

## May River Crossing Bluffton, South Carolina

- 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

3521 Okatie Highway  
Bluffton, South Carolina



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

## Contact Us

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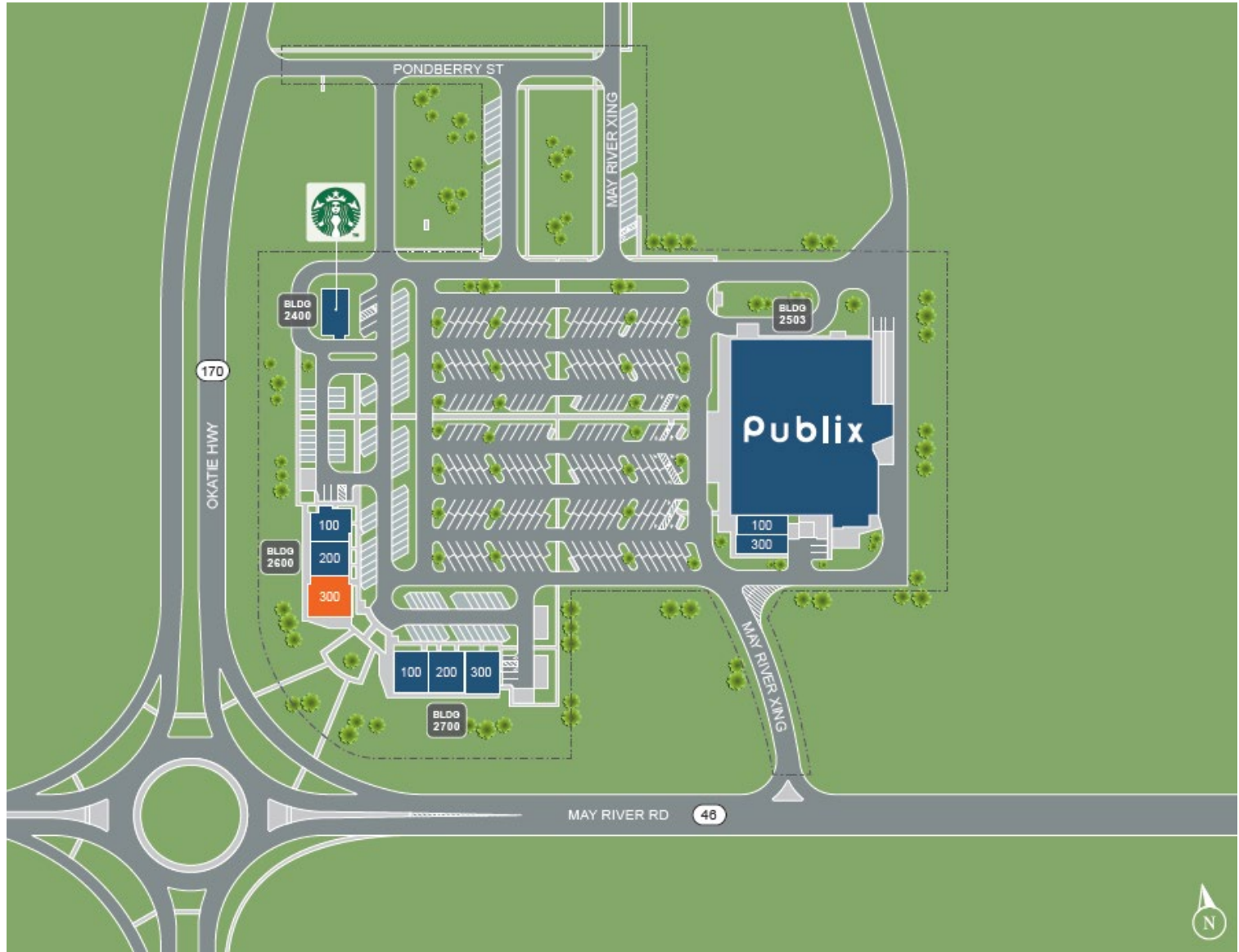
# Site Plan

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
<b>BLDG 2600 - 300</b>	<b>Available</b>	<b>2,400</b>
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.





Riverside Village ±3,000  
Residential Units -  
38,500 SF Retail/Office

**Publix**  
**Great Clips**  
IT'S GONNA BE GREAT!  
**Q NAILS**

**MUSC**  
Medical University  
of South Carolina

**BILL'S**  
The Ice Cream Shop

**AT&T**  
**BenchMark**  
PHYSICAL THERAPY  
NEW YORK CITY PIZZA



**HEARTLAND**

May Rivers Xing

Pondberry Street

25,400 V.P.D.  
Okatie Hwy

