

FOR SALE > COMMERCIAL BUILDING



# 925 Fording Island Road (US 278)

BLUFFTON, SC 29910

ASKING PRICE REDUCED!



## [Listing Details >](#)

- > ±7,766 SF commercial building located on ±2.4 acres
- > 102 - 110 parking spaces
- > Building and land perfect for a variety of commercial uses, including restaurant, medical, office, auto dealership, retail, church and much more
- > Located in central Bluffton, convenient to an abundance of restaurants and shopping with easy access to Hilton Head Island and Interstate-95, across from Sam's Club and super Wal-Mart
- > Commercial visibility on Fording Island Road/Highway 278
- > Zoned: General Mixed Use (City of Bluffton) - The GM district is intended to provide for regional commerce and accommodate large-scale, high intensity, mixed-use development

**ASKING PRICE REDUCED:** ~~\$2,045,000~~ **\$1,650,000**

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## Demographics > (SOURCE: US CENSUS)

	5 MILE	10 MILES	15 MILES
POPULATION >	38,926	97,208	155,890
NO. OF HH >	14,255	40,000	61,716
AVG. HH INCOME >	\$88,637	\$91,266	\$83,087
NO. OF BUSINESSES>	1,987	5,549	7,597
TRAFFIC COUNTS >	Fording Island Road/Hwy 278: 46,900 vehicles per day (SOURCE: SCDOT 2015)		



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