

FOR LEASE

TURNKEY RESTAURANT

68 BLUFFTON RD BLUFFTON, SC 29910



VM | REAL ESTATE



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

68 BLUFFTON RD BLUFFTON, SC 29910



OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$25 SF/YR (NNN)
Year Built:	2007
Market:	Bluffton
NNN:	\$6.55/SF/YR

PROPERTY HIGHLIGHTS

- Turnkey Restaurant
- Great Visibility
- Central Location
- Includes Restaurant FF&E
- Prominent Monument Sign

PROPERTY OVERVIEW

Turnkey 3,000 SF restaurant end-cap in the heart of Bluffton. The property features a large kitchen with walk-in cooler and extensive hood system, spacious dining area, sizable bar, plus outdoor patio and screened porch dining area. Significant restaurant equipment is in place and available for tenant use. Prime Bluffton location with excellent visibility on Highway 46. Ample parking, and easy access make this an exceptional opportunity for a restaurant operator. Includes prominent monument signage on Highway 46.

LOCATION OVERVIEW

Located on Highway 46 at Goethe Road, between Highway 278 and Bluffton Parkway. This high-growth area offers excellent visibility, traffic, and accessibility. The property is surrounded by established residential and commercial developments, including Sam's Club/Walmart, the Target / Dicks / Staples shopping center and Historic Downtown Bluffton. The 5-mile trade area includes more than 45,000 residents with average household incomes of approximately \$150,000. Convenient access throughout the Lowcountry, with Savannah less than 30 minutes away.

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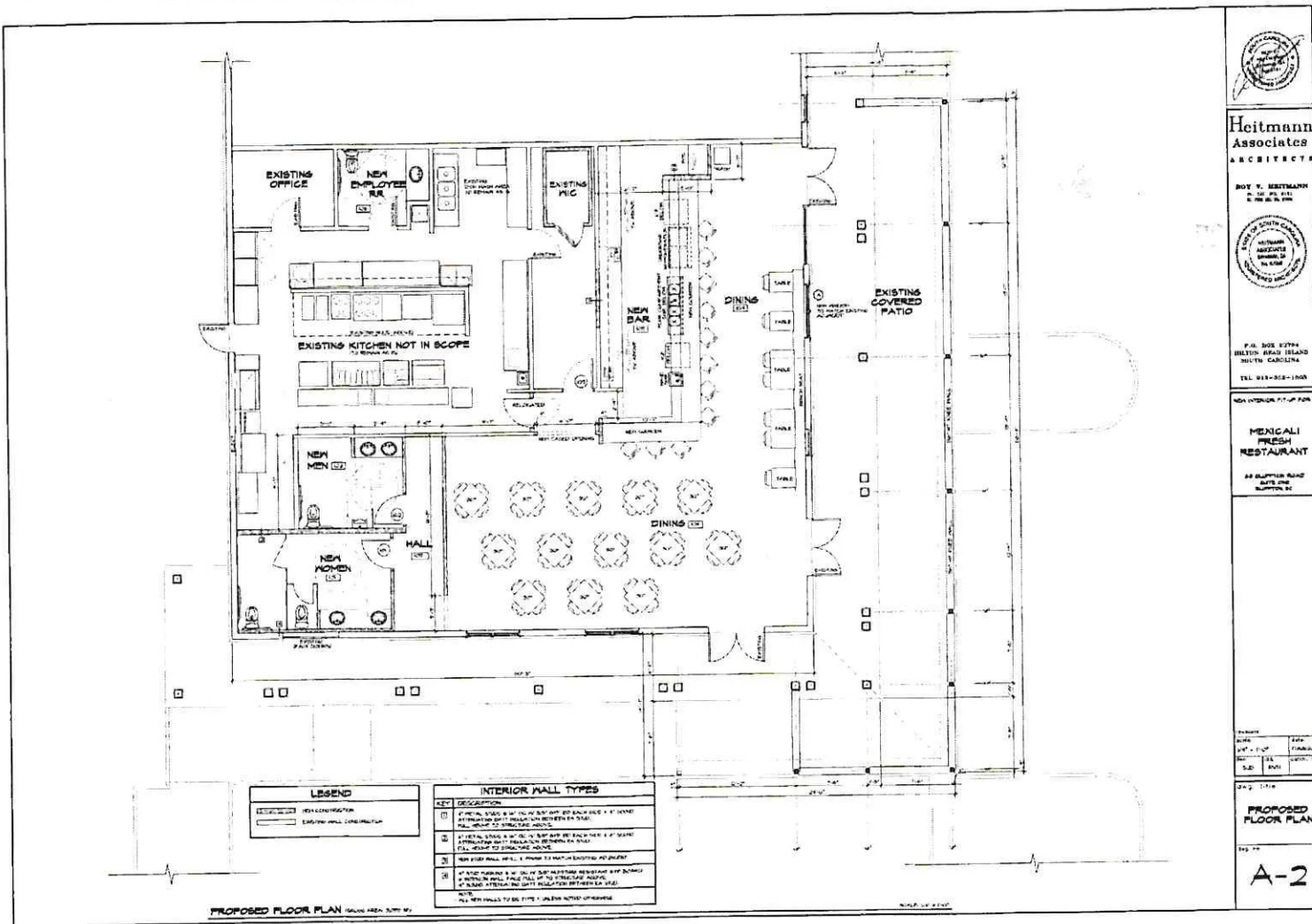


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FLOOR PLAN

68 BLUFFTON RD BLUFFTON, SC 29910



Heitmann
Associates
ARCHITECTS

ROY T. HEITMANN
AIA, NC, AIA, NC
1000 N. 10TH ST.



P.O. BOX 1000
BLUFFTON, SOUTH CAROLINA
TEL. 843-338-1000

NEW INTERIOR FLOOR PLAN

MEXICALI
FRESH
RESTAURANT

68 BLUFFTON ROAD
BLUFFTON, SC

DATE: 10/1/10
SCALE: 1/8" = 1'-0"

PROPOSED
FLOOR PLAN

10/1/10

A-2

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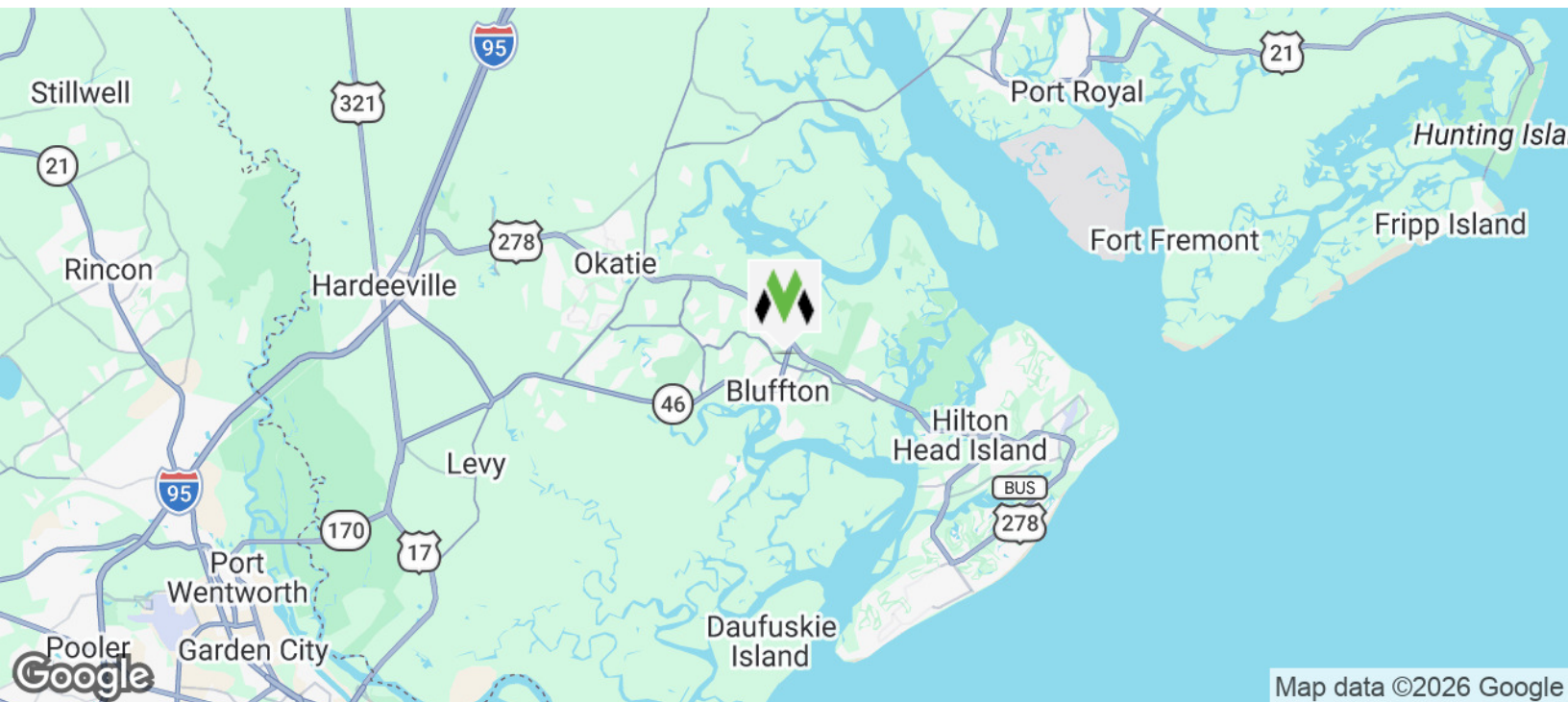
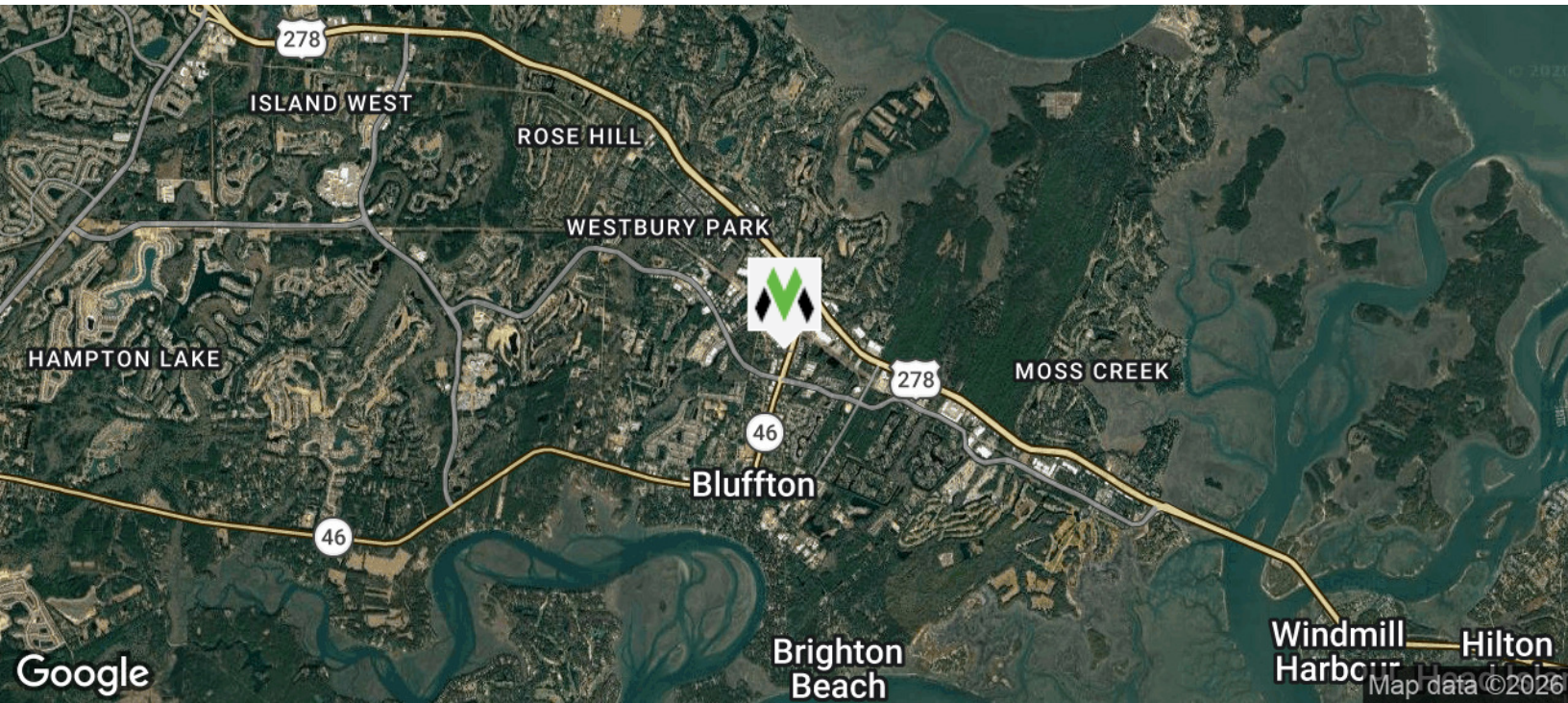


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LOCATION MAPS

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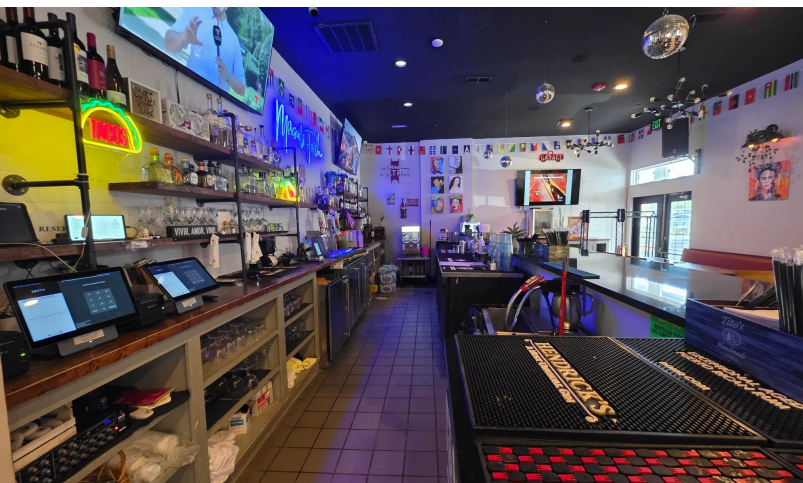


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PICTURES

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