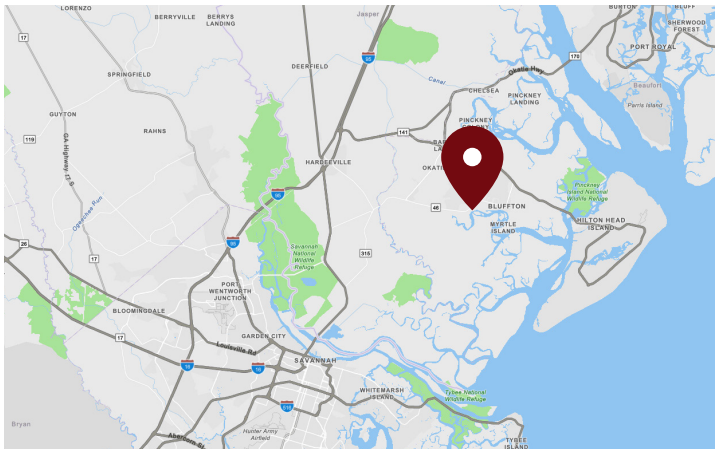
Publix #1714 - Market at May River Crossing

2501 May River Crossing
Bluffton, SC 29910
Lat 32.234, Long -80.901

FULLY LEASED

PROPERTY HIGHLIGHTS

- Newly Constructed Publix-anchored Center Located in Beaufort County, an Area that Thrives from Tourism
- The Center is Surrounded by Booming Population Growth of over 500% from 2000-2024 within a 3-Mile Radius, Respectively
- Nestled in the Center of Multiple Residential Developments in Excess of 1,000 Units and in Close Proximity to the Entrance of the Palmetto Bluff Community with Plans of an Additional 2,500 new Luxury Homes
- Strategically Located to Catch the Traffic Heading from Savannah, GA to Okatie Hwy
- Ample Parking and Multiple Points of Access
- Combined Area Traffic Count: 42,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,824	29,744	55,583
Daytime Population	1,793	22,556	50,257
Total Households	969	11,221	22,047
Avg. HH Income	$133,490	$129,101	$131,872

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

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Crossman & Company
www.crossmanco.com

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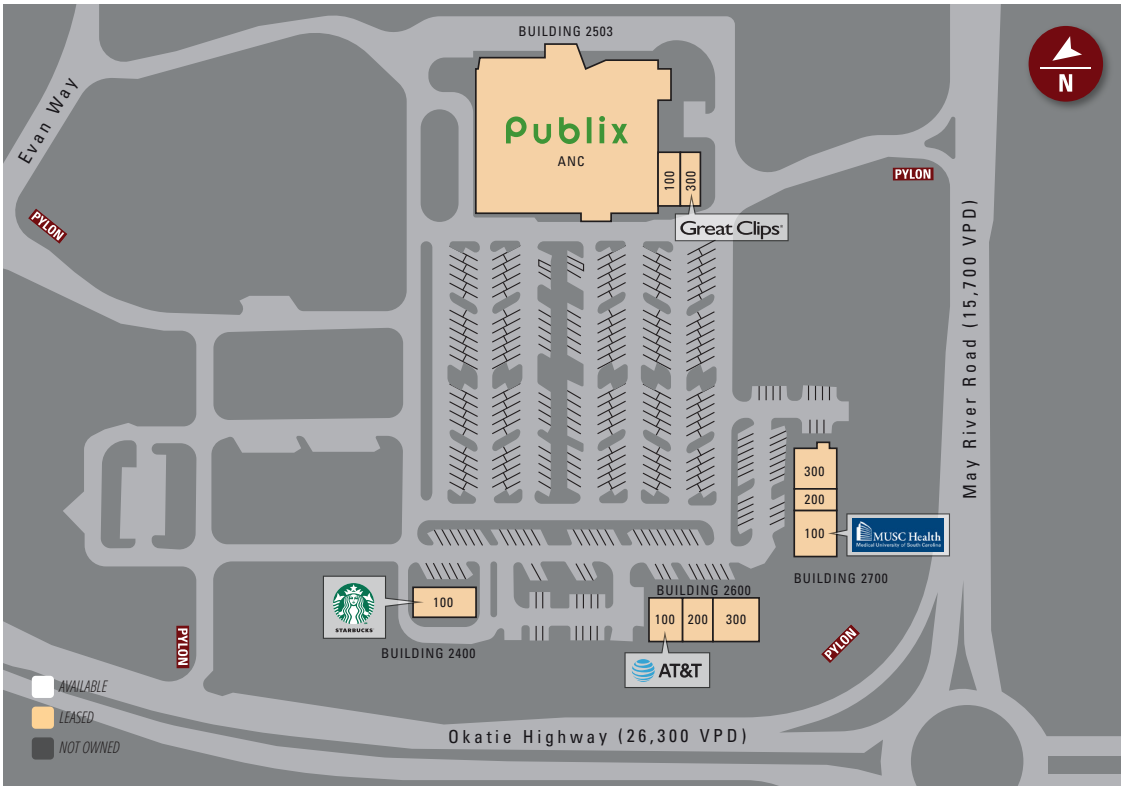

SITE PLAN

Suite	Tenant	Size
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	Flatbread Grill & Bar	2,400
Building 2700		
100	MUSC Health	2,800
200	The Ice Cream Shop	1,000
300	Bill's Liquors	2,260
Building 2400		
100	Starbucks	2,422

TOTAL 66,819

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
153,300

EST. # OF VISITS ANNUALLY
1.5 Million

AVG. VISITS / CUSTOMER
9.56

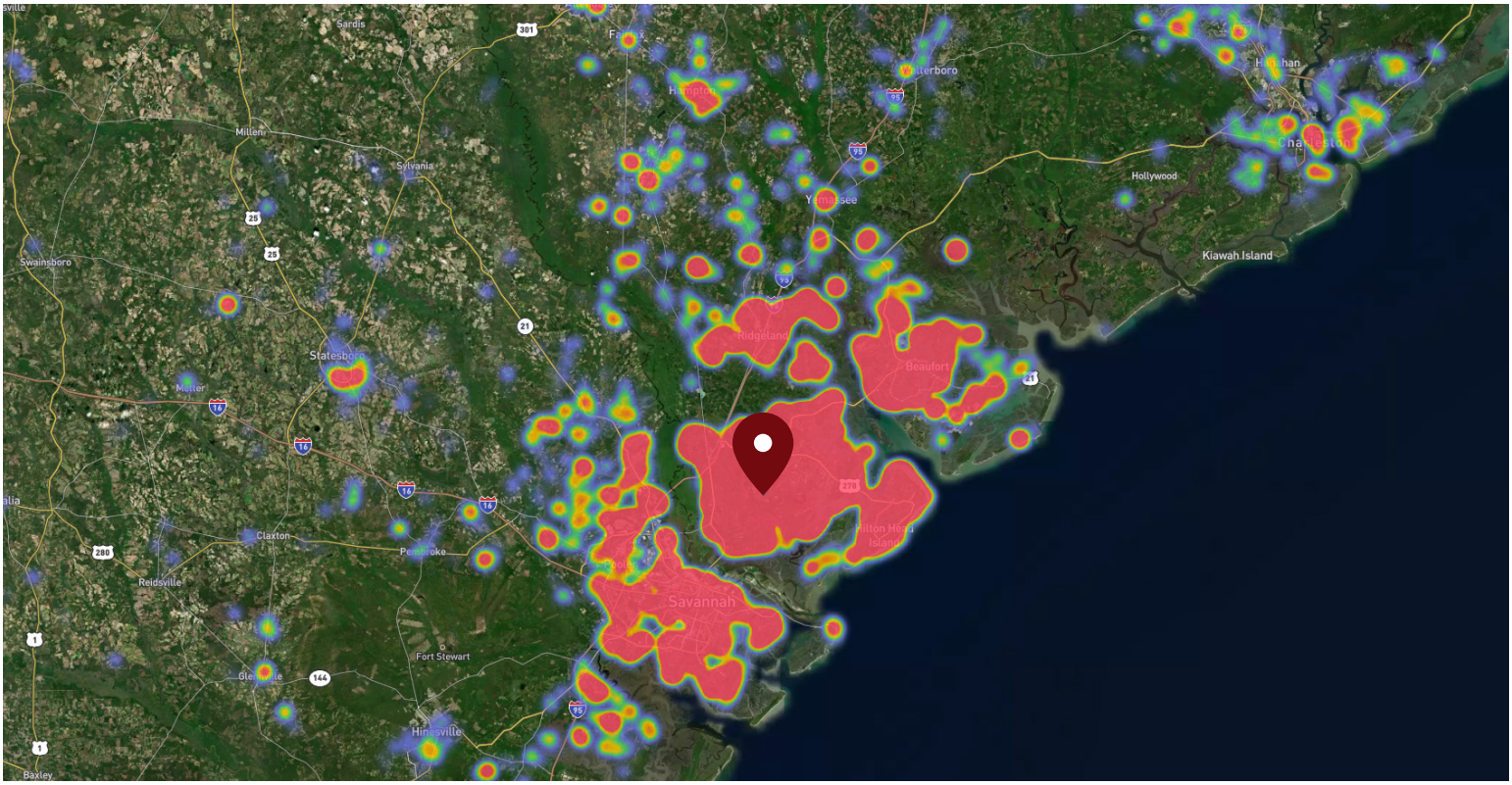
AVG. LENGTH-OF-STAY / VISIT
25 Min

TOP 3 DAYS	# OF VISITS
Saturday	243,460
Friday	220,283
Sunday	214,768

TOP 3 HOURS	# OF VISITS
5-6 PM	215,987
4-5 PM	211,182
6-7 PM	200,302

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2024 - May 31, 2025

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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