



WOODLOCK CAPITAL

AVAILABLE FOR SALE

4380 Bluffton Parkway, Bluffton SC

RYLEY MCLELLAN
828-989-9642

CONOR MCCARTY
843-830-9148

ESTD 2019

WOODLOCK
CAPITAL

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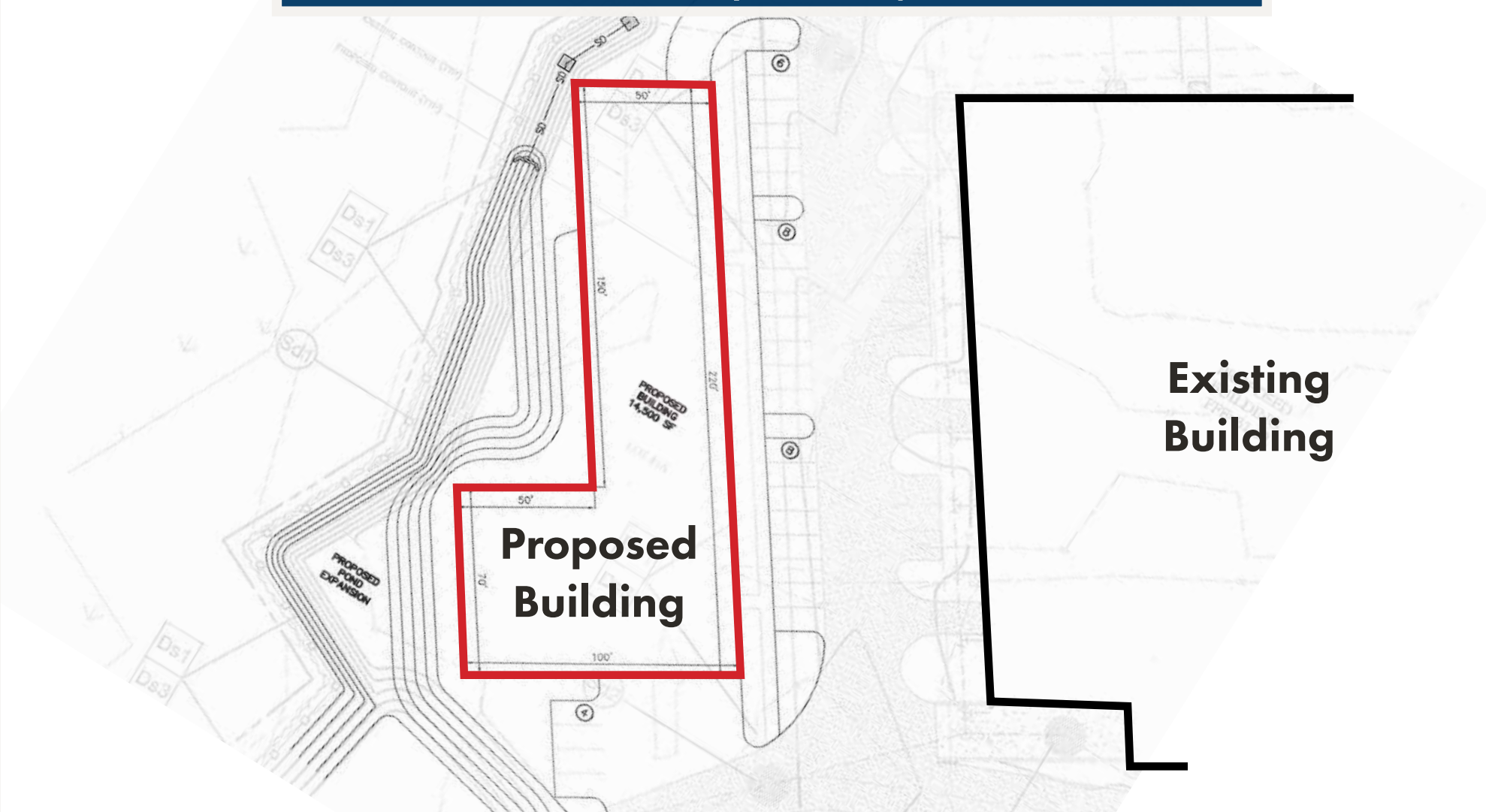
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EXECUTIVE SUMMARY

Located in the heart of Bluffton's thriving commercial corridor, **4380 Bluffton Parkway** offers an exceptional 49,308 SF showroom/retail space built in 2016. The property is fully heated and cooled throughout, ensuring year-round comfort and functionality. With long-term tenants, including the established Fit Body Boot Camp and No Bull! Mattress, this property provides excellent visibility and easy access to major routes such as Highway 278 and I-95. The site is just minutes from Hilton Head Island, Bluffton's growing residential communities, and a variety of retail and commercial establishments. Whether you are seeking a flagship showroom, retail expansion, or an investor looking for flexible leasing options, **4380 Bluffton Parkway** presents an outstanding opportunity for businesses looking to capitalize on the expanding Bluffton market.

Preliminary Expansion



PROPERTY DETAILS

LOCATION: 4380 Bluffton Parkway, Bluffton South Carolina

TOTAL BUILDING AREA: 49,308 SF

YEAR BUILT: 2016

TOTAL LOT ACREAGE: 5.03 Acres

COUNTY: Beaufort

CLASS: B+

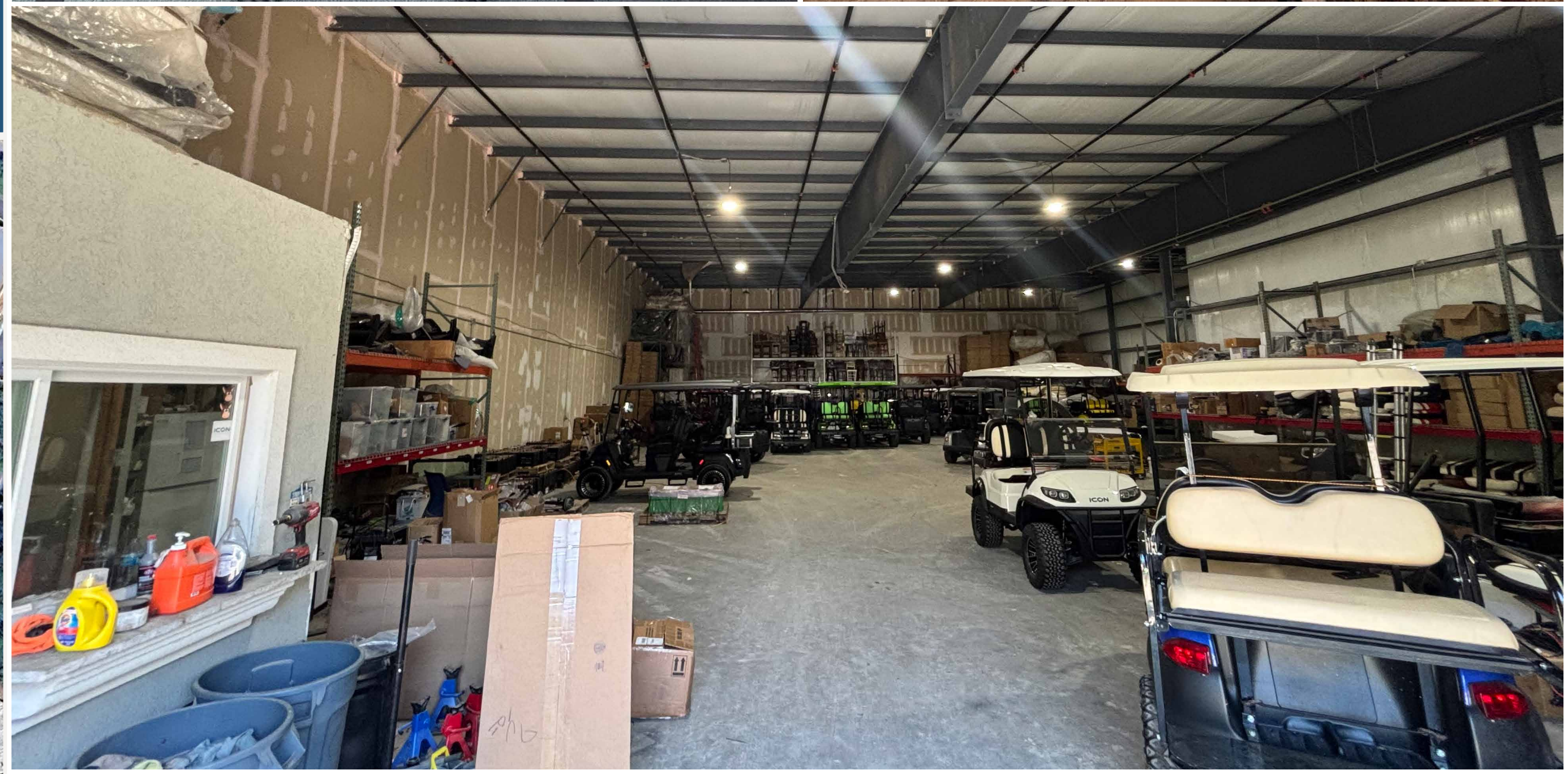
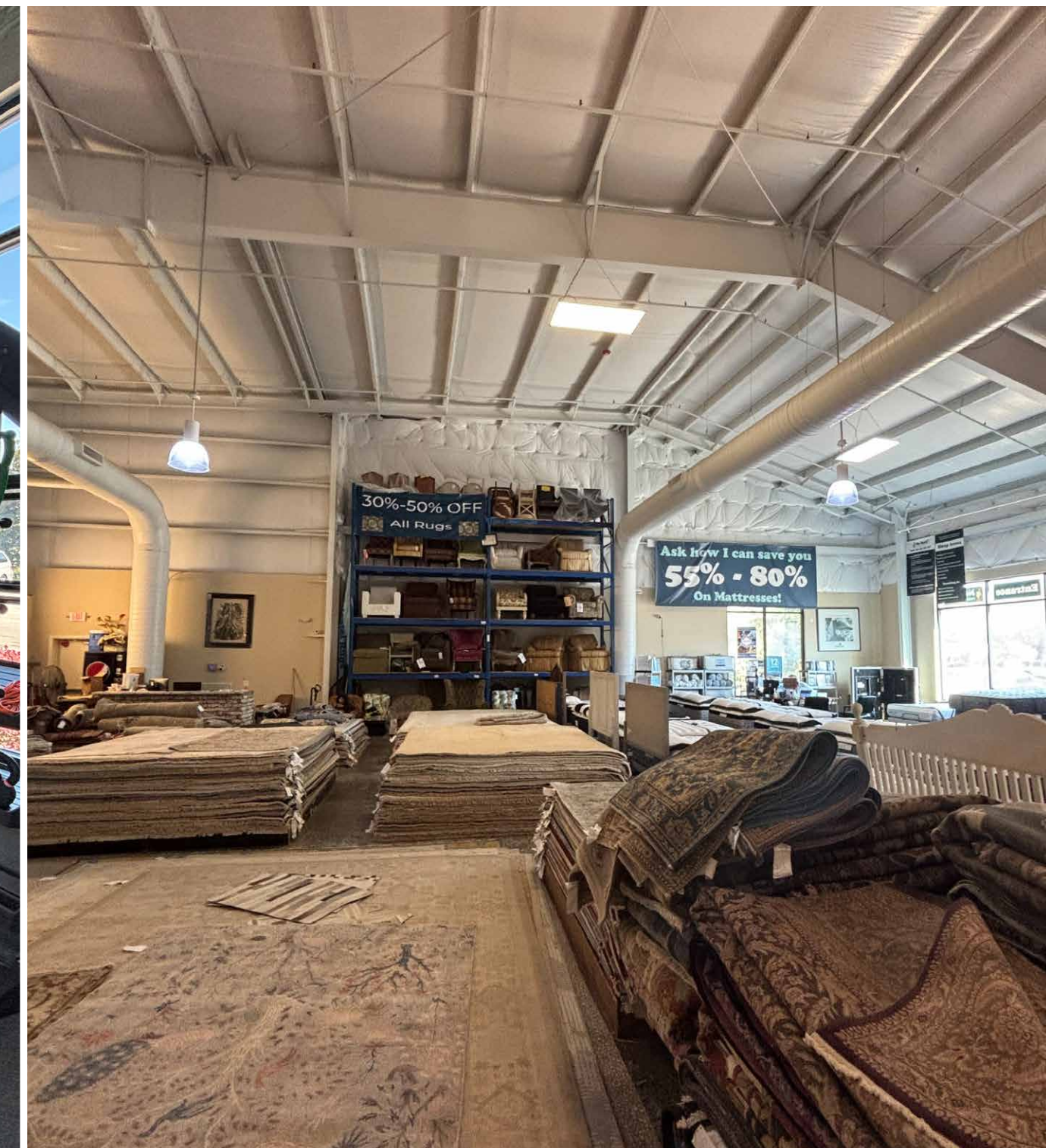
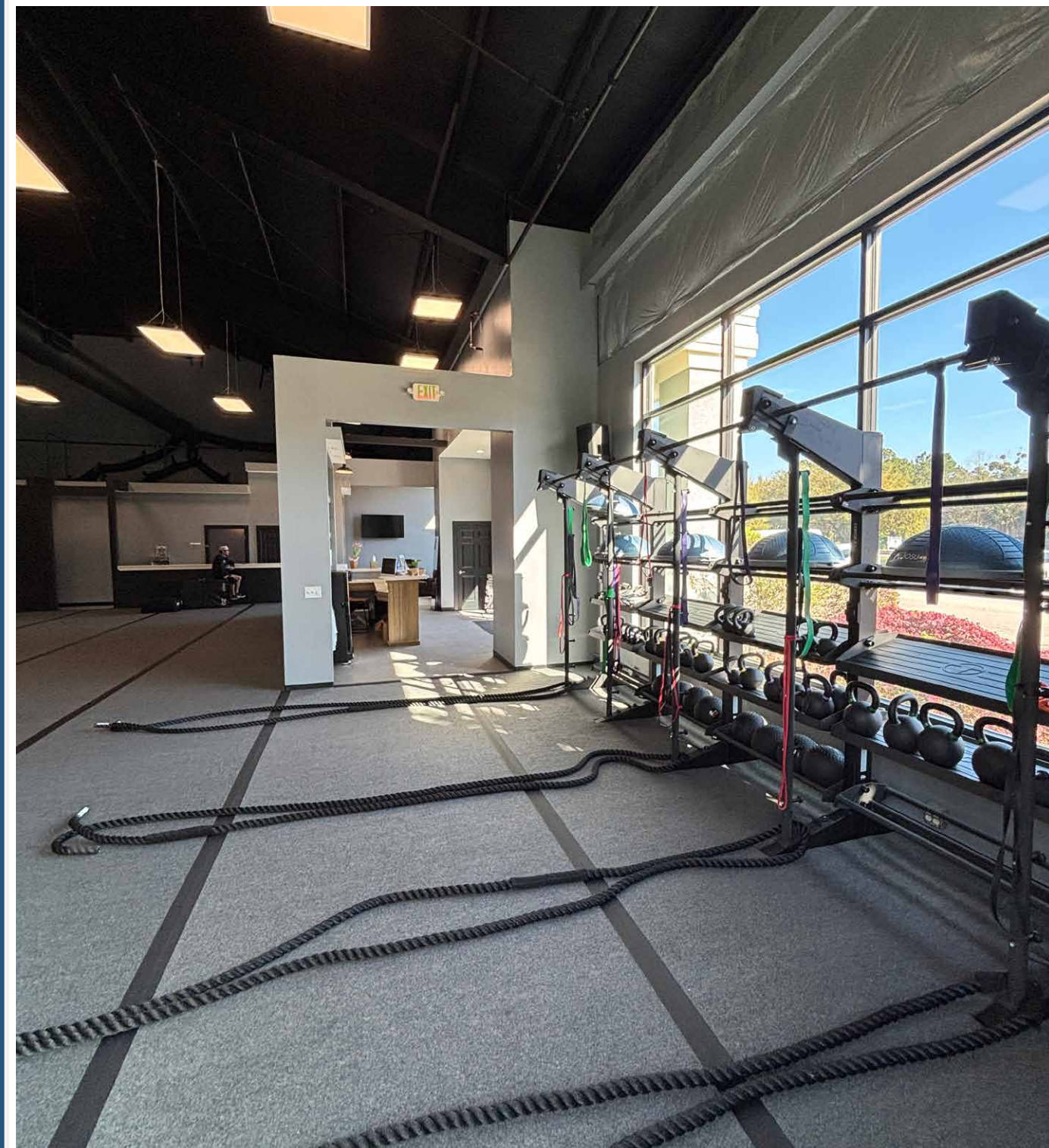
HEATING & COOLING: Yes

PROPERTY TYPE: Retail / Office / Flex

PARKING: 47 Total Spaces

FRONTAGE: 331' On Bluffton Pkwy

PRICE: \$260/ PSF



TIMELESS INTERIORS LLC

Timeless Interiors is a well-established, family-owned furniture showroom and staging company that has been a beloved part of the Bluffton community for over 2 decades. Known for quality, service, and timeless style, the business also serves the Hilton Head and Savannah areas. Located directly in the path of high-end growth, this turn-key operation includes over \$1.5 million in inventory and is easy to manage, making it an ideal opportunity for a new owner. With a strong local reputation and room for growth, Timeless Interiors is perfectly positioned for tremendous upside and continued success.

- **Purchase Price: \$3,000,000**
- **Annual Income: Variable**
- **Inventory: Approx \$1,500,000**

BLUFFTON, SOUTH CAROLINA

Economic Development:

The town is focusing on bringing professional services closer to rapidly growing areas of Bluffton. Economic development grants were awarded for medical and flex-use commercial developments at New Riverside Village, Bluffton Yards, Raider Drive, and Hampton Lakes Drive. Bluffton held a groundbreaking for its first of three economic development buildings in Buckwalter Place, dedicated to providing innovators, start-ups, and small businesses with a place to land. The Don Ryan Center for Innovation (DRCI) will have a second location in Buckwalter Place, including a “Landing Pad” for start-ups and co-working spaces. Buckwalter Place, a 94-acre, multi-county business park, aims to promote economic growth and attract knowledge-based industries. Key developments in Buckwalter Place include the St. Joseph’s/Candler Medical Campus, Kroger, TCL’s Culinary Institute of the South, and the Don Ryan Center for Innovation.

Healthcare:

Novant Health plans a major healthcare expansion in Bluffton, including a freestanding emergency department, outpatient clinics, specialists, surgery centers, urgent care, primary care, and imaging services. The \$320 million, four-story, 194,500-square-foot facility will be located at the intersection of Buckwalter Parkway and Lake Point Drive in Bluffton. Construction on the medical office building at Buckwalter and Bluffton parkways will begin in February 2025. MUSC Health also broke ground on a medical office building in Bluffton, increasing access to specialized healthcare.

Community Spaces:

New Riverside Park, Bluffton’s largest park, is scheduled to welcome the public in 2024. The park features a vast playground, trails, restrooms, and communal areas. The town purchased 15.5 acres of land at 140 Buck Island to develop a future park. The town also broke ground on a new affordable housing project, The May, a 12-home community.

Bluffton Communities

- **Hidden Cypress** (+/-) 10,500 Units
- **Hearthstone Lakes** (+/-) 7,200 Units
- **Palmetto Bluffs** (+/-) 4,000 Units
- **Hilton Head Lakes North** (+/-) 1,800 Units
- **Hampton Lake** (+/-) 1,450 Units
- **Moss Creek** (+/-) 1,000 Units
- **Rose Hill** (+/-) 1,000 Units
- **Hampton Hall** (+/-) 949 Units
- **Belfair** (+/-) 738 Units
- **Callawassie Island** (+/-) 717 Units
- **Berkeley Hall** (+/-) 550 Units
- **Crescent Pointe** (+/-) 428 Units
- **New Riverside** (+/-) 368 Units
- **Eagle’s Pointe** (+/-) 249 Units

FUTURE DEVELOPMENT

Sun City Hilton Head is a premier active adult community located on Hilton Head Island, South Carolina. Designed for residents aged 55 and older, it offers a vibrant lifestyle with a variety of amenities tailored to those seeking a mix of relaxation and recreation. With its beautiful natural surroundings, **Sun City Hilton Head** provides an ideal environment for an active, fulfilling life. With its extensive amenities and focus on an active lifestyle, Sun City Hilton Head provides residents with a fulfilling and enriching living experience, all set against the stunning backdrop of Hilton Head Island.

- **DEVELOPER:** Del Webb
- **UNITS:** 10,645
- **AMMENITIES:** 3x 18-hole golf courses, 3 restaurants, softball field, pool, dog park

Latitude Margaritaville Hilton Head is a vibrant, 55+ active adult community located on Hilton Head Island, South Carolina. Inspired by the relaxed, laid-back lifestyle of Jimmy Buffett's "Margaritaville," this community offers a fun, tropical atmosphere designed for those seeking an active, social lifestyle. With its unique blend of Margaritaville-inspired fun, luxurious amenities, and active lifestyle opportunities, **Latitude Margaritaville Hilton Head** provides a perfect setting for residents seeking an engaging and carefree lifestyle on one of the most beautiful islands in the Southeast.

- **DEVELOPER:** Mento Communities
- **UNITS:** 3,000
- **AMMENITIES:** Pool, tennis & pickleball, softball field, lakeside beach and kayak trails, pet spa, fitness center

Riverton Point is a waterfront community located on Hilton Head Island, South Carolina. This picturesque neighborhood offers a blend of luxury living and natural beauty, making it a desirable place to live or vacation. The area is known for its serene atmosphere and proximity to the island's beaches, golf courses, and nature preserves. Overall, Riverton Point offers a luxurious lifestyle with modern amenities, set against the beautiful backdrop of Hilton Head Island's natural landscape.

- **DEVELOPER:** Toll Brothers
- **UNITS:** 932
- **AMMENITIES:** Jack Nicklaus Golf Course, Pool, Tennis & Pickleball courts, fitness center, clubhouse, and restaurant.

DISTANCE

Sam's Club - 1.6 Miles
Wal Mart - 1.7 Miles
Target - 1.8 Miles
Downtown Bluffton - 2.2 Miles
Publix - 2.3 Miles
Tanger Outlets - 3.8 Miles
Publix (Buckwalter) - 4 Miles
Kroger - 4.5 Miles
Hilton Head - 8.2 Miles
Publix Hilton Head - 9.9 Miles
Harris Teeter Hilton Head - 10 Miles
USC Beaufort - 10.5 Miles
Publix (New River Crossing) - 10.7 Miles
Palmetto Bluff - 11 Miles
Hilton Head Airport - 11.9 Miles



DOWNTOWN
BLUFFTON

PALMETTO
BLUFF

HILTON HEAD
AIRPORT

HILTON HEAD



PALMETTO BLUFF

Palmetto Bluff is a 20,000-acre Lowcountry community offering luxury homes, resort-style living, and outdoor activities like boating, golfing, and horseback riding. Neighborhoods like Wilson and Moreland Villages blend Southern charm with modern amenities.

20,000 Acres

4,000 Homesites

**\$2.5 Billion in real estate
sold to date**

With a focus on conservation, Palmetto Bluff features preserved natural landscapes, a Jack Nicklaus golf course, the exclusive Palmetto Bluff Club, and the five-star Montage resort—all designed for a vibrant, nature-connected lifestyle.



DISTANCE

- Savannah Port - 25 Minutes
- Savannah Airport - 30 Minutes
- Hyundai Plan - 55 Minutes
- Brunswick Port - 1 Hour 45 Minutes
- Charleston Airport - 1 Hour 53 Minutes
- Charleston Port - 2 Hours
- Jacksonville Port - 2 Hours 30 Minutes

STATESBORO

SAVANNAH
AIRPORT

HYUNDAI
PLANT

SAVANNAH

SAVANNAH
PORT

BRUNSWICK PORT

JACKSONVILLE

JACKSONVILLE
PORT

CHARLESTON
INTERNATIONAL AIRPORT

CHARLESTON

CHARLESTON
PORT



PHOTOS | SHOWROOM

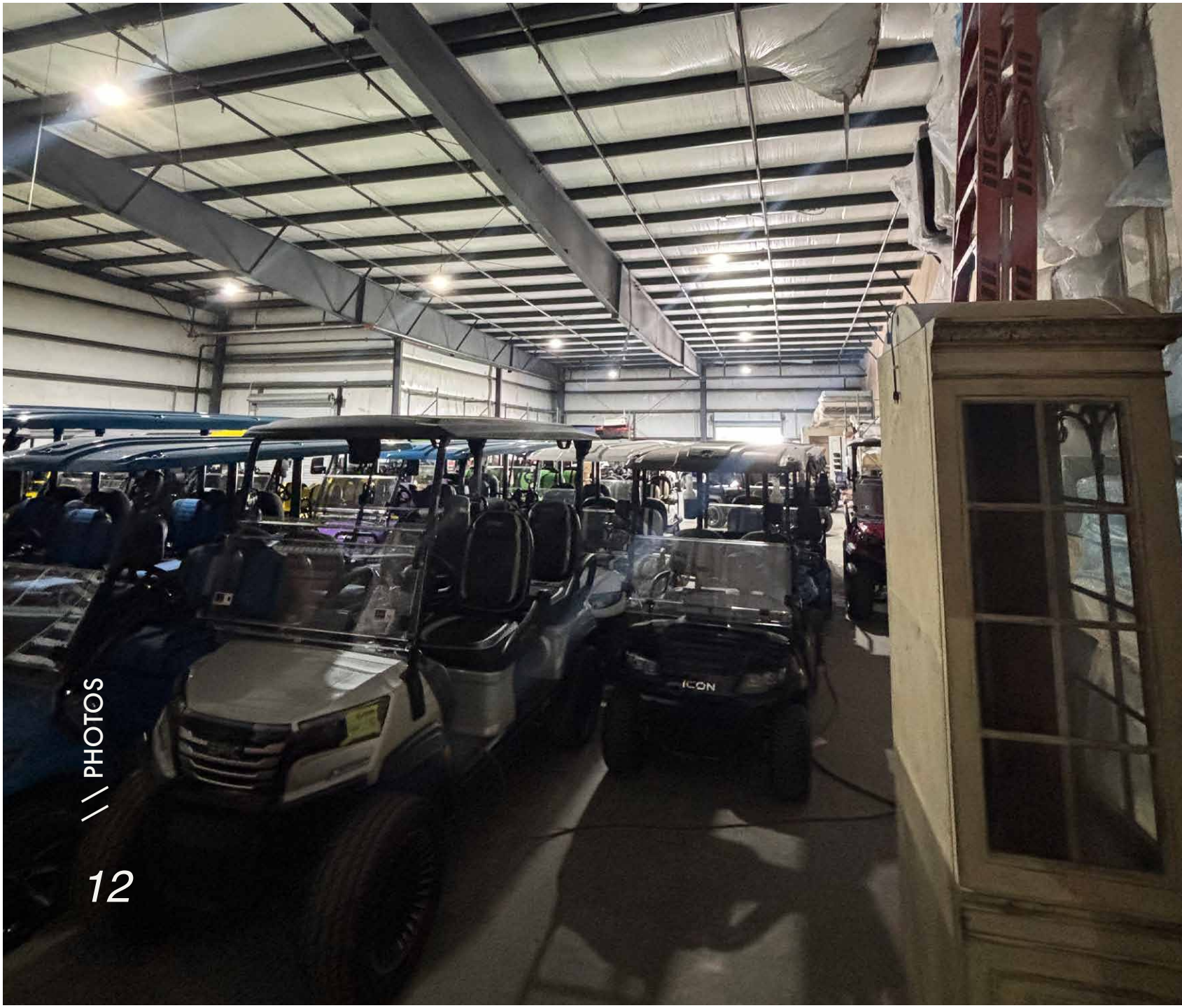
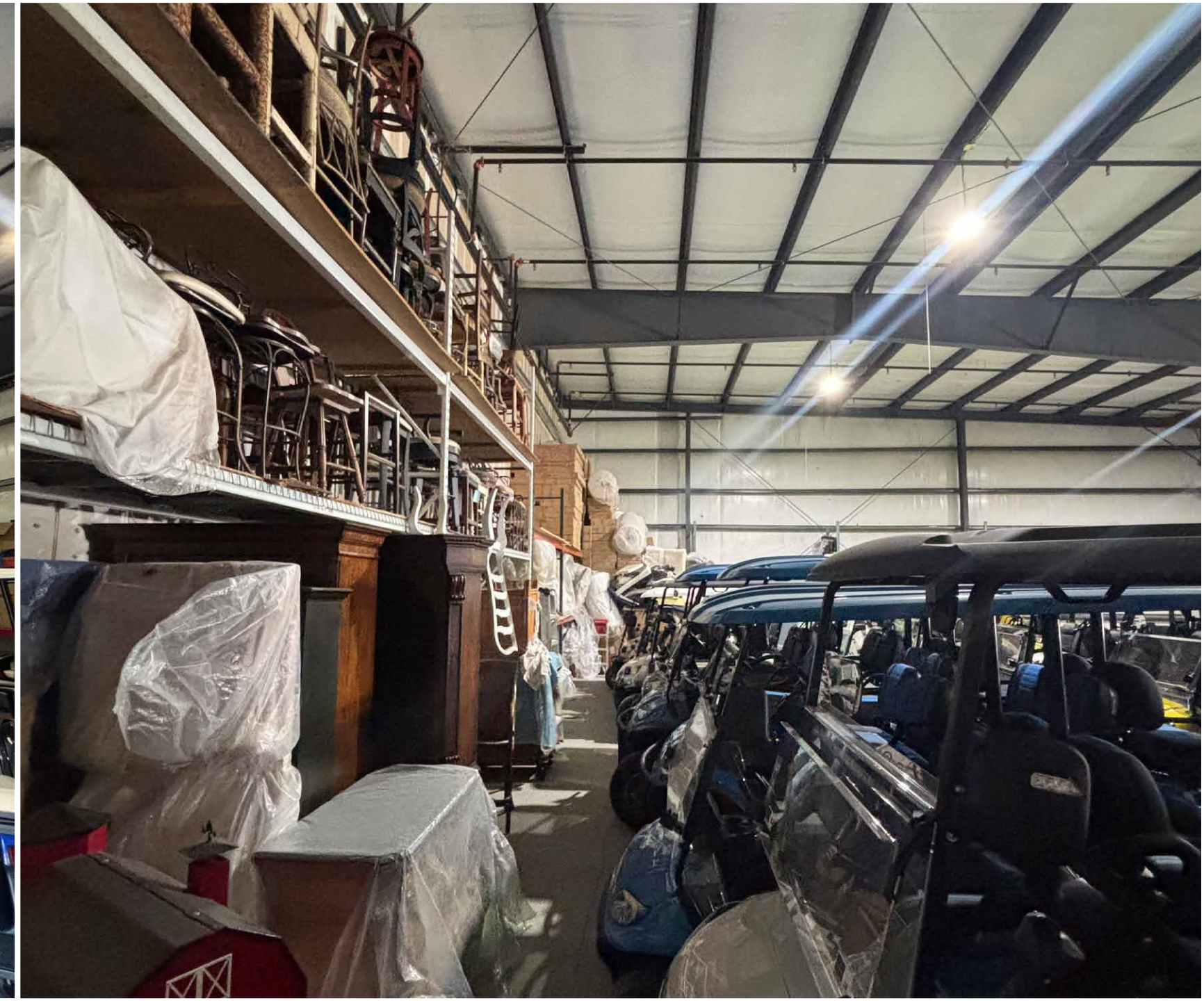
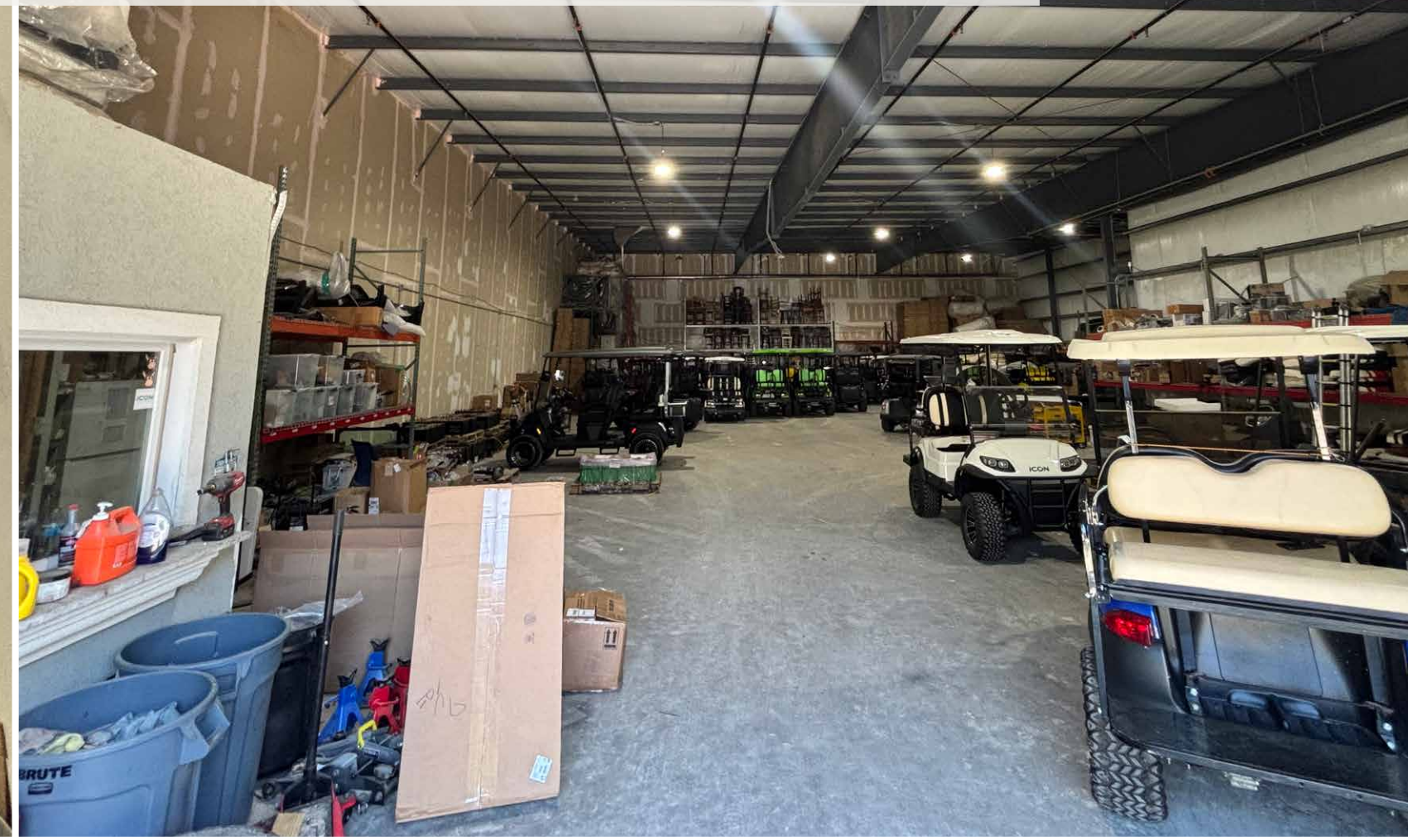
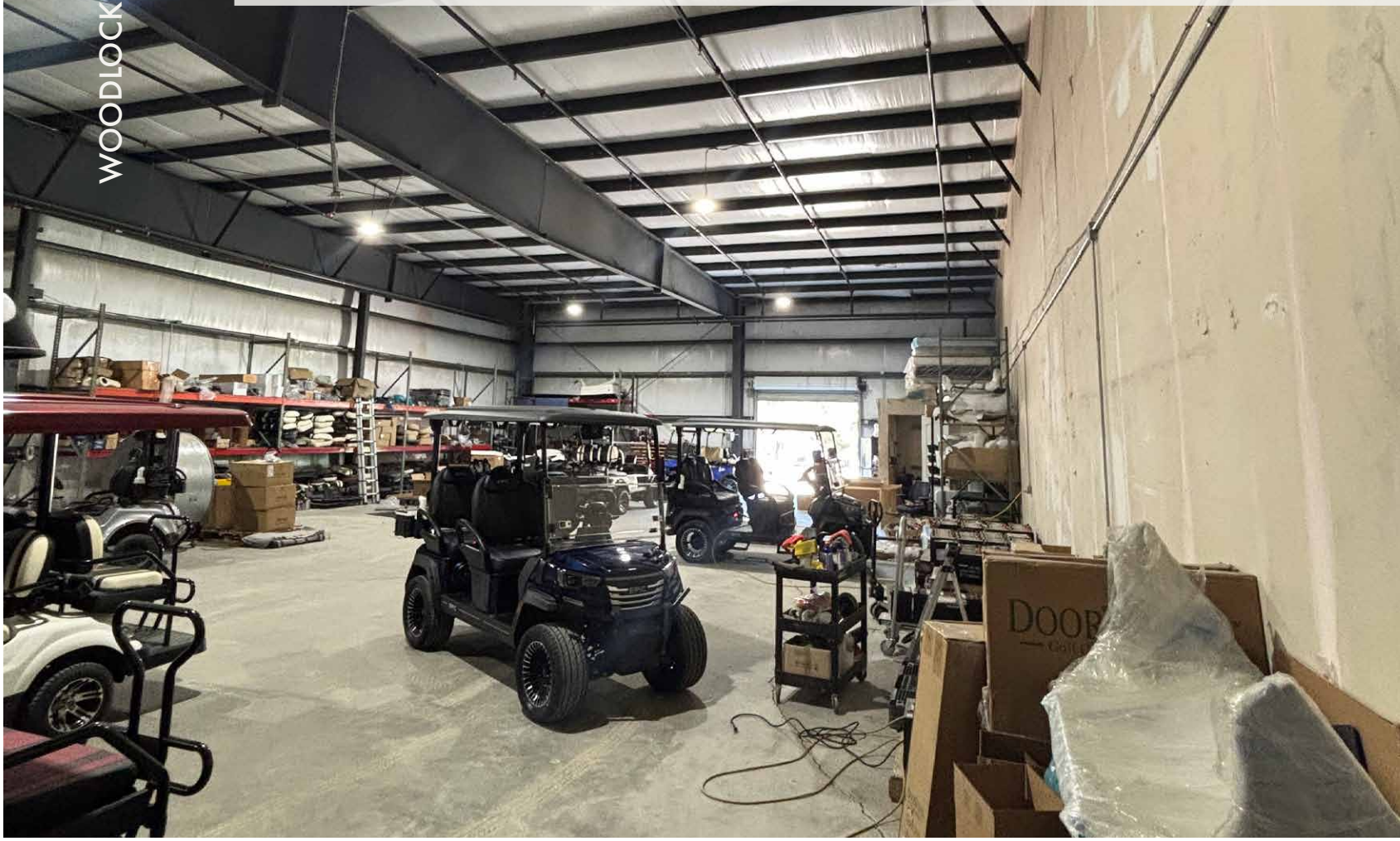
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PHOTOS

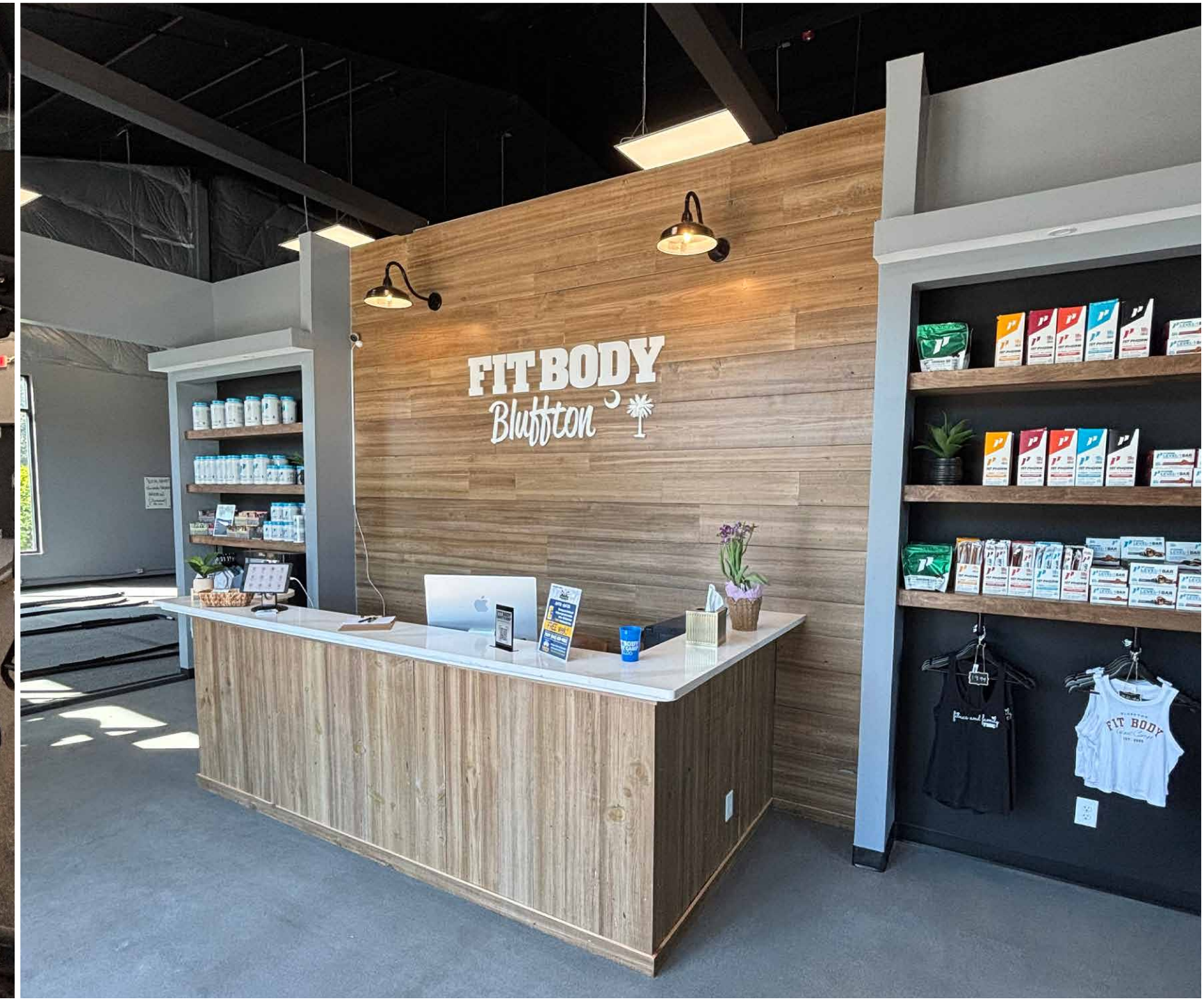
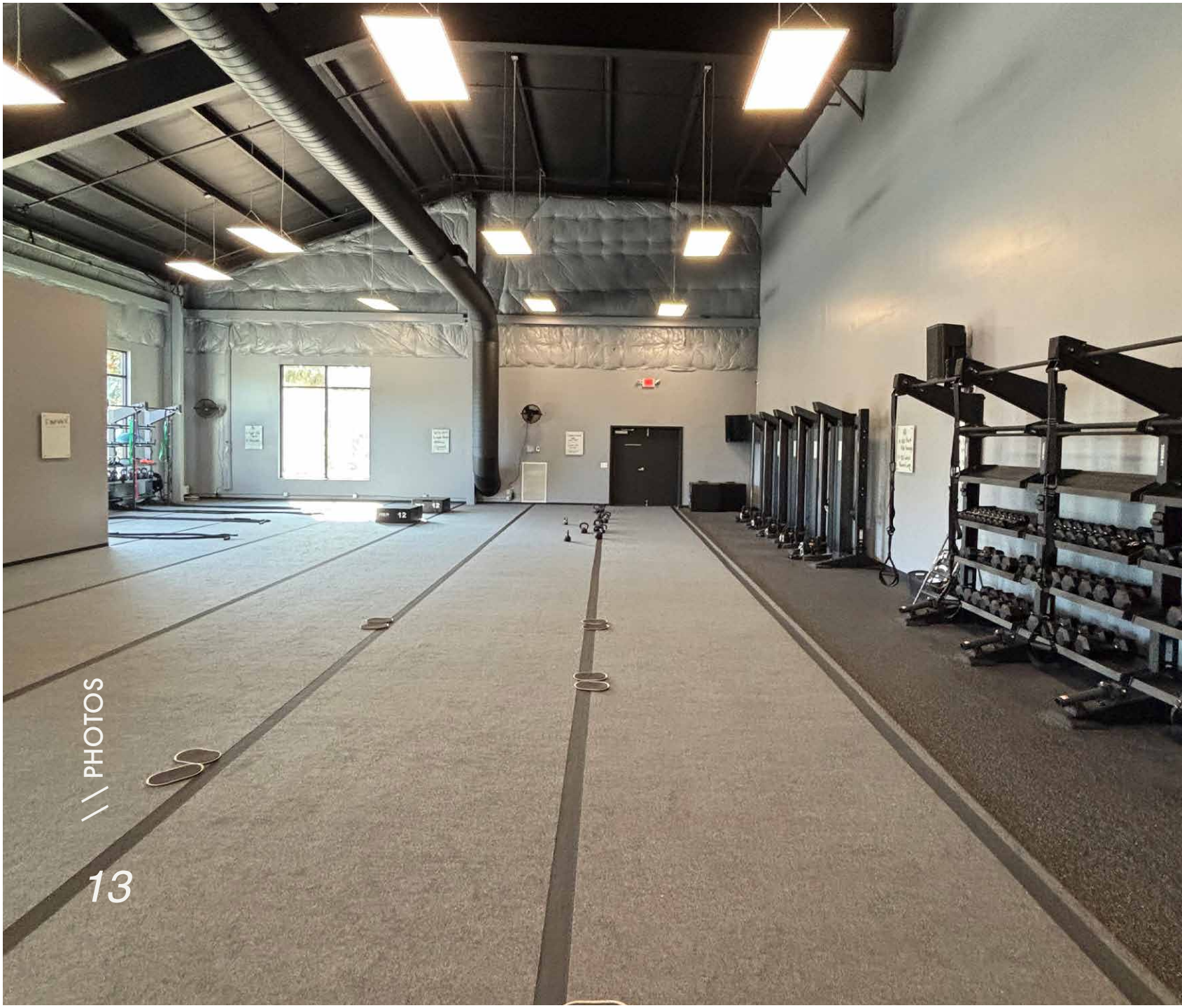
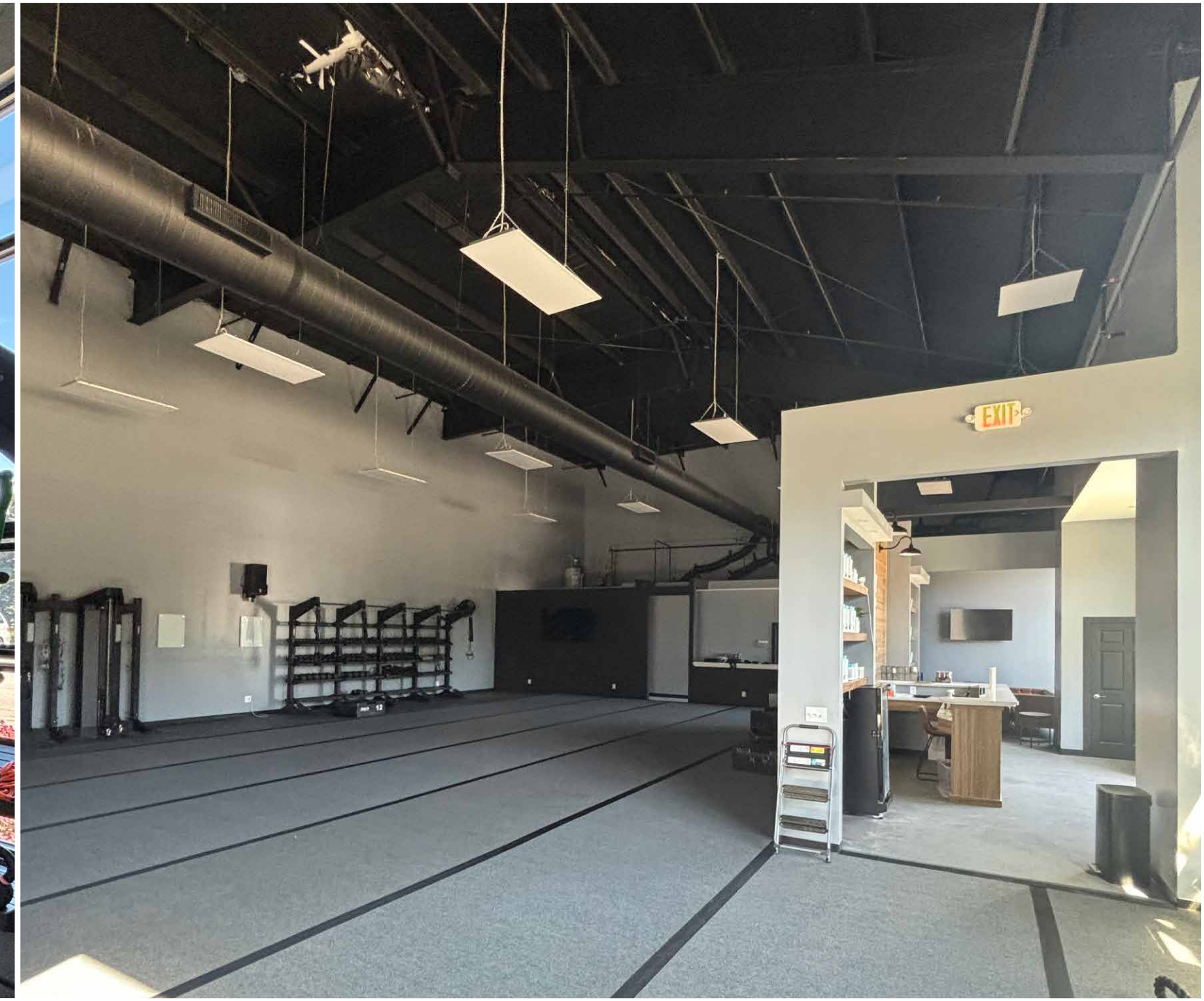
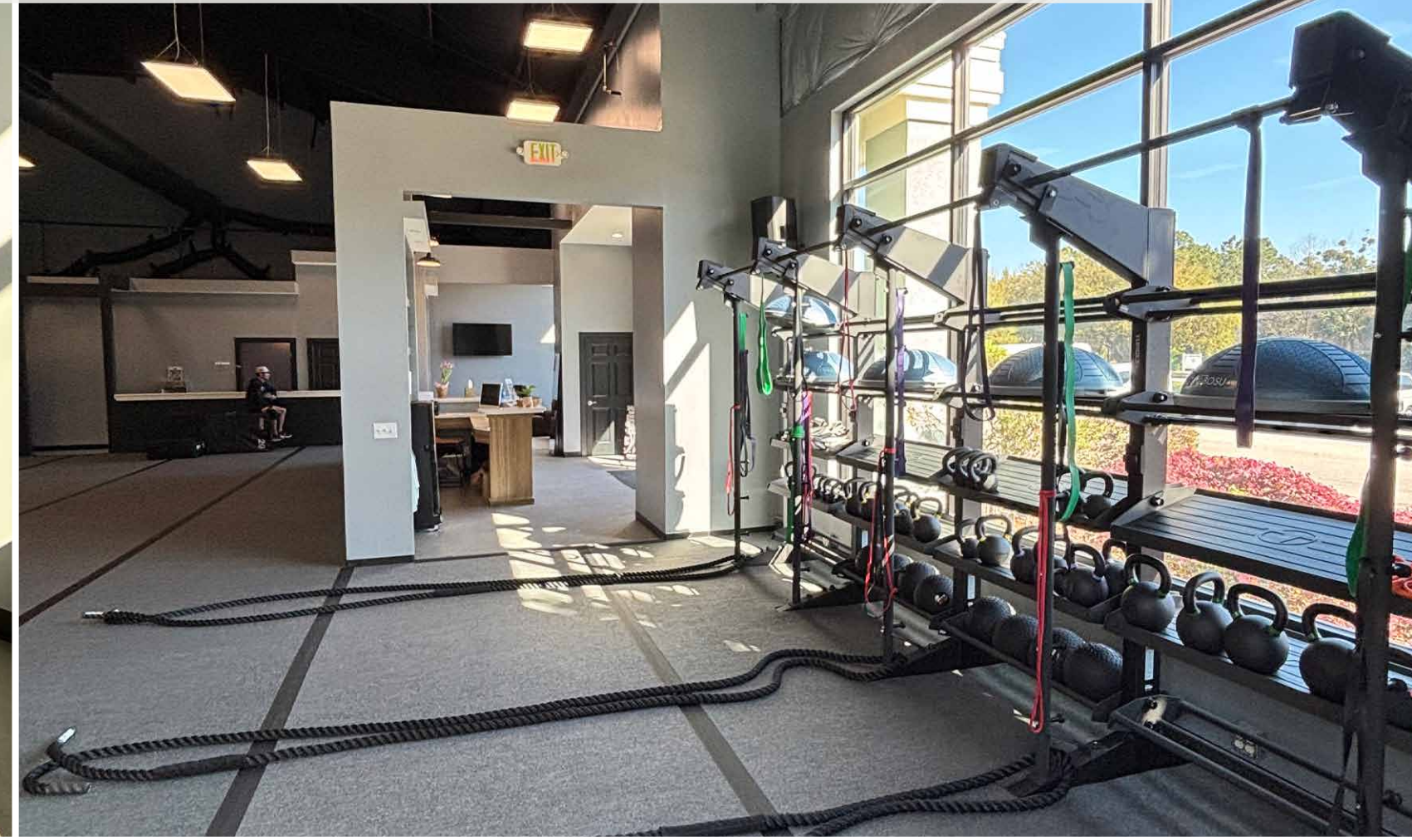
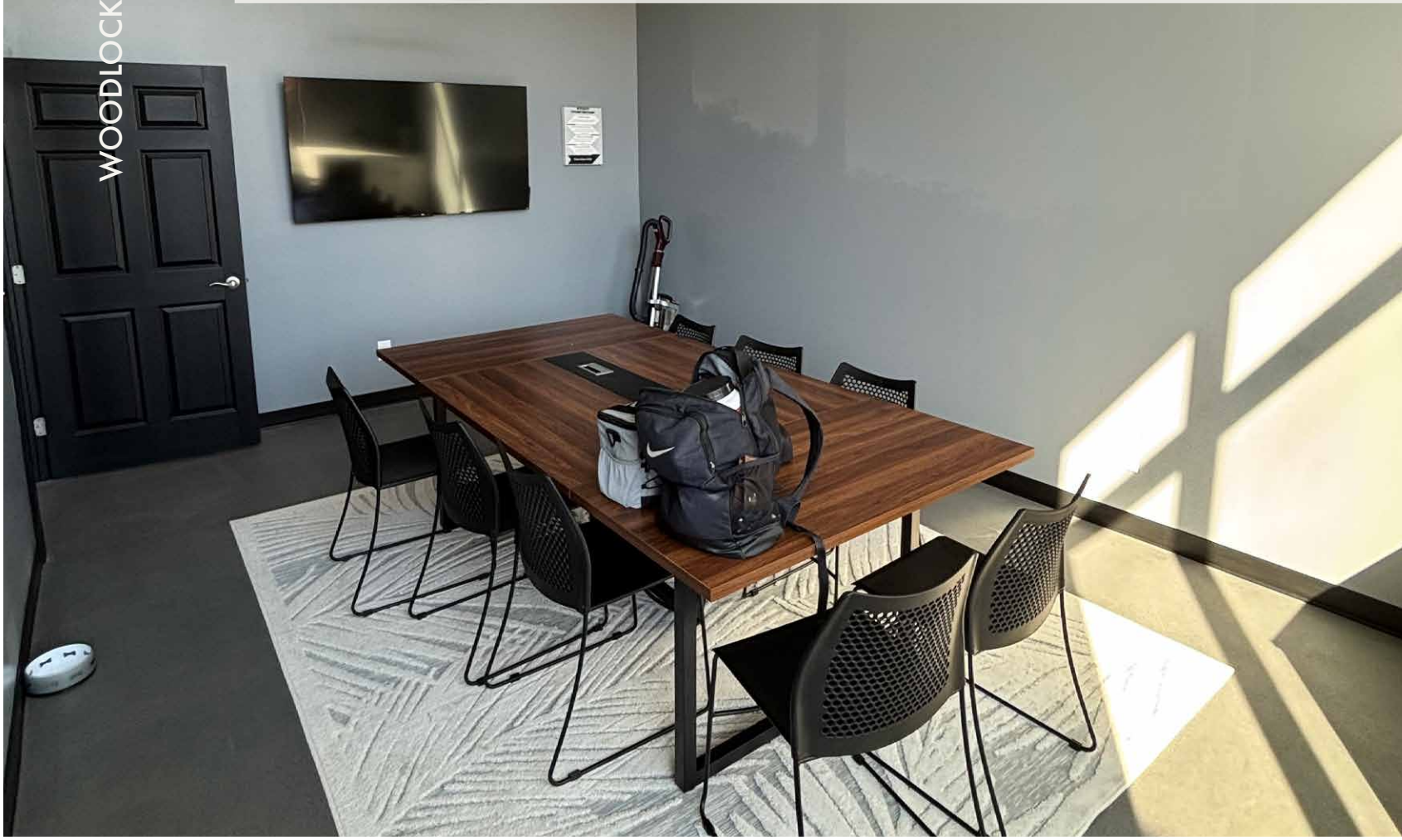
PHOTOS | ICON GOLF CARTS

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\\ PHOTOS

PHOTOS | FIT BODY BOOT CAMP



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