



10 Plantation Park Drive

Bluffton, South Carolina 29910



Available for Lease

+/- 1,251 - 5,533 SF Office Suites

Property Overview

10 Plantation Park Drive Available for Lease

10 Plantation Park Drive is an 11,844 SF office building in the heart of Bluffton, SC, a prime leasing opportunity near amenities. The property is in close proximity to Hilton Head Island, a world-renowned tourist destination with a thriving economy and endless business opportunities. Surrounded by other top businesses and medical offices, this is an excellent opportunity for a variety of users office and medical users.

Property Details

Address 10 Plantation Park Drive | Bluffton, SC 29910

Availability Suite 104 | +/- 1,251 SF Available
Suite 200 | +/- 5,533 SF Available

Acreage +/- 1.87 AC

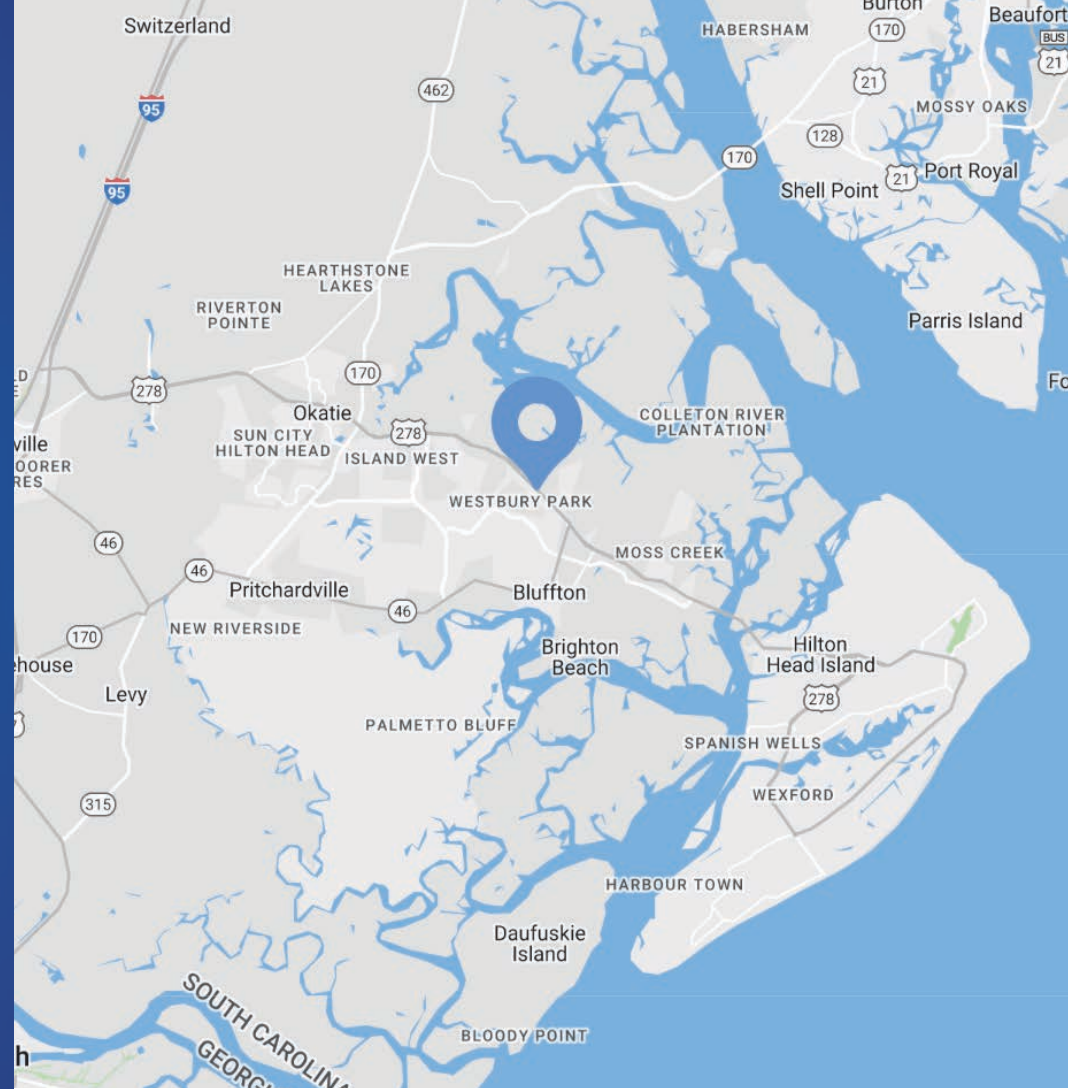
Parcel ID R610 031 000 0150 0000

Parking On-site parking

Traffic Counts Fording Island Rd | 12,500 VPD

TICAM \$4.59/SF TICAM

Lease Rate \$28/SF NNN



[Drone Video](#)

Demographics

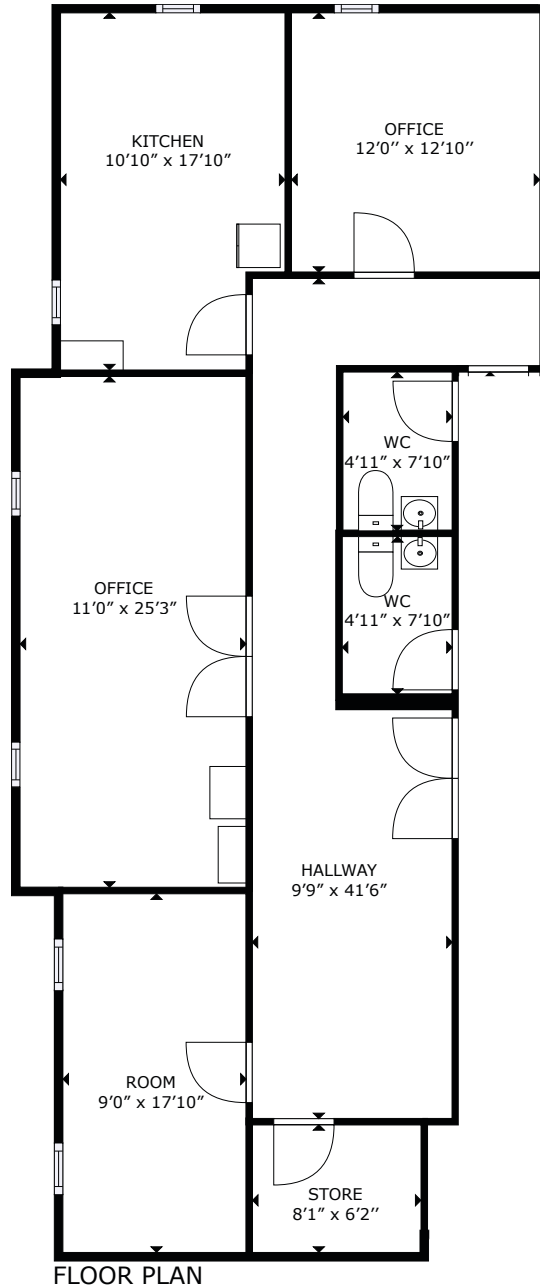
RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	4,145	26,909	47,587
Avg. Household Income	\$81,378	\$99,550	\$114,086
Median Household Income	\$57,881	\$70,724	\$81,998
Households	1,566	10,324	19,028
Daytime Employees	5,572	17,888	26,165

Available

Suite 104

+/- 1,251 SF

 Virtual Tour

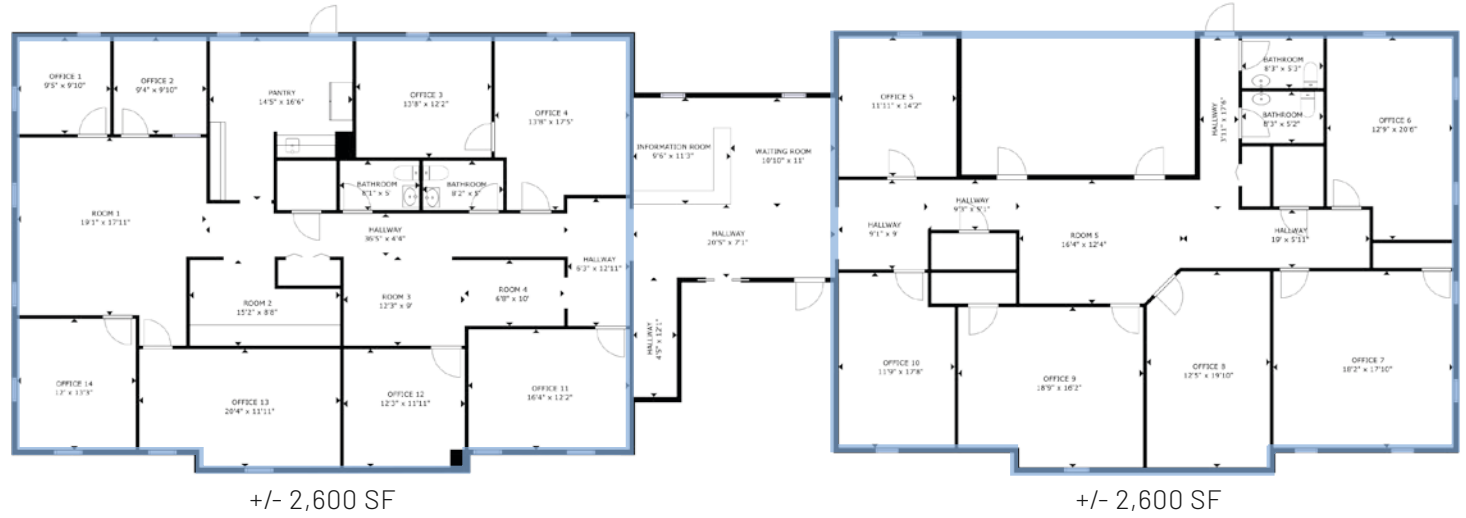


Available

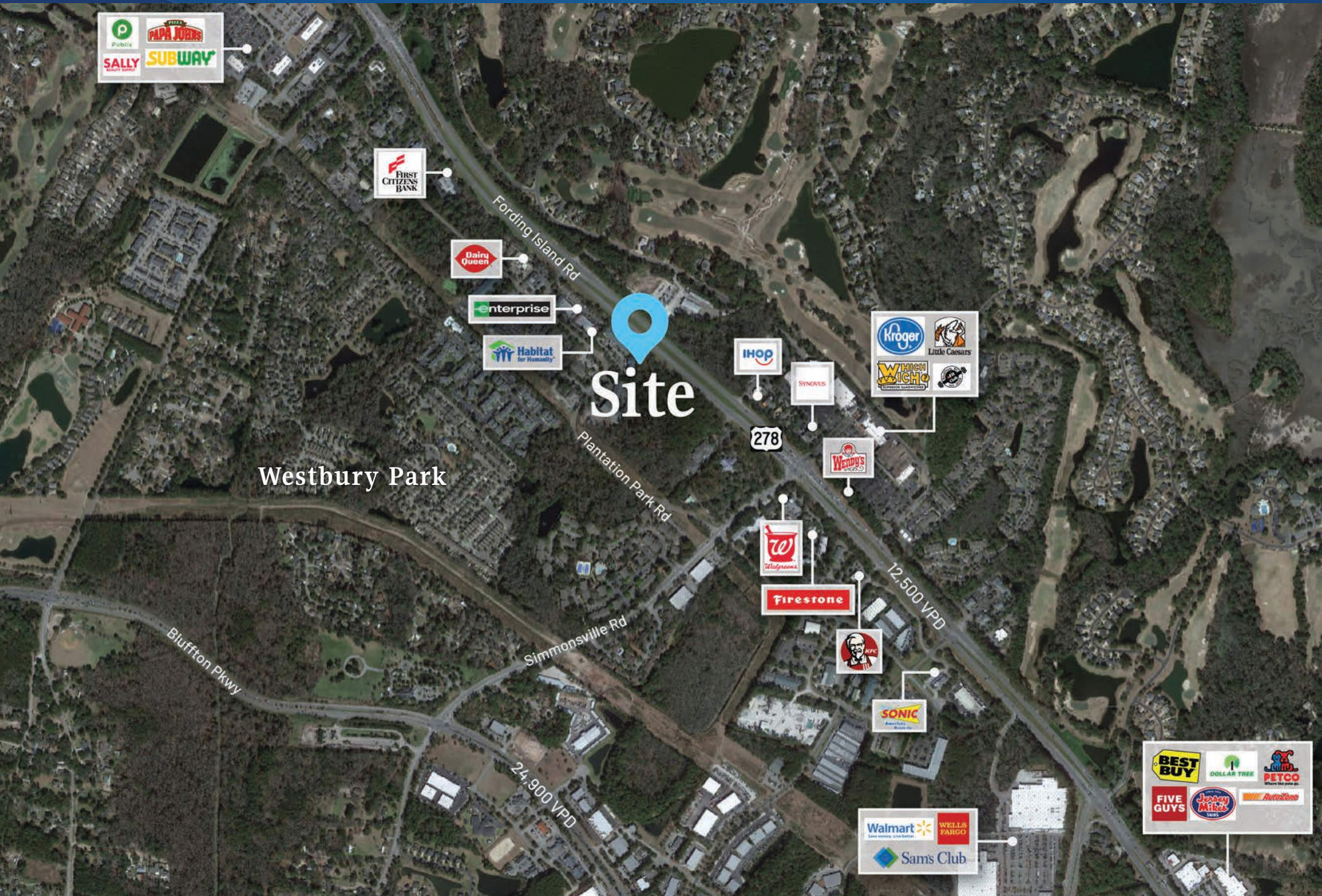
Suite 200
+/- 5,533 SF

Can be demised into two
+/- 2,600 SF spaces

 Virtual Tour



Market Overview



Bluffton

South Carolina

While only a bridge away from Hilton Head Island, Bluffton offers a different twist on the Lowcountry experience with a funky, let-your-hair-down attitude they proudly call the Bluffton "State of Mind."

While the vibe is decidedly casual, Bluffton offers upscale options, too. The town is home to Palmetto Bluff, a 20,000-acre luxury residential and recreational preserve that includes a Forbes Four-Star Montage resort.

Encompassing 54 square miles and considered one of the fastest growing areas in the state of South Carolina, Bluffton's population has grown an astounding 883 percent over the last decade. Evidence of this growth can be seen in the creation of new award-winning K-12 schools as well as two higher education institutions with campuses in the Bluffton area - the University of South Carolina Beaufort's Hilton Head Gateway campus and the Technical College of the Lowcountry New River Campus.





Site

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.