

# Publix #0845 - Bluffton Commons

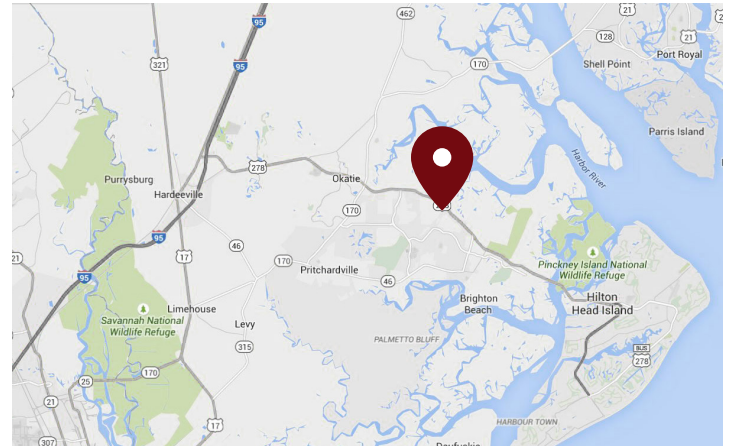
80 Baylor Drive  
Bluffton, SC 29910  
Lat 32.279, Long -80.877

**FULLY LEASED**



## PROPERTY HIGHLIGHTS

- Anchored by Publix with Strong National and Local Tenant Mix
- Bluffton is Located Between Hilton Head Island and Interstate-95
- Within the Hilton Head Island-Bluffton-Beaufort South Carolina MSA
- Signalized Entrance at Buck Island Road and Baylor Road Just off Highway 278
- Ample Parking
- Traffic Count: 32,900 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,078	28,611	53,797
Daytime Population	4,372	30,914	55,671
Total Households	2,050	11,218	22,052
Avg. HH Income	\$115,585	\$125,295	\$133,546

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

## Melody Holley

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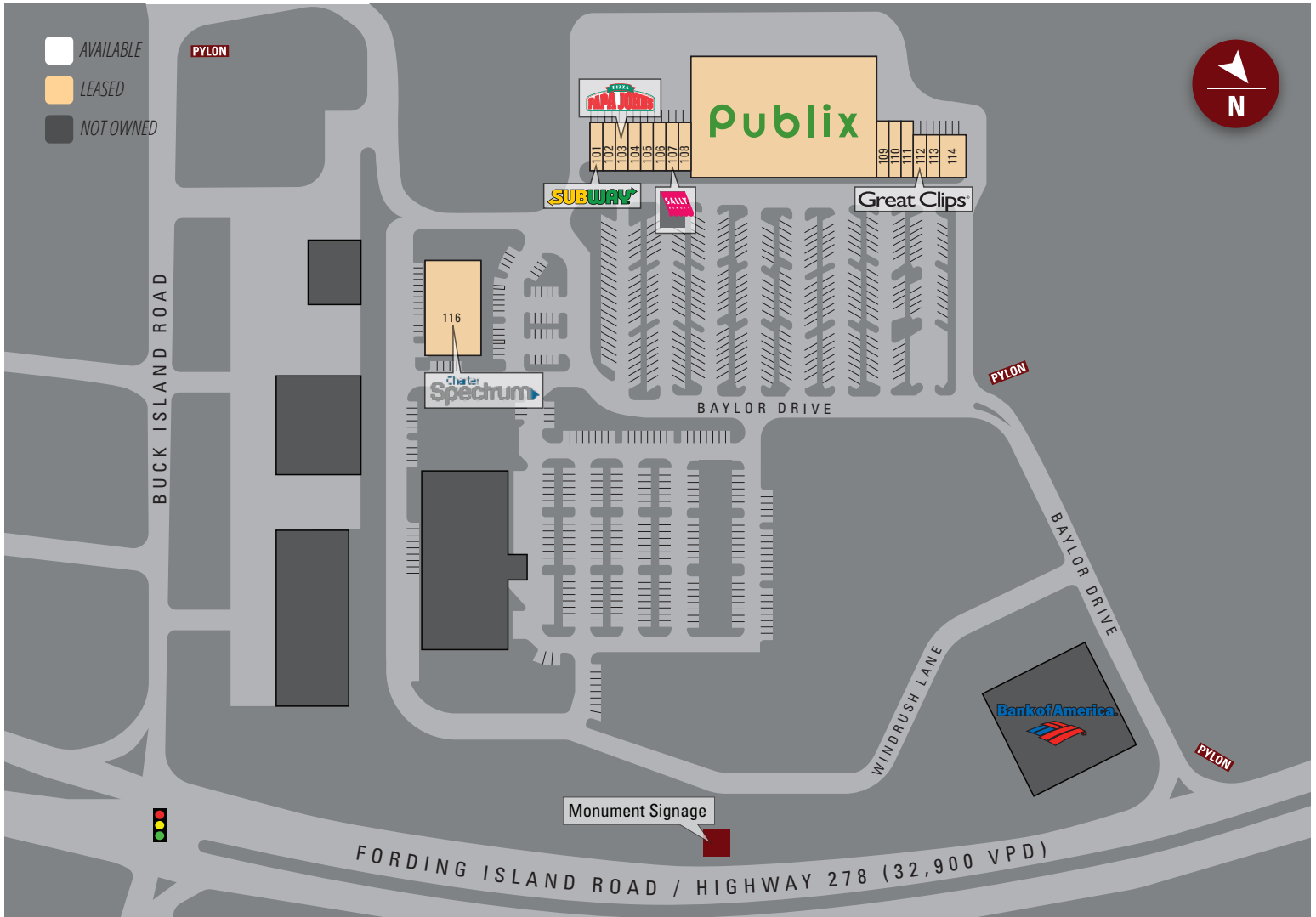
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Suite	Tenant	Size
ANC	Publix	54,340
101	Subway	1,400
102	China Wok	1,360
103	Papa John's Pizza	1,400
104	Bluffton Total Eye Care	1,400
105	Diamond Nails & Spa	1,371
106	Wild Birds Unlimited	1,429
107	Sally Beauty Supply	1,400
108	Waters Dry Cleaners	1,400

Suite	Tenant	Size
109	VN Pho	1,600
110	High Tide Liquors	1,600
111	MHC Hearing	1,600
112	Great Clips	1,200
113	The Tutoring Center	1,160
114	Club Pilates	2,400
116	Charter Spectrum	12,655
<b>TOTAL</b>		<b>87,715</b>



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Crossman & Company

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	143,596
Friday	139,257
Sunday	135,397

# OF VISITS

TOP 3 HOURS

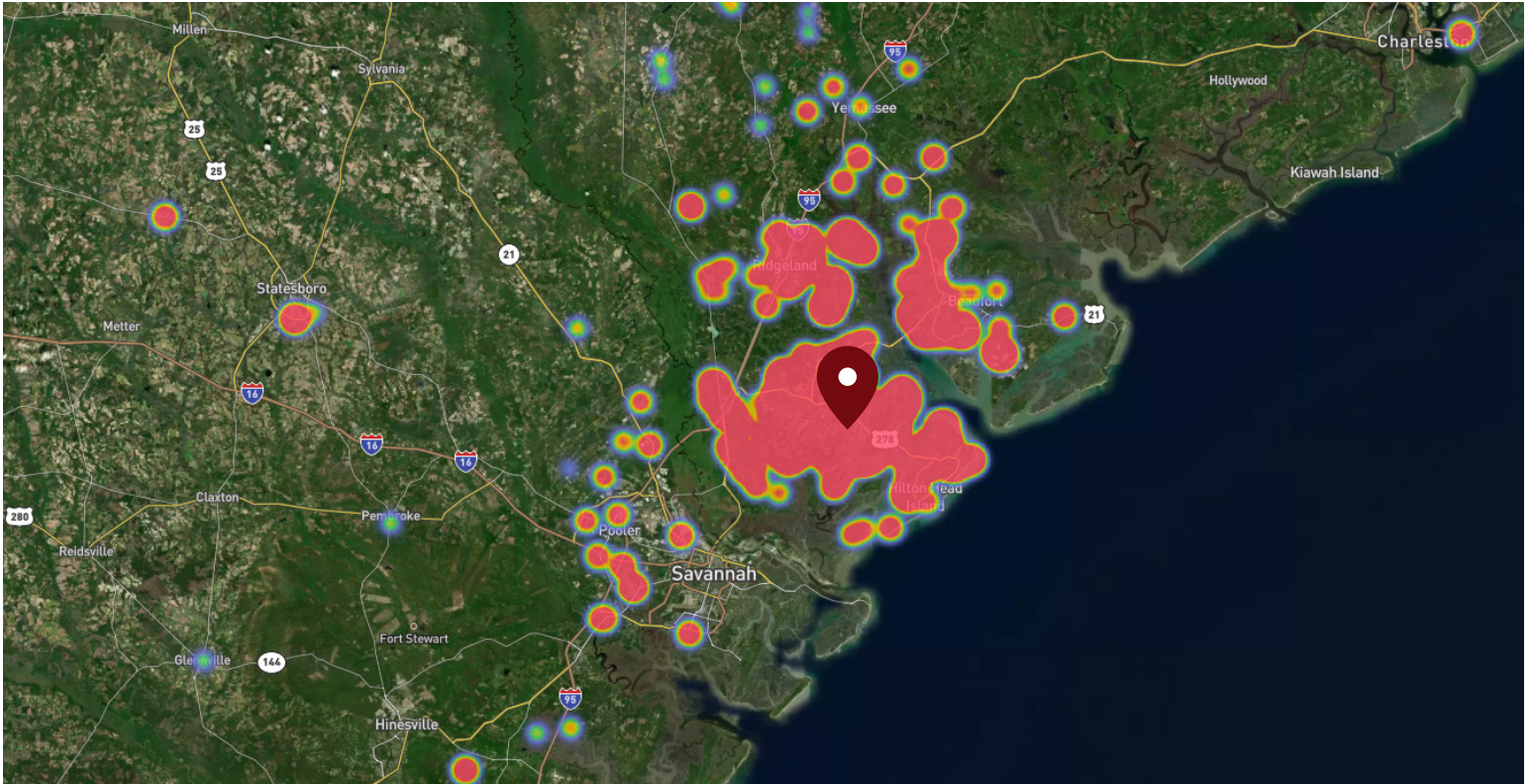


5-6 PM	144,970
4-5 PM	140,889
12-1 PM	127,383

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2023 - June 30, 2024

## 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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