



For Lease  
**Retail Property**  
 2,434 SF on .9 Acres

## Retail Property Fronting Fording Island Road (Hwy 278)

1533 Fording Island Road  
 Bluffton, South Carolina 29910

### Property Highlights

- Directly fronting Fording Island Road (Hwy 278) in Bluffton
- Located at the bridges to Hilton Head Island
- Ample Parking
- Full access on Fording Island Road (Hwy 278) and access to Moss Creek lighted intersection

### OFFERING SUMMARY

<b>Available SF</b>	2,434 SF
<b>Lease Rate</b>	Contact Agent
<b>Approx. Lot Size</b>	.9 Acres
<b>Approx. Building Size</b>	2,434 SF
<b>Beaufort Co. Zoning</b>	Existing PUD

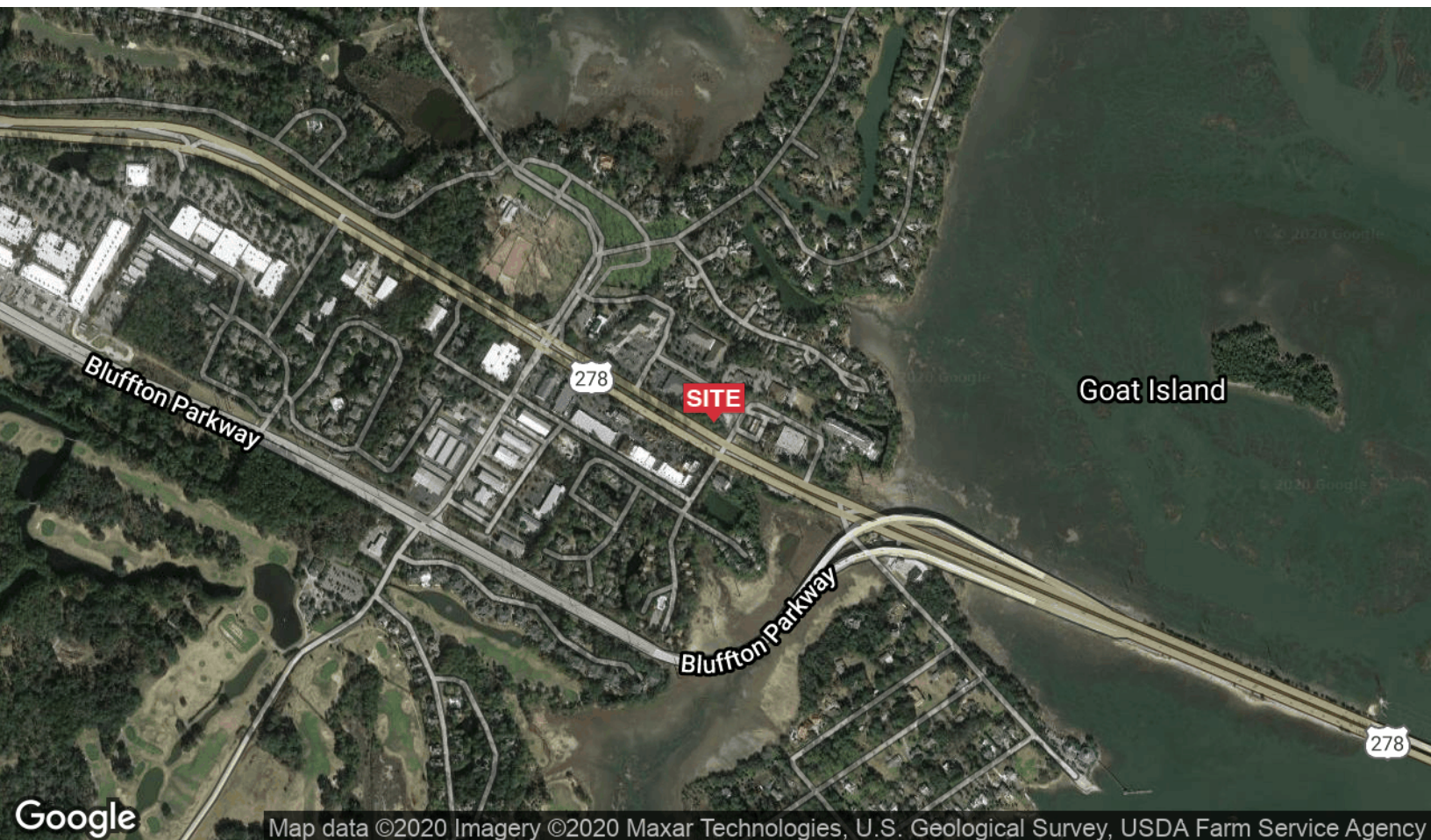
### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>5 Miles</b>	27,546	\$95,248
<b>15 Miles</b>	131,123	\$83,323
<b>20 Miles</b>	190,991	\$78,152

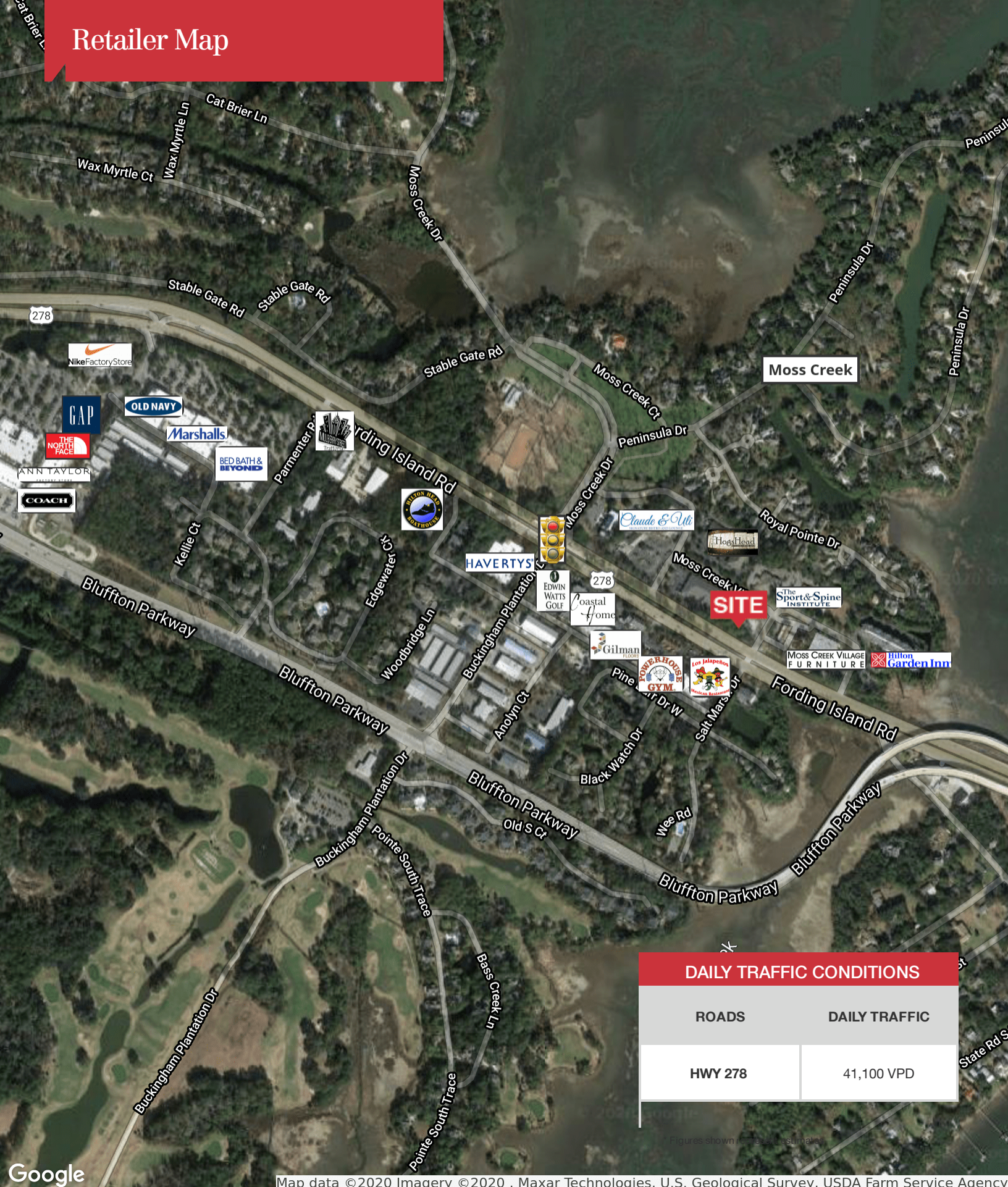
For more information

1227 May River Road, Suite 100  
 Bluffton, SC 29910  
 843 837 4460 tel  
 naicarolinacharter.com

# Location Maps



# Retailer Map



## DAILY TRAFFIC CONDITIONS

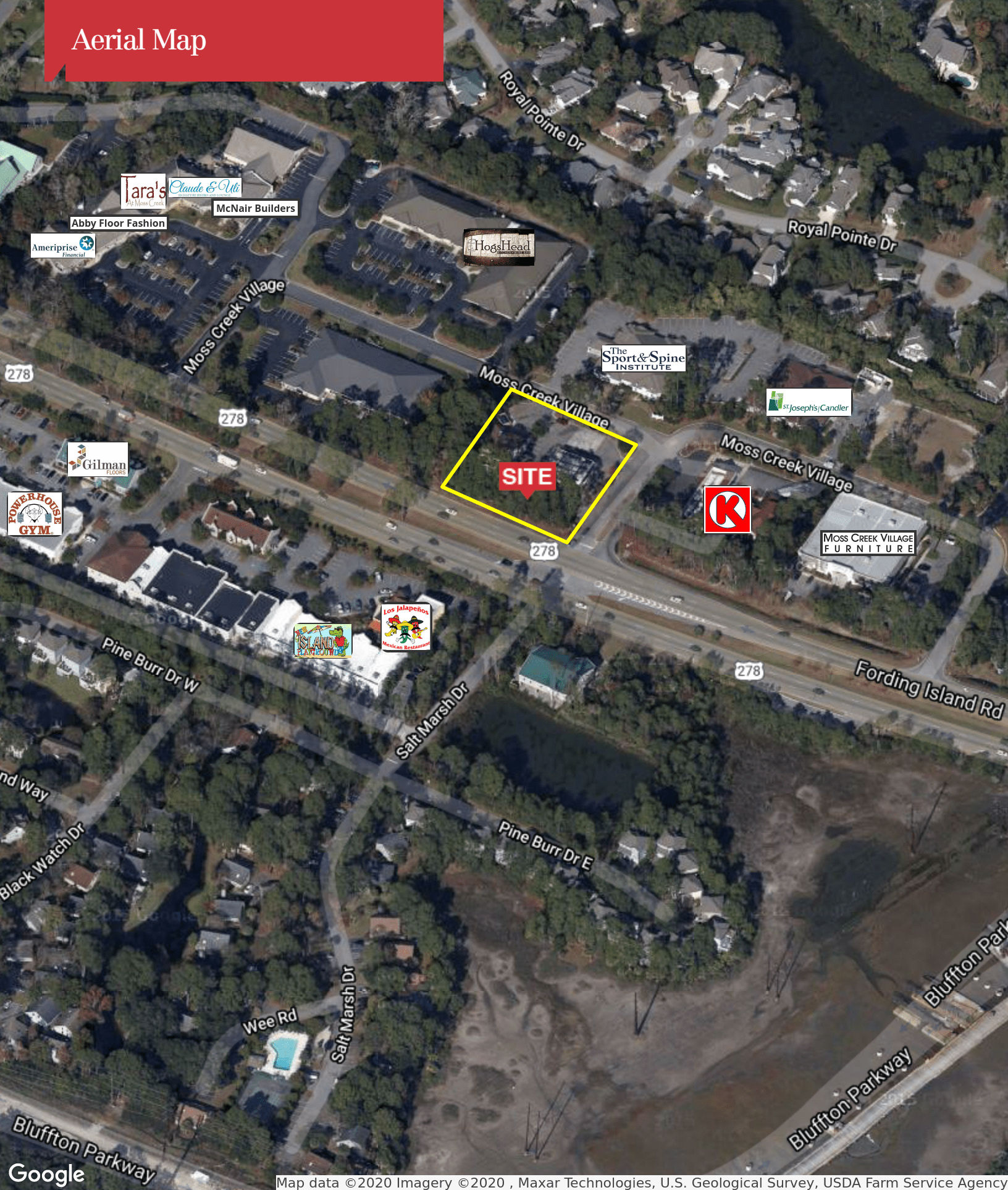
ROADS	DAILY TRAFFIC
HWY 278	41,100 VPD

Figures shown are based on estimates.

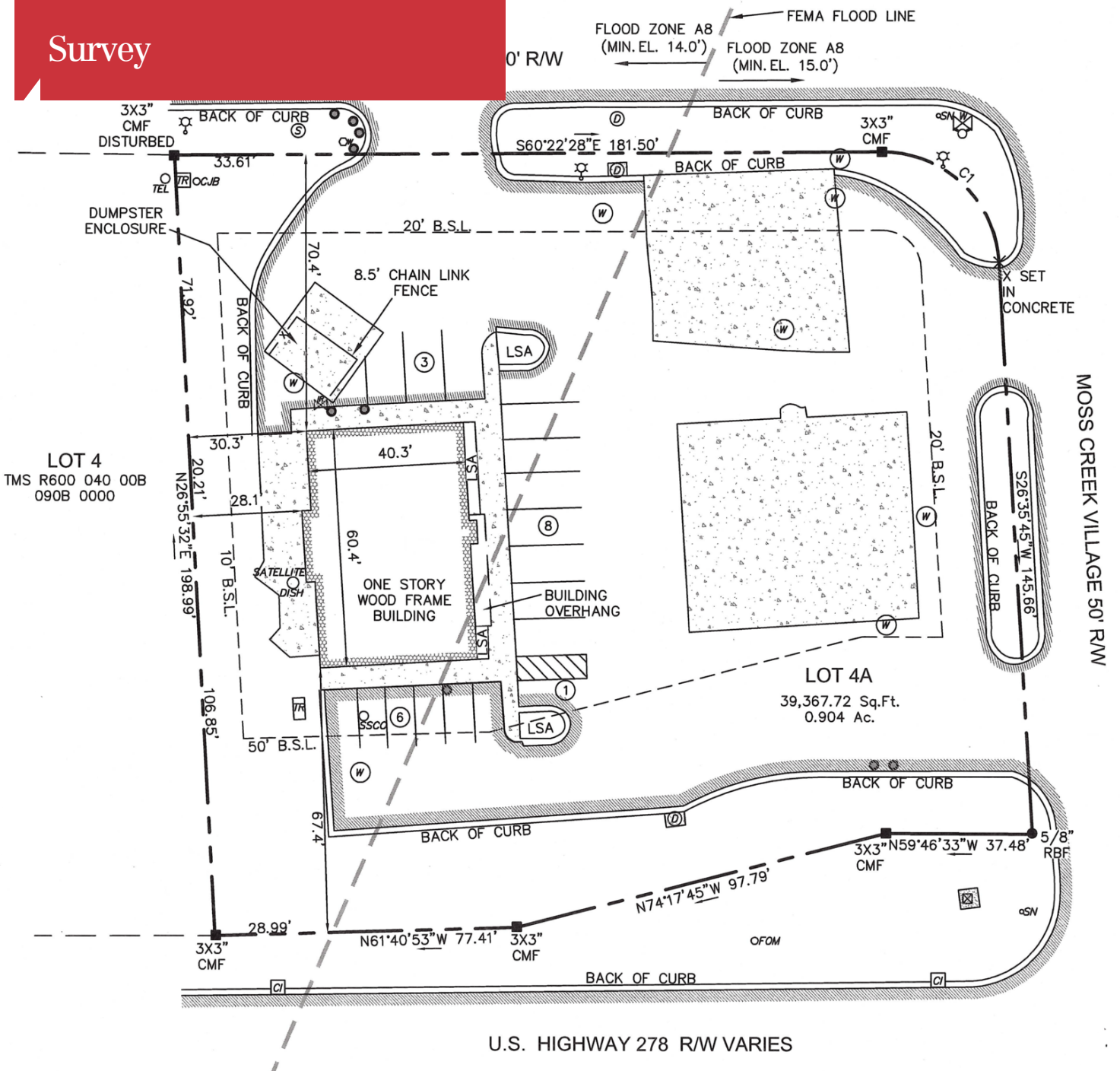
Google

Map data © 2020 Imagery © 2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

# Aerial Map



Map data © 2020 Imagery © 2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

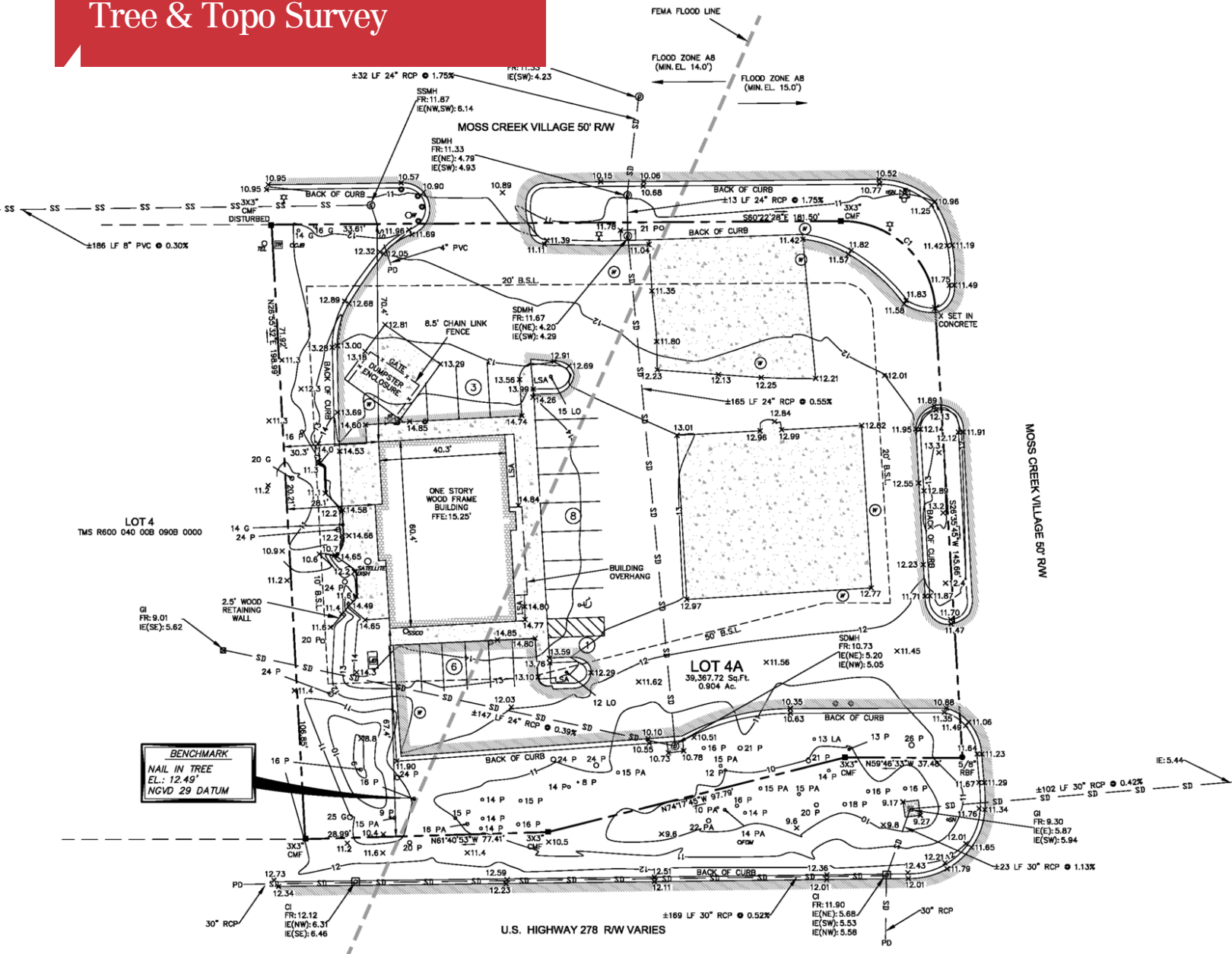


LOT 4  
TMS R600 040 00B  
090B 0000

LOT 4A  
39,367.72 Sq.Ft.  
0.904 Ac.

U.S. HIGHWAY 278 R/W VARIES

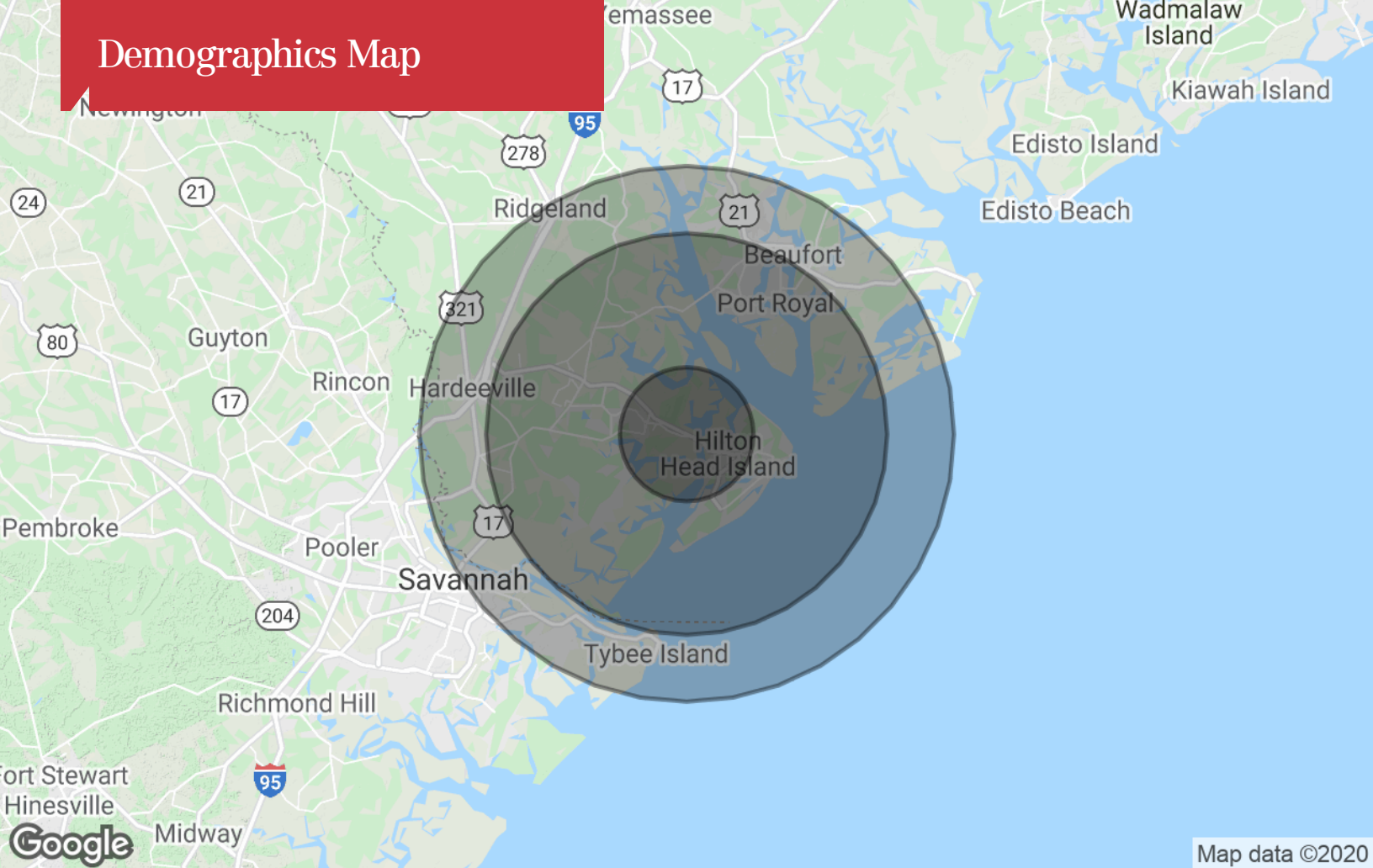
# Tree & Topo Survey



Additional Photos



# Demographics Map



Map data ©2020

<b>Population</b>	<b>5 Miles</b>	<b>15 Miles</b>	<b>20 Miles</b>
TOTAL POPULATION	27,546	131,123	190,991
MEDIAN AGE	43.1	43.1	40.9
MEDIAN AGE (MALE)	43.1	42.5	40.1
MEDIAN AGE (FEMALE)	43.1	43.4	41.3
<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>15 Miles</b>	<b>20 Miles</b>
TOTAL HOUSEHOLDS	11,297	54,327	77,099
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$95,248	\$83,323	\$78,152
AVERAGE HOUSE VALUE	\$452,105	\$379,790	\$359,167

\* Demographic data derived from 2010 US Census