

Publix
FOOD & PHARMACY

MAY RIVER CROSSING

3521 OKATIE HWY, BLUFFTON, SC 29909

DEMOGRAPHICS



DESCRIPTION

- Newly Constructed 69,447 SF Publix anchored Neighborhood Center
- Key Retailers include Starbucks, New York City Pizza 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 Okatie Highway
- Excellent location for restaurants, retail and service retailers

BUILDING FEATURES

PROPERTY SIZE	69,447 SF
AVAILABLE	FULLY LEASED

TRAFFIC COUNTS (VEHICLES PER DAY)

OKATIE HWY	25,787 VPD
MAY RIVER RD	18,115 VPD

1 MILE RADIUS

	1,788 ESTIMATED POPULATION 2021
	37 AVERAGE AGE
	\$345,893 MEDIAN HOME VALUE 2021
	281 TOTAL EMPLOYEES
	\$105,478 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	19,798 ESTIMATED POPULATION 2021
	47 AVERAGE AGE
	\$313,046 MEDIAN HOME VALUE 2021
	945 TOTAL EMPLOYEES
	\$86,410 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	42,341 ESTIMATED POPULATION 2021
	47 AVERAGE AGE
	\$302,544 MEDIAN HOME VALUE 2021
	5,569 TOTAL EMPLOYEES
	\$80,968 AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

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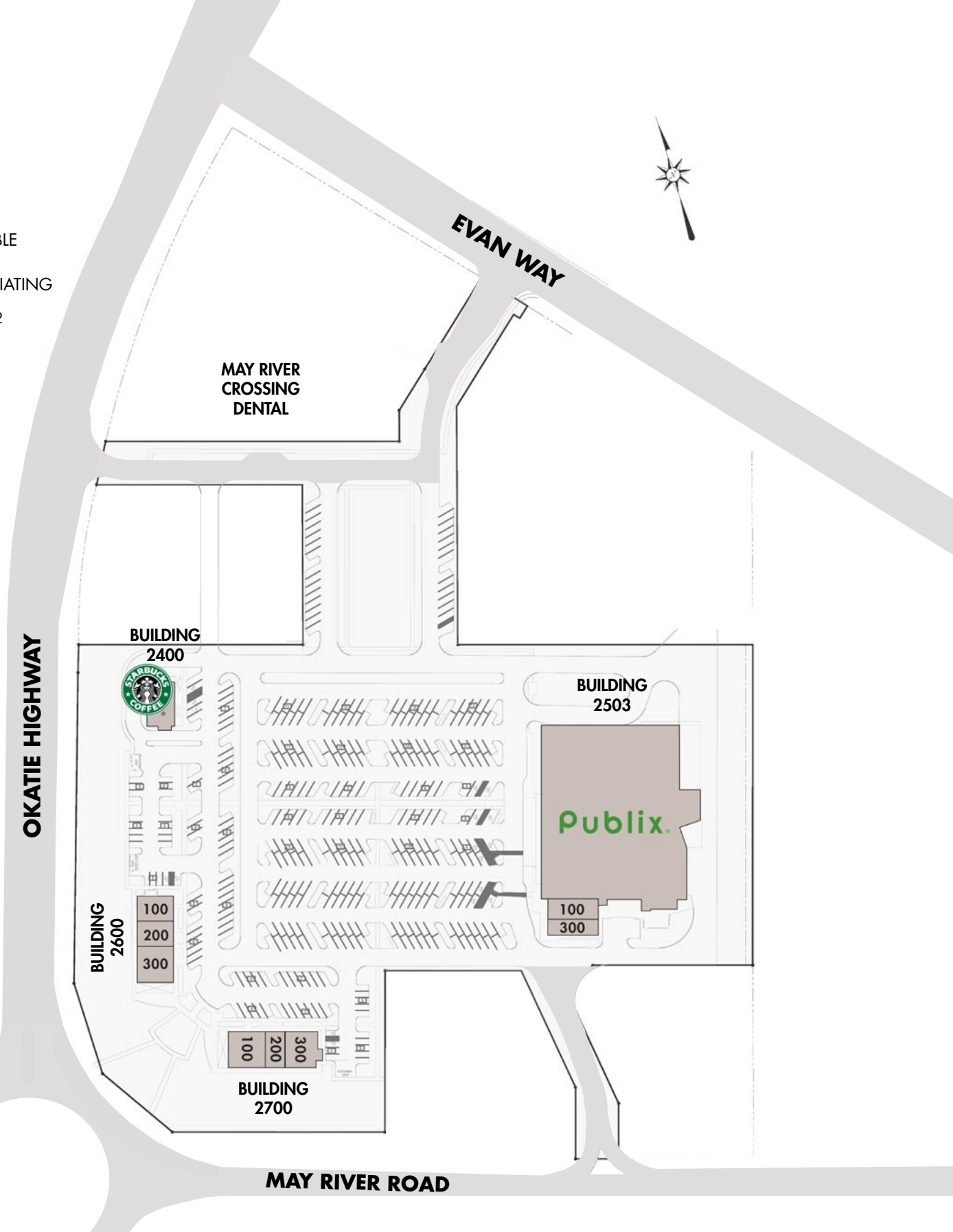


FULLY LEASED

SITE PLAN

- LEASED
- AVAILABLE
- NEGOTIATING

JUNE 14, 2022



MAY RIVER COMMONS | BLUFFTON, SC

	SUITE	TENANT	SF
BUILDING 2503	ANC	PUBLIX	48,387
	100	Q NAILS	2,450
	300	GREAT CLIPS	1,050
BUILDING 2600	100	AT&T	1,800
	200	BENCHMARK PHYSICAL THERAPY	1,800
	300	NEW YORK CITY PIZZA	2,400
BUILDING 2700	100	MEDICAL UNIVERSITY HOSPITAL	2,800
	200	THE ICE CREAM STOP	1,000
	300	BILL'S LIQUORS	2,260
BUILDING 2400	100	STARBUCKS	2,422



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