

For Lease

1,264 SF to 6,255 SF

Tupelo Commons Coming to Buckwalter in 2022



## Tupelo Commons Coming To Buckwalter

C-1 Buckwalter Parkway  
Bluffton, South Carolina 29910

### Property Highlights

- Medical / Office / Retail building on Buckwalter Parkway close to Highway 278
- Adjacent to the new Vineyard Assisted Living Center
- Other Tenants include Ivybrook Academy (Half-Day Pre-School) and General Dentist Practice
- 4 spaces for a total of 6,255 SF; ranging from 1,264sf, 1,283sf, 1,613sf, to 2,095sf which can be combined. See Attached Floor Plan.
- Close to the light at Buckwalter Parkway and Highway 278 for easy access to all of Bluffton, Hilton Head Island, Beaufort and I-95
- Estimated completion date is Late Spring 2022

### Offering Summary

<b>Lease Rate:</b>	\$28.00 SF/yr (NNN)
<b>SF Available:</b>	1,264 SF - 6,255 SF
<b>Property Type:</b>	Medical / Office / Retail
<b>TI Allowance:</b>	\$30 - \$50 / sf based on term/credit
<b>Parking Spaces:</b>	44 spaces (Shared with Daycare)
<b>Year Built:</b>	2021
<b>Zoning:</b>	Buckwalter PUD

### For More Information

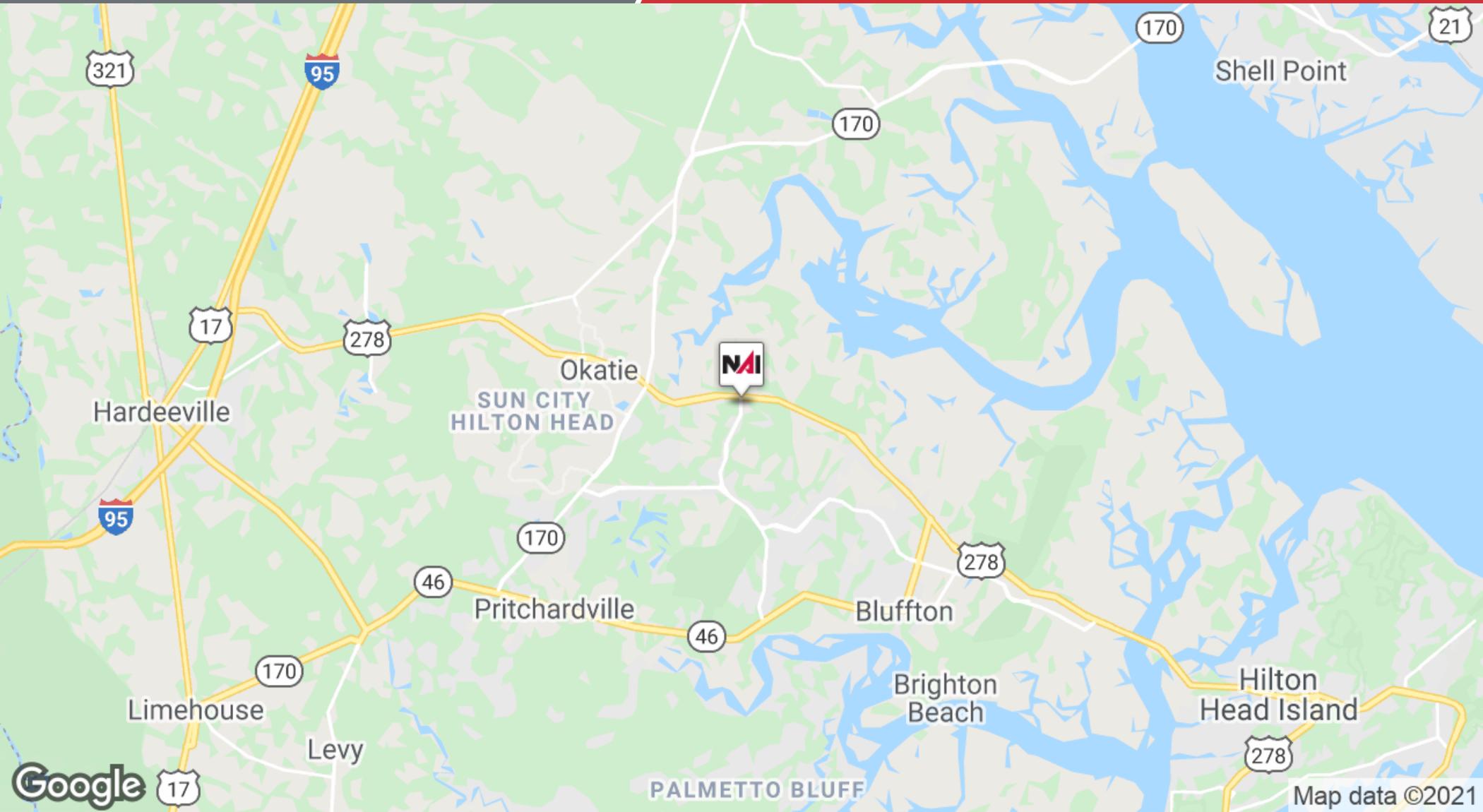
#### Baker Wilkins

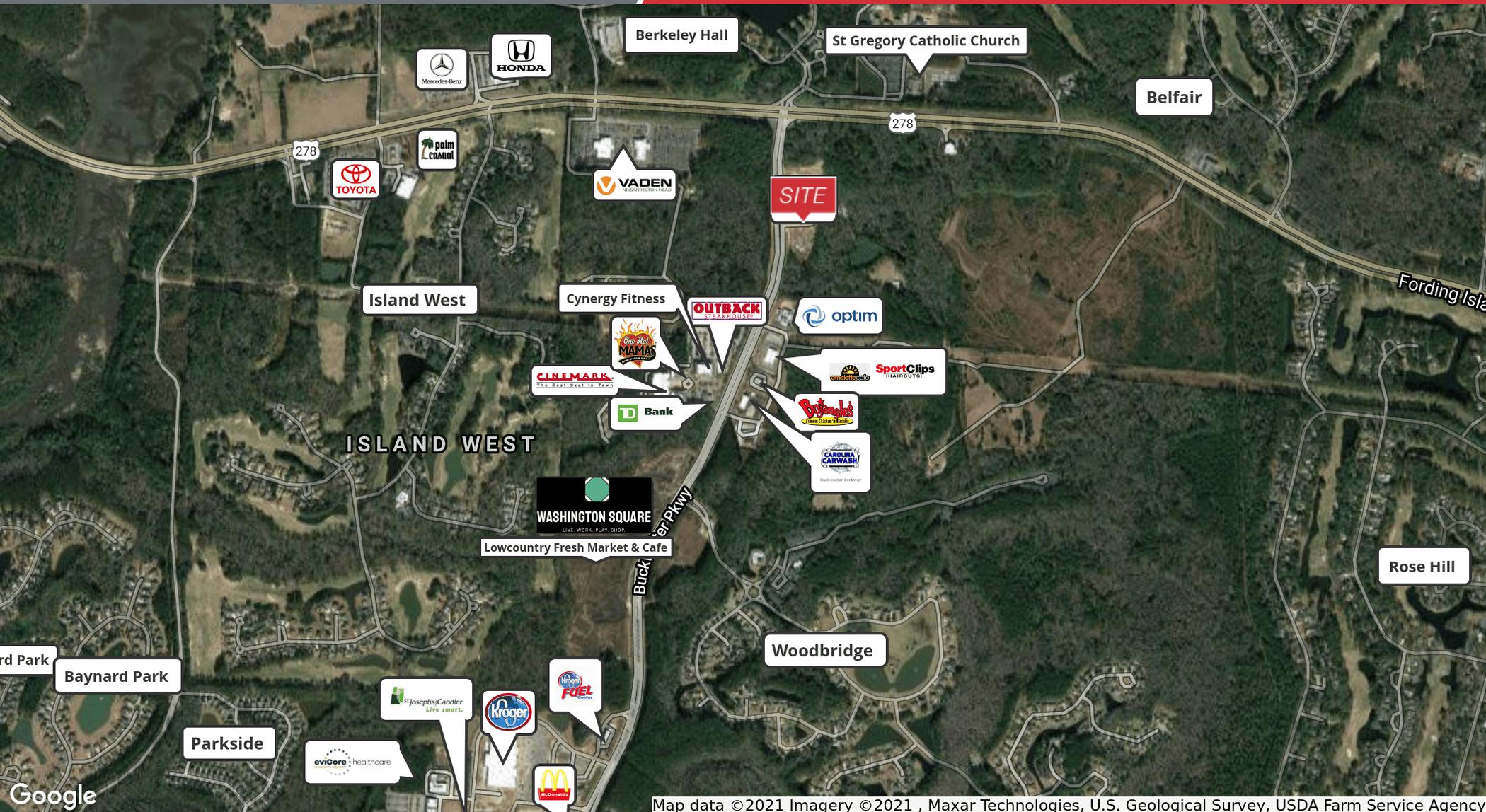
O: 843 837 4460 x2  
baker@naicarolinacharter.com

# Location Map

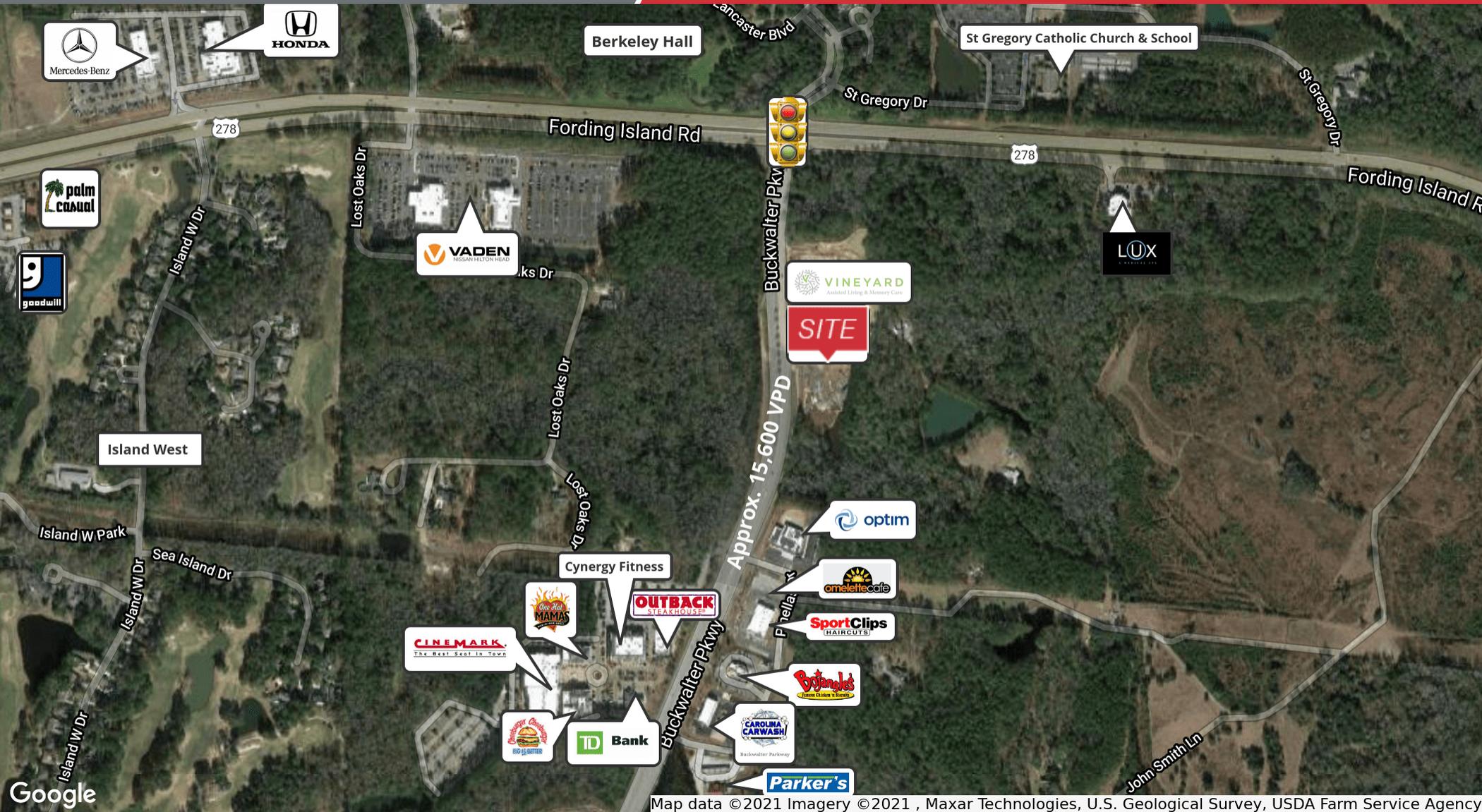
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Map data © 2021 Imagery © 2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



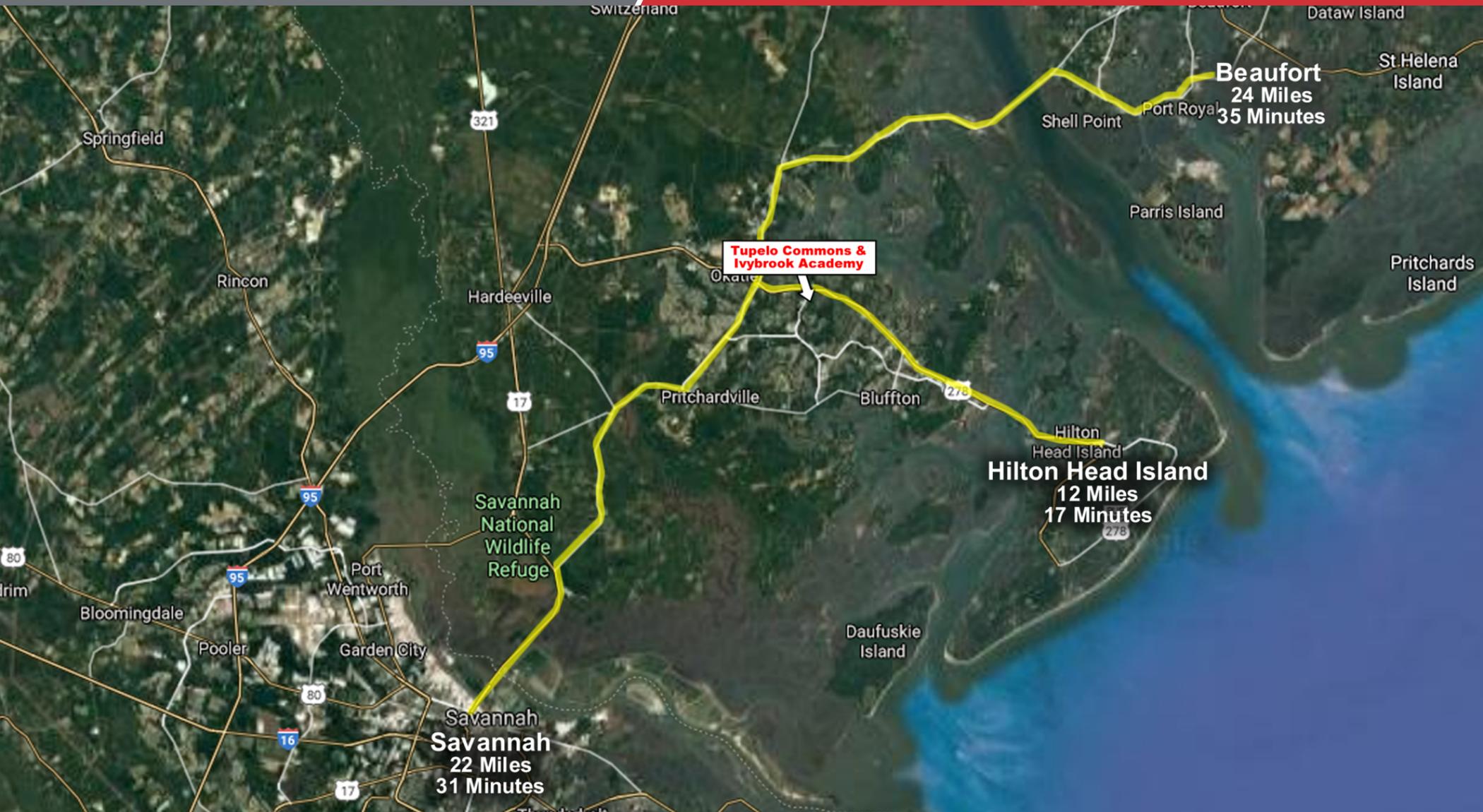
Map data © 2021 Imagery © 2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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# Drive Times

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# Renderings

1,264 SF - 6,255 SF

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# Site Plan

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BUCKWALTER

CASSIDY DRIVE 60' R/W

50' BUFFER

50' BUFFER

Unit 101  
Unit 102  
Unit 103  
Unit 104

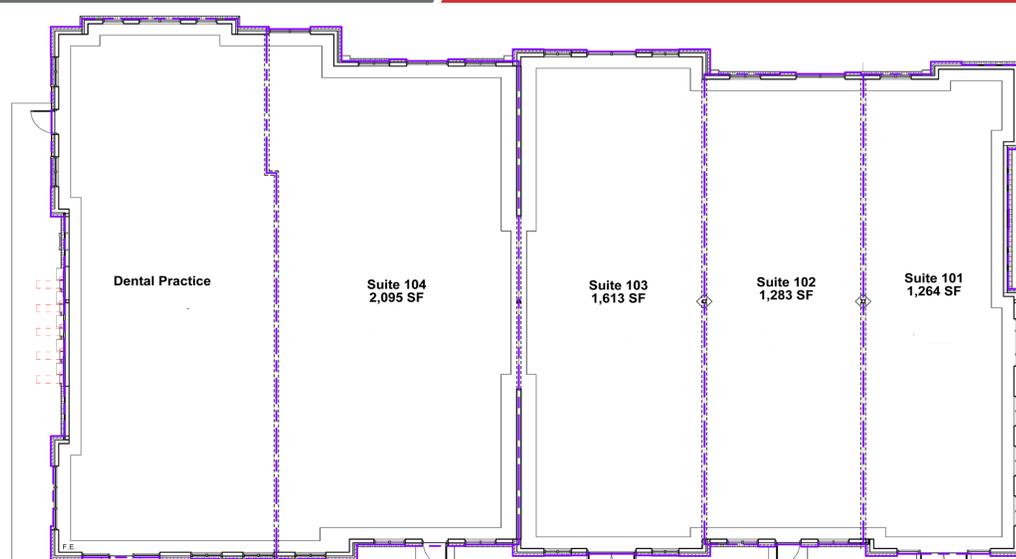
Unit 105  
General  
Dentistry  
Leased

National Daycare  
Tenant, Leased

# Available Spaces

1,264 - 6,255 SF

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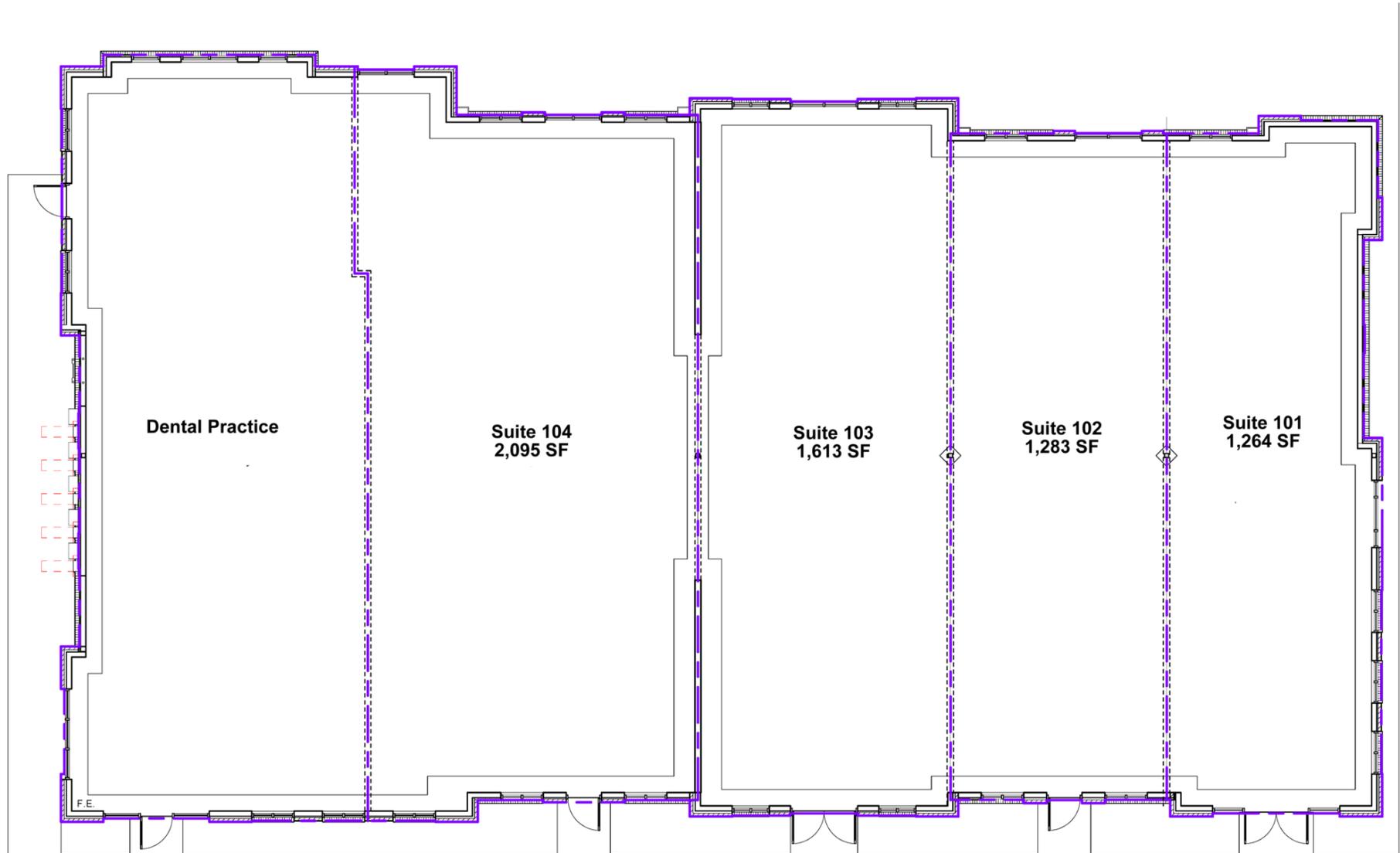
## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 101	Available	1,264 SF	NNN	\$28.00 SF/yr
Suite 102	Available	1,283 SF	NNN	\$28.00 SF/yr
Suite 103	Available	1,613 SF	NNN	\$28.00 SF/yr
Suite 104	Available	2,095 SF	NNN	\$28.00 SF/yr
Suite 101 - 104	Available	6,255 SF	NNN	\$28.00 SF/yr

# Floor Plan

1,264 SF - 6,255 SF

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# Demographics

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<b>Population</b>	<b>5 Miles</b>	<b>15 Miles</b>	<b>30 Miles</b>
Total Population	35,464	119,136	514,866
Average age	42.0	43.4	37.5
Average age (Male)	41.9	43.0	36.6
Average age (Female)	41.8	43.6	38.3

<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>15 Miles</b>	<b>30 Miles</b>
Total households	14,793	49,348	201,367
# of persons per HH	2.4	2.4	2.6
Average HH income	\$76,238	\$84,532	\$67,580
Average house value	\$299,931	\$372,863	\$289,970

\* Demographic data derived from 2010 US Census

