



# JIM N NICKS CENTER

876, 878 AND 880 FORDING ISLAND ROAD  
BLUFFTON, SC 29910

---

Vonnie Majewski, CCIM  
Partner  
843.338.1799  
vonnie.majewski@svn.com

JIM 'N NICK'S BAR-B-Q

Walgreen

# Property Summary



## OFFERING SUMMARY

Available SF:	2,500 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Year Built:	2006
Building Size:	24,360 SF
Zoning:	RC

## PROPERTY OVERVIEW

Sperry Van Ness is pleased to present retail/office space for lease in Bluffton at the Jim N Nicks Center. This very busy center is anchored by free-standing Walgreen's and Jim N Nicks BBQ (ranked #5 in the country). Other tenants at the center include Mellow Mushroom, Jackson Hewitt, Carolina Optical, Edward Jones, Budget Blinds, Republic Finance, an insurance company, CORA Healthcare, Mathnasium, a nail salon, a vapor store and Fiesta Fresh.

We have only one 2,500 square foot end cap remaining. The unit was formerly occupied by a orthodontist.

The property has several points of access, including Highway 278, Simmonsville Road and Sheridan Park. This is an excellent opportunity for a retail or professional office user looking to capitalize on great exposure, high traffic counts and very strong demographics.

## PROPERTY HIGHLIGHTS

- At Highway 278 & Simmonsville Rd; 64,000+ VPD
- Anchors: Jim N Nicks, Walgreens, Mellow Mushroom
- Center of the Business District of Bluffton
- Excellent for Retail/Professional Office User

Market:	Bluffton / Hilton Head
Traffic Count:	64,000

# Location Maps

