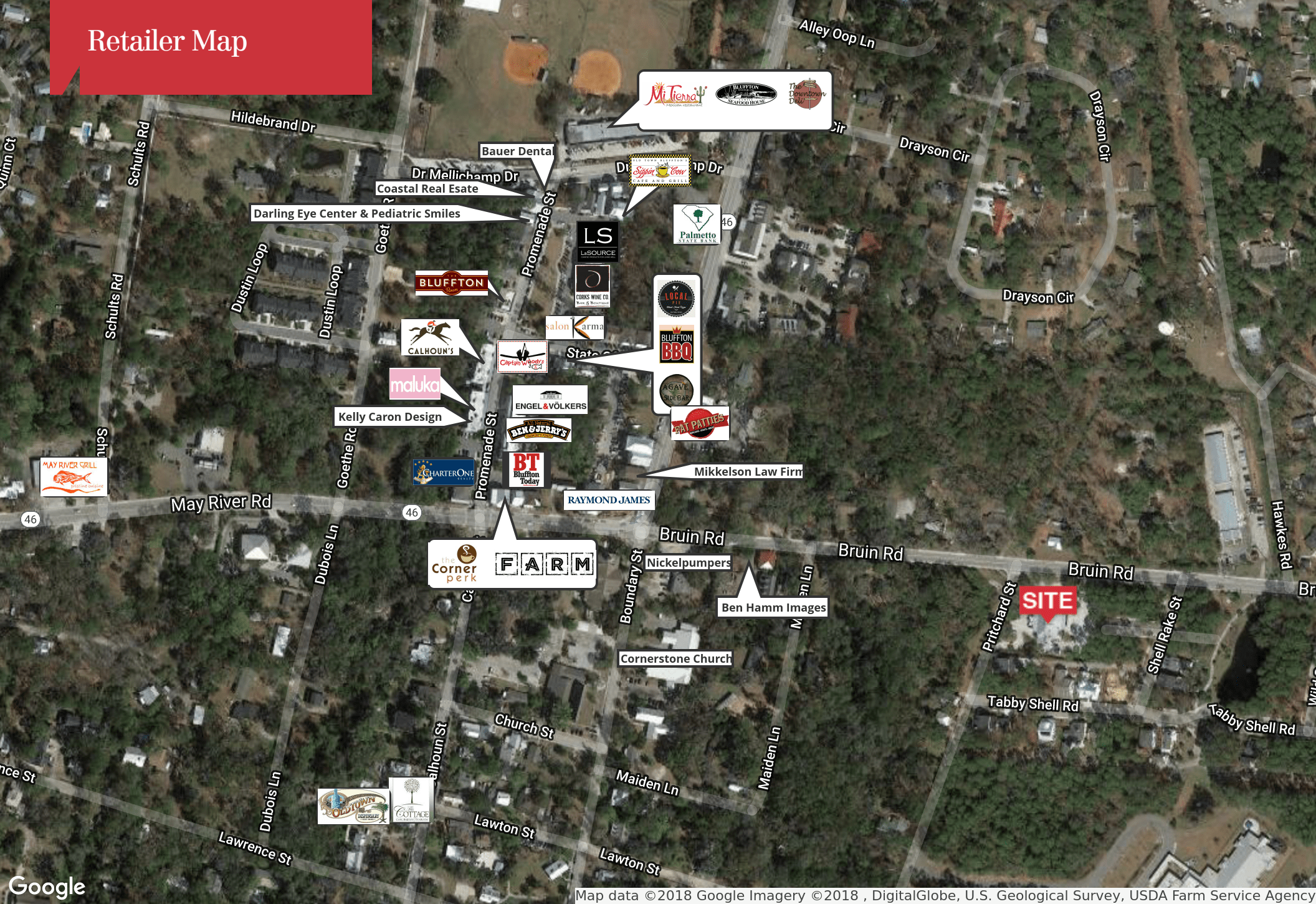
Aerial View



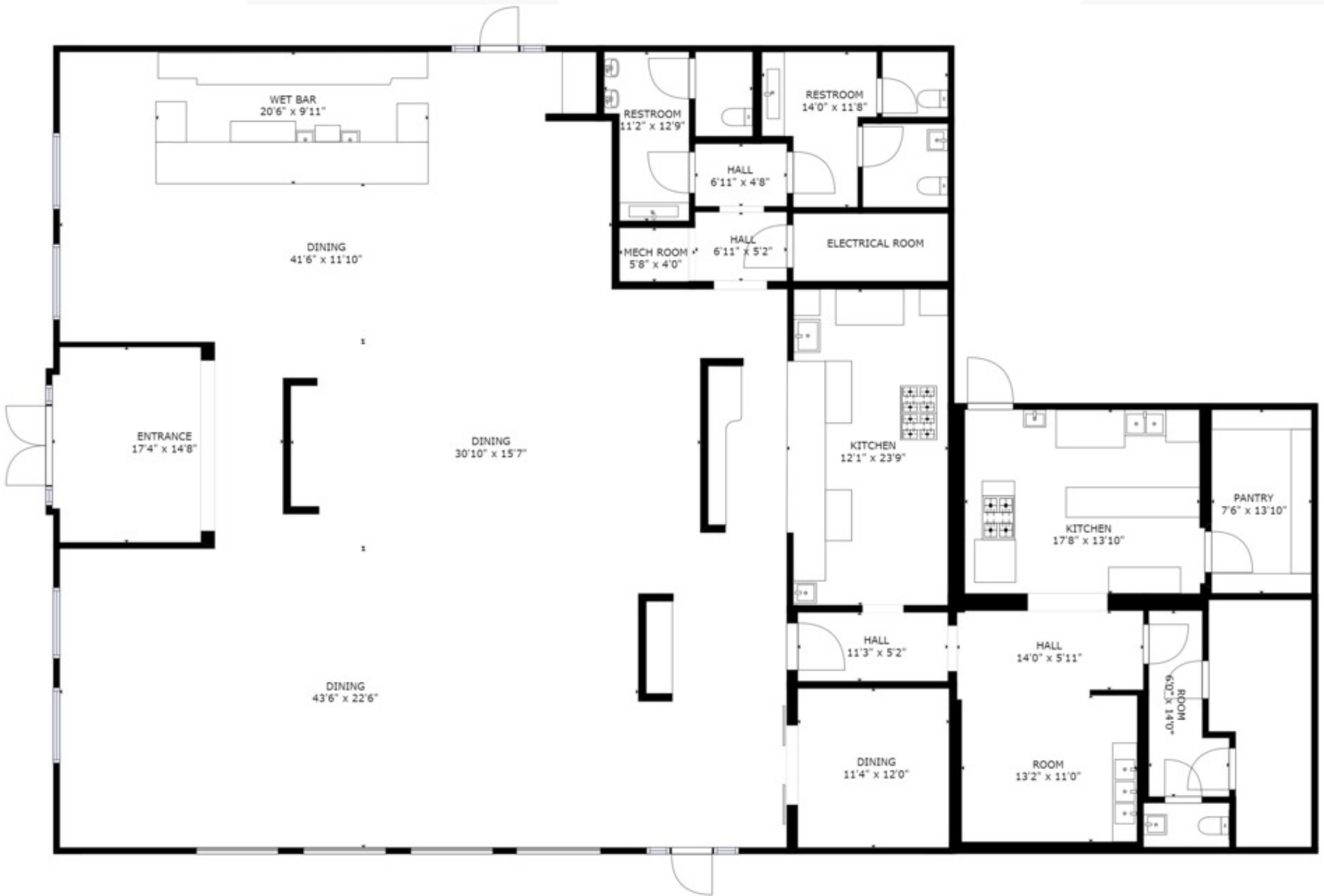
Location Maps



Retailer Map



Map data © 2018 Google Imagery © 2018 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



Not to Scale - Measurements are approx. and need to verified by Buyer

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Map data ©2018 Google

Population	5 Miles	10 Miles	15 Miles
Total Population	29,088	84,145	120,052
Median Age	35.1	47.1	44.0
Median Age (Male)	35.3	46.6	43.5
Median Age (Female)	34.9	47.3	44.2
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	11,121	37,049	49,599
# of Persons Per HH	2.6	2.3	2.4
Average HH Income	\$75,829	\$91,559	\$85,546
Average House Value	\$337,056	\$410,081	\$389,314

* Demographic data derived from 2010 US Census