FOR SALE › COMMERCIAL BUILDING

925 Fording Island Road (US 278)

BLUFFTON, SC 29910



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~~ $1,849,000

DANNY S. CHASE, SIOR
912 662 8012
SAVANNAH, GA
danny.chase@colliers.com

COLLIERS INTERNATIONAL
545 E. York Street
Savannah, GA 31401
www.colliers.com

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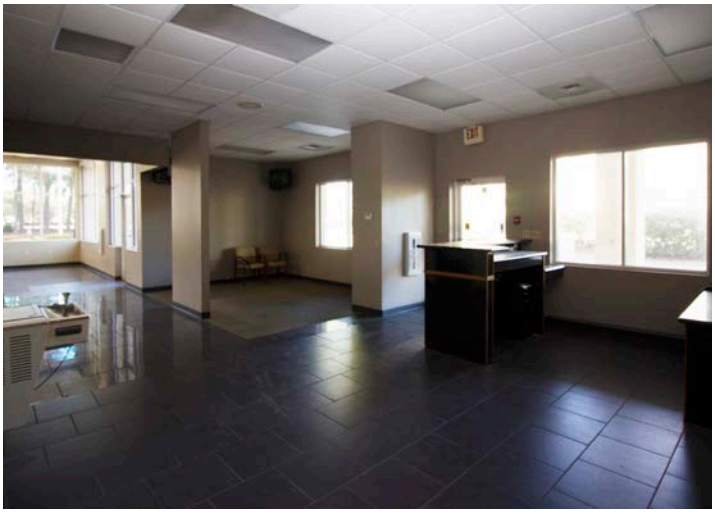
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Demographics > (SOURCE: US CENSUS)

	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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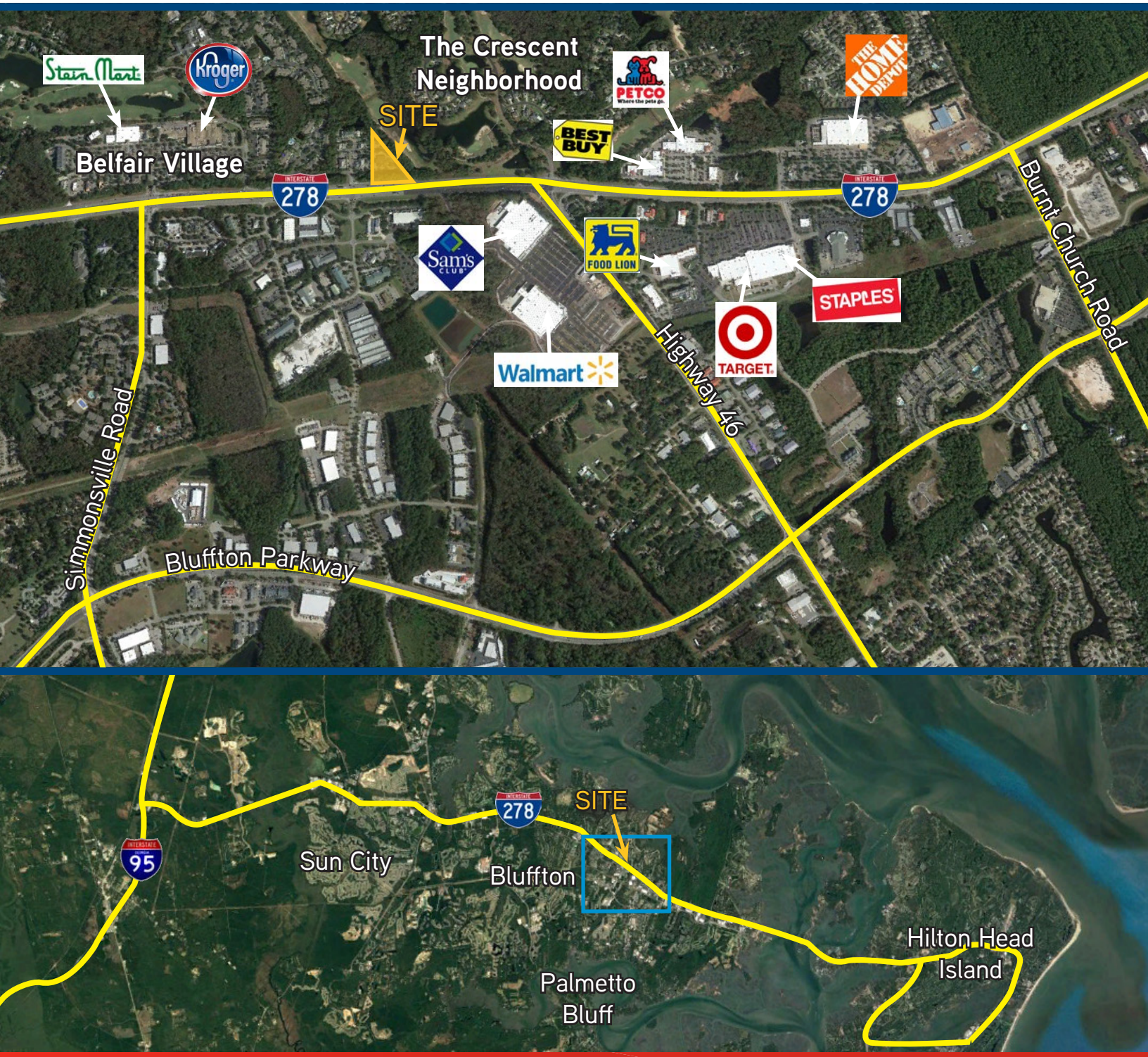
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