



BLUFFTON RETAIL FOR SALE/LEASE

Former GoodYear Auto Center 8 Mallet Way, Bluffton, SC

property

±6,763 Square Foot Building on ±1.98 Acres

sales price

\$1,822,000

lease rate

\$15.00 PSF, NNN

description

Sperry Van Ness is pleased to offer a free-standing retail building for sale or lease in Bluffton. Formerly a GoodYear Auto Service Center, the ±6,763 square foot building's interior is split between customer/office area and shop/warehouse area with 5 service bays that include lifts and roll-up doors. The building sits on ±1.98 acres, is paved, and has ample front and rear parking for customers and employees. The property is currently vacant and is ready for immediate occupancy.

The property is located on Highway 278/Fording Island Road with good visibility and exposure. It is directly across from Belfair Towne Village, one of the most upscale retail/office centers in the Hilton Head/Bluffton market, anchored by Kroger, SteinMart, Blockbuster, Truffles Café, Comfort Suites, Wendy's and Atlanta Bread. This is a high growth area of Bluffton in the center of the business district near Home Depot, Lowe's, Best Buy, Old Navy, Bed Bath & Beyond, Staples, Walgreens and numerous other retailers on Highway 278, which experiences 64,000+ VPD.

Weblink 1: <http://sale.svn.com/8malletway>

Weblink 2: <http://lease.svn.com/8malletway>

Tom DeMint, CCIM
tdemint@svn.com

1536 Fording Island Road, Suite 201
Hilton Head Island, SC 29926
P: 843.837.3754
F: 843.837.8506



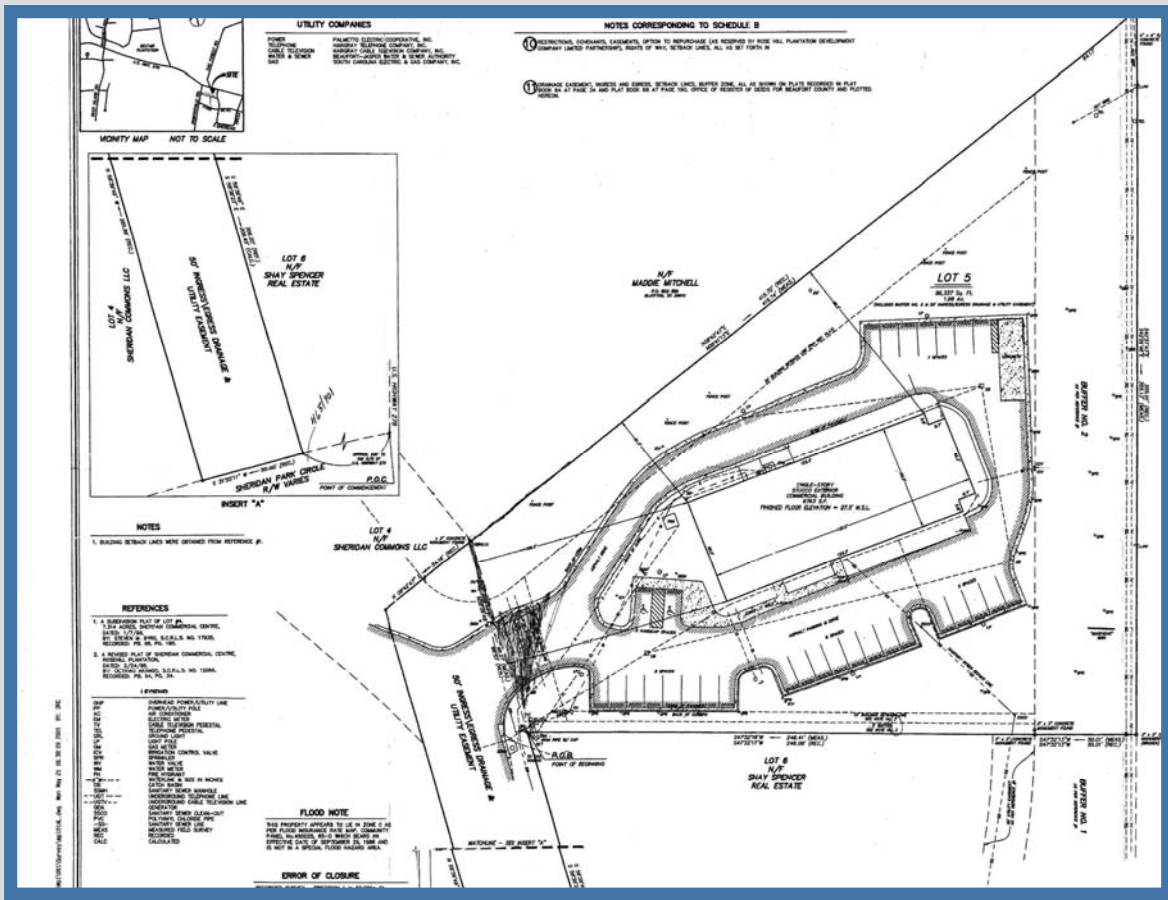
Our listings: www.svnsavhh.com

Sperry Van Ness.
Commercial Real Estate Advisors

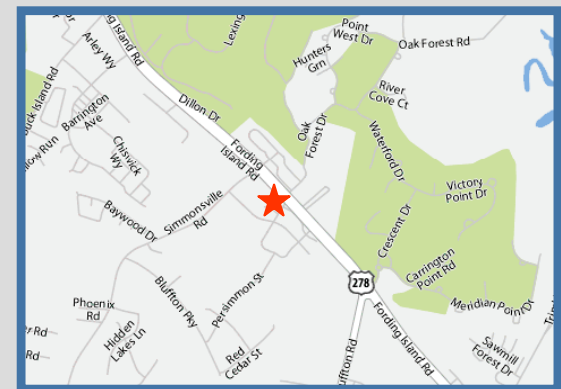
Former GoodYear Auto Center

8 Mallet Way, Bluffton, SC

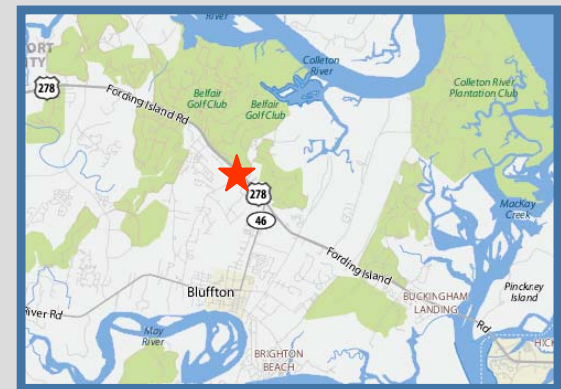
<http://sale.svn.com/8malletway>
<http://lease.svn.com/8malletway>



site plan



locational map



regional map

1536 Fording Island Road, Suite 201
 Hilton Head Island, SC 29926
 P: 843.837.3754
 F: 843.837.8506

Tom DeMint, CCIM
tdemint@svn.com

View our listings: www.svn.savvh.com