

# May River Crossing

3521 Okatie Highway  
Bluffton, South Carolina

## Publix Anchored Grocery Centered Fully Leased

- 69,447 SF Class A neighborhood center and anchored by Publix
- Key Retailers include Starbucks, Heartland Dental, Benchmark Physical Therapy and AT&T
- Close proximity to the prestigious Palmetto Bluff Community with plans to add an additional 2,565 new luxury homes ranging from \$700K to over \$10M
- Strategically positioned to capture the “Going Home” traffic that flows from downtown Savannah, GA to residential along Okatie Highway
- Excellent location for restaurants, retail and service retailers
- Lease Rate: Call broker for details

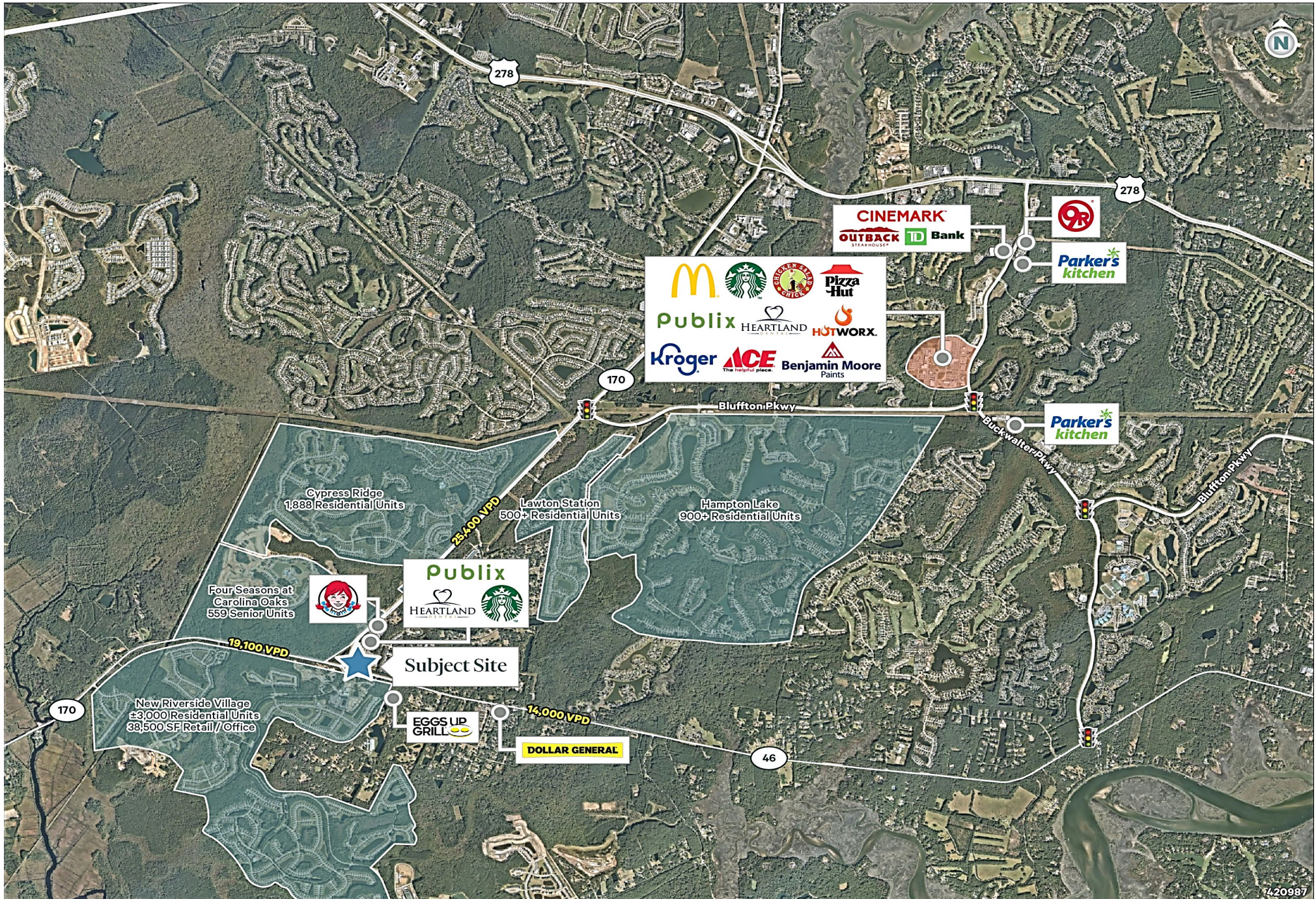


## Contact Us

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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,047	47,515	107,010
Households	2,313	18,811	44,527
Average HH Income	\$89,443	\$87,757	\$93,012

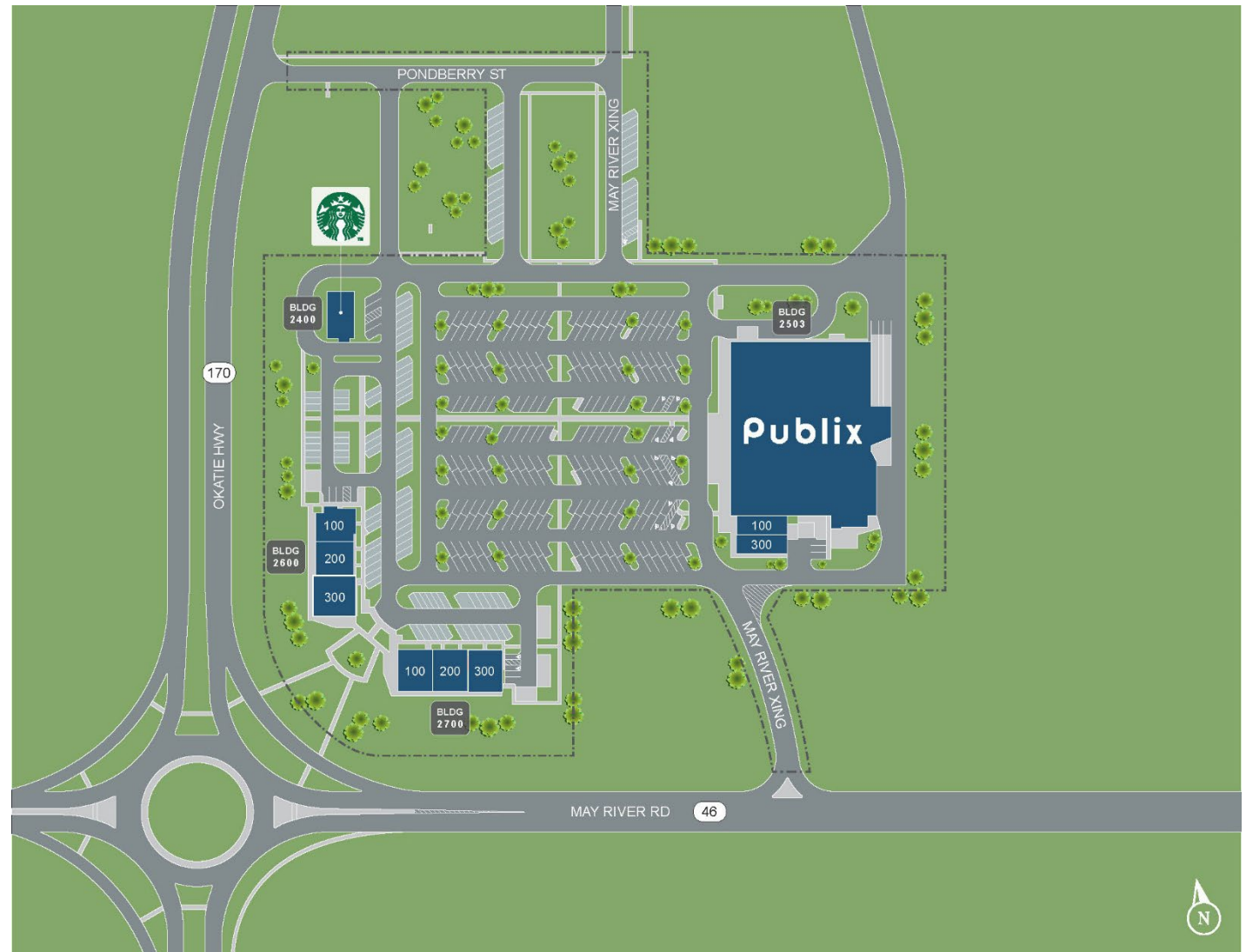






# Site Plan

SUITE	TENANT	SIZE (SF)
BLDG 2503 - 100	Q Nails	1,253
BLDG 2503 - 300	Great Clips	1,050
BLDG 2600-100	AT&T	1,800
BLDG 2600 - 200	Benchmark Physical Therapy	1,800
BLDG 2600 - 300	Available	2,400
BLDG 2700 - 100	Medical University Hospital	2,800
BLDG 2700 - 200	The Ice Cream Stop	1,000
BLDG 2700 - 300	Bill's Liquors	2,260
BLDG 2400 - 100	Starbucks	2,422
ANC	Publix	



**LEGEND**

- Occupied
- Available

Note: Not to scale. Parking shown may not reflect actual spaces at the property.