



**Address:** 1498 Fording island rd

**Description:**

SQUARE FOOTAGE: +/-14,960 S.F.

FOR SALE: \$1,395,000

FOR LEASE: \$9 GROSS

PRICE PER SQ FT: \$93.00 SF

ZONING: Commercial (Regional Center Mixed)

TOTAL ACREAGE: 1.34 acres

TRAFFIC COUNT: 41,000 VPD (2017 DOT)

LOCATION: Located on the east end of the central business district just west of the bridge to Hilton Head Island. Surrounded by residential and commercial developments including the Tanger Outlet malls and national retailers including Bed Bath & Beyond, Marshalls, Old Navy, Lowes, Ross, Petsmart, Pier One, Michael's, World Market, Famous Footwear and many others. Direct access on 278 and easy access to Bluffton Parkway through rear entrance on Buckingham Plantation Drive.

DESCRIPTION: Property consists of 2 roll up doors, 2 bathrooms, large showroom, kitchen, conference room, and multiple rooms that can be used for offices. Entire building has HVAC



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**Username:** Kuy Scott, [kuyscott@mskcommercial.com](mailto:kuyscott@mskcommercial.com)

**Listing type:** House for sale  
843-384-3915

**Price:** 1395000 USD

**Agent name:** Kuy Scott

**Contacts:** 843-384-3915

**Listing status:** Active

**Property type:** Buildings

**House size:** 14,960

**Contacts:**