Publix #1205 - Buckwalter Place Shopping Center

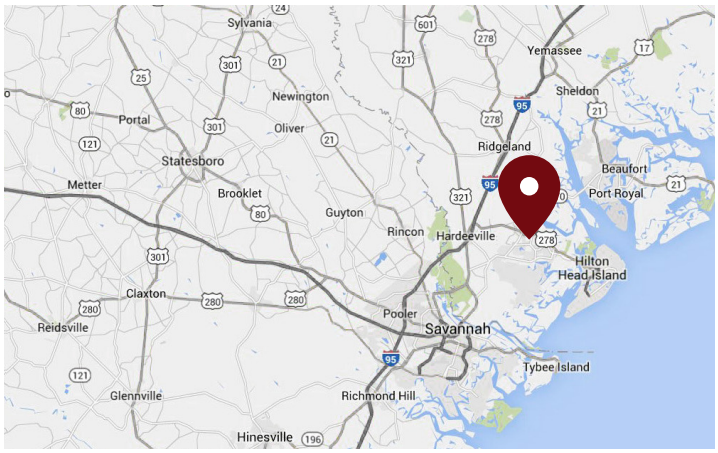
103 Buckwalter Place Boulevard
Bluffton, SC 29910
Lat 32.271, Long -80.916

FOR LEASE

2,800 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Bustling Buckwalter Place has experienced exponential growth with Publix, St. Joseph/Candler Medical Campus and the Technical College of the Lowcountry's Culinary Institute.
- Master planned community on Buckwalter Parkway and Bluffton Parkway, 1.5 miles from Highway 278. Bluffton Parkway acts as a bypass for Highway 278, running from Hilton Head Island, through Buckwalter Parkway to Highway 170, receiving a major influx of traffic.
- Home to one of the areas larger employers, Evicore Heathcare as well as Bluffton's law enforcement center, numerous retail and restaurant tenants, financial institutions, a family entertainment center and several medical and dental providers.
- Close to Bluffton schools and at the epicenter of dozens of residential developments - one of the fastest growing areas of South Carolina.
- Highly desirable destination with high household income and limited retail opportunities
- Combined Traffic Count: 25,180 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,815	34,612	71,138
Daytime Population	5,747	33,146	67,975
Total Households	2,760	14,628	30,819
Avg. HH Income	$149,098	$147,134	$140,853

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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Crossman & Company
www.crossmanco.com

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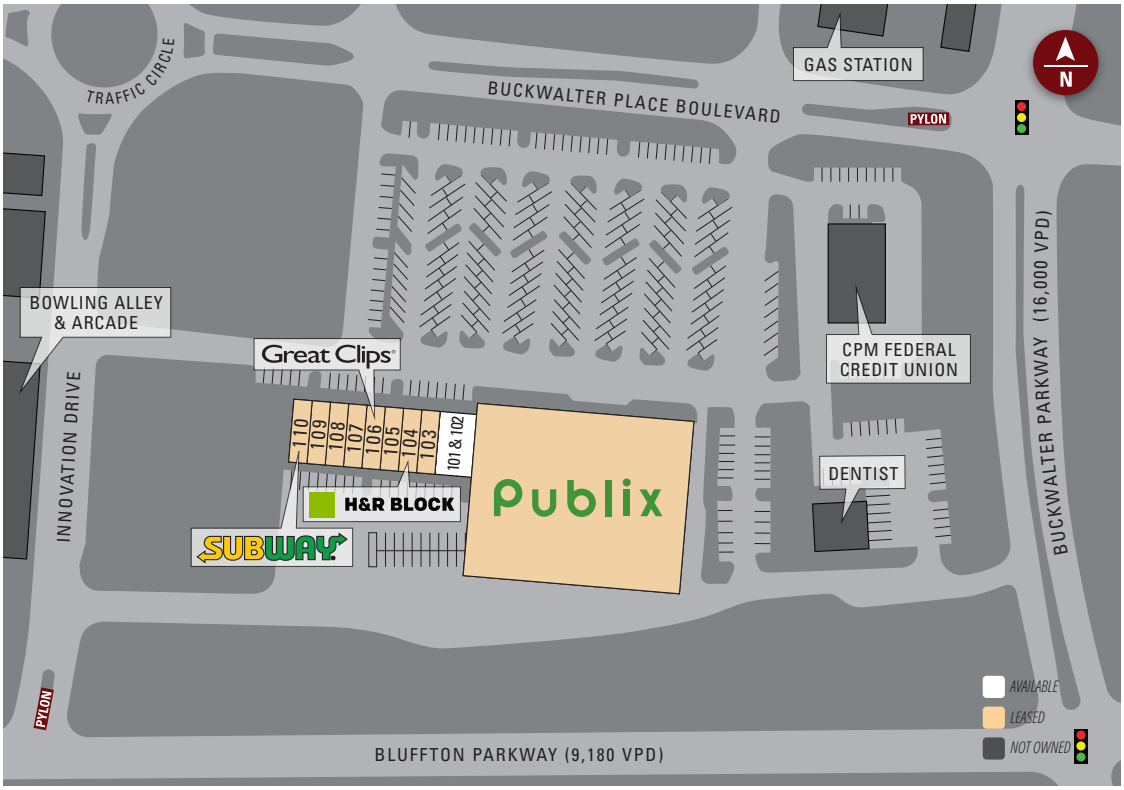
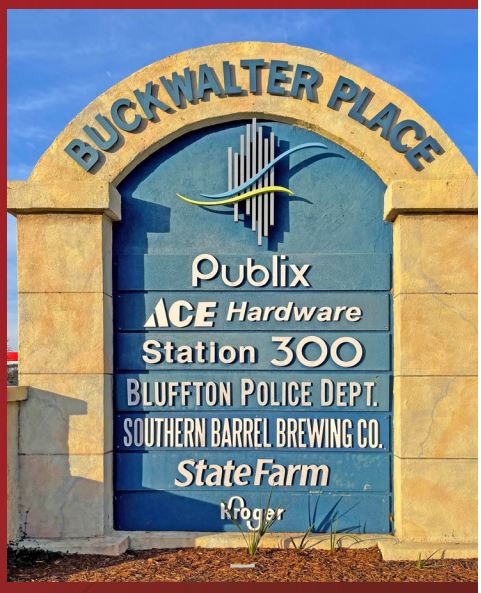


SITE PLAN

Suite	Tenant	Size
100	Publix	45,600
101 & 102	AVAILABLE	2,800
103	Allure Nails	1,400
104	H&R Block	1,400
105	Breland's Liquors Too	1,400
106	Great Clips	1,400
107	Hong Kong	1,400
108	New York City Pizza Company	1,400
109	Wasabi	1,400
110	Subway	1,400

TOTAL 59,600



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
167,100

EST. # OF VISITS ANNUALLY
1.3 Million

AVG. VISITS / CUSTOMER
7.57

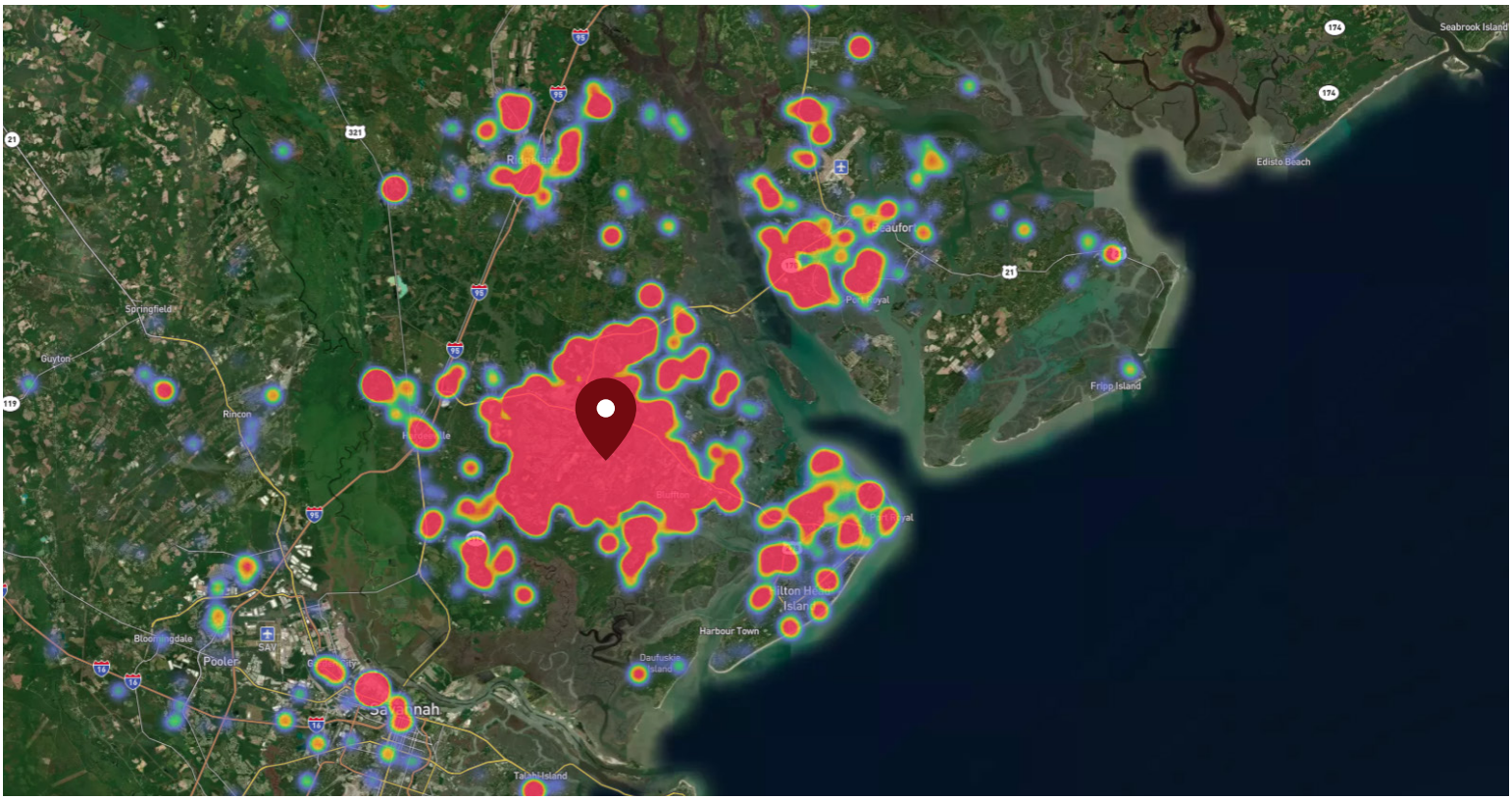
AVG. LENGTH-OF-STAY / VISIT
25 Min

TOP 3 DAYS	# OF VISITS
Friday	200,266
Saturday	190,369
Sunday	181,839

TOP 3 HOURS	# OF VISITS
5-6 PM	181,642
12-1 PM	179,700
4-5 PM	179,385

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2025 - July 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

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