

HIGHLIGHTS

Located between Interstate 95 and Hilton Head Island, this 1.25-acre site is situated between Walgreens and Wells Fargo, in front of the Food Lion shopping center.

Near the interchange of Highways 278 and 170, you can get to Hilton Head in 15 minutes, Beaufort and Savannah in 25 minutes, and Hardeeville in 10 minutes. The corridor continues to expand with strong residential growth and retail developments.

OVERVIEW

Bluffton provides close proximity to South Carolina beaches, inlets, and shorelines along the Coosawhatchie River. The area is benefiting from a strong retirement appeal and remote work lifestyle. Mild weather, affordability, outdoor activities, and family life are putting Bluffton on the map.

MARKET

The ports at Charleston and Savannah are drawing international attention to this region. Businesses continue to grow, homebuilders are expanding their footprints, and people continue to relocate to the area. Centrally located along the I-95 corridor connecting the eastern seaboard.



NEARBY AMENITIES

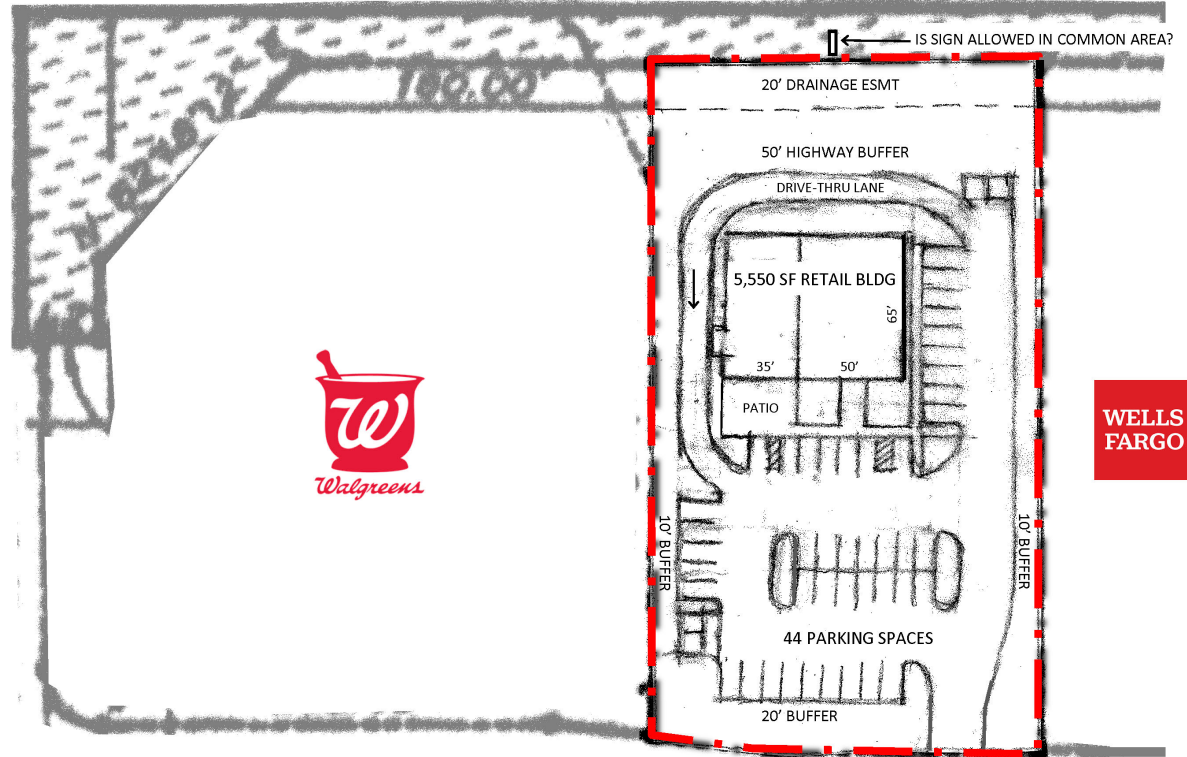
Walgreens, Wells Fargo, Food Lion, Firehouse Subs, Wendy's, Starbucks, Cracker Barrell, Advance Auto, Verizon, Okatie Ale House, Davita, Ethan Allen, Ashley Furniture, Hilton Hotels, Parker's Kitchen, Jersey Mikes, and many more.

SUMMARY	1 MILE	2 MILES	3 MILES	5 MILES
Population	3,244	12,238	25,597	56,207
Median Income	\$58,795	\$62,559	\$64,596	\$65,811

TRAFFIC COUNTS

Hwy 278 W	34,000
Hwy 278 E	65,500
Hwy 170	37,300
I-95	67,300

US HIGHWAY 278



OUTPARCEL | 140 Okatie Center Blvd, Bluffton, SC | Aerial

