



BLUFFTON OFFICE - FOR SALE/LEASE

Sperry Van Ness  
Commercial Real Estate Advisors

# Sheridan Commons

11 Mallett Way, Bluffton, SC

## space details

±1,300 to ±5,200 Square Feet

## rental rate

\$21.00 PSF, Gross

## sales price

\$200.00 PSF (Owner Financing Available)

## description

±1,300 to ±5,200 square feet of office space is currently available for sale or lease at Sheridan Commons - perfect for a professional office or medical user. Sheridan Commons is situated within the highly desirable Sheridan Park, which boasts exceptional visibility, multiple points of access from Hwy. 278, Bluffton Parkway, Simmonsville Road, and ample parking for employees and customers. There is a great mix of professional office and retail co-tenants including Tuesday Morning, Sonic Drive-In, KFC, Breakthrough Fitness, State Farm Insurance, DMV, Beaufort Memorial and numerous others.

Located in Bluffton's busy central business district and just off Highway 278/Fording Island Road, where traffic counts exceed 65,000 vehicles per day. The Highway 278 corridor is the gateway to Hardeeville, Bluffton and Hilton Head Island, and the fastest-growing area of SC.

<http://sale.svn.com/11mallettway>

<http://lease.svn.com/11mallettway>

Vonnie Majewski, CCIM

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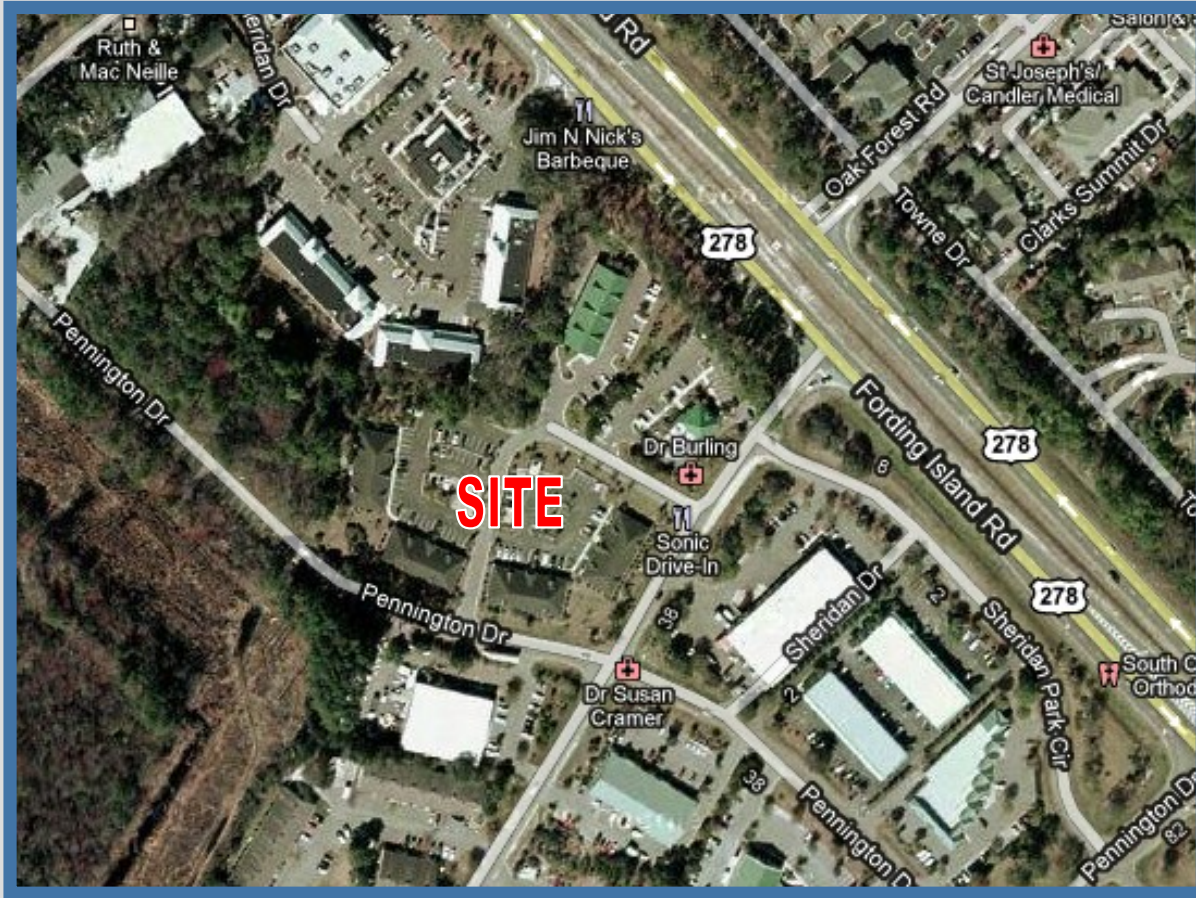


Our listings: [www.svnsavhh.com](http://www.svnsavhh.com)

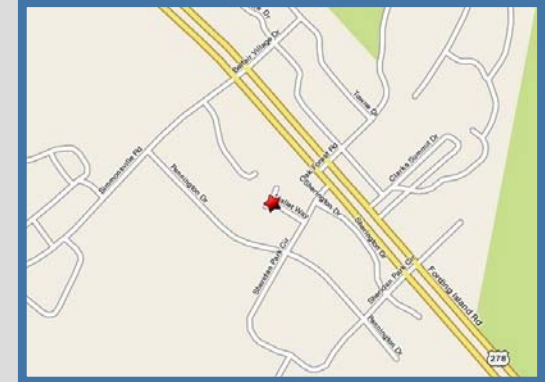
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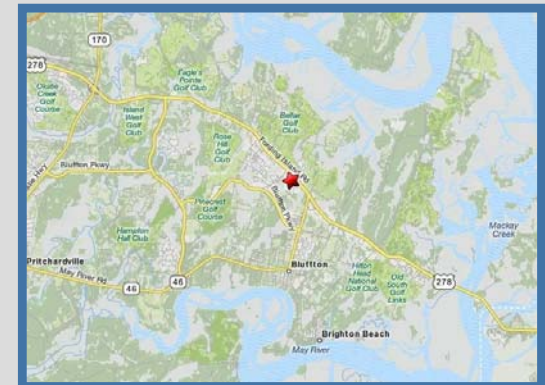
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aerial view



locational map



regional map

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