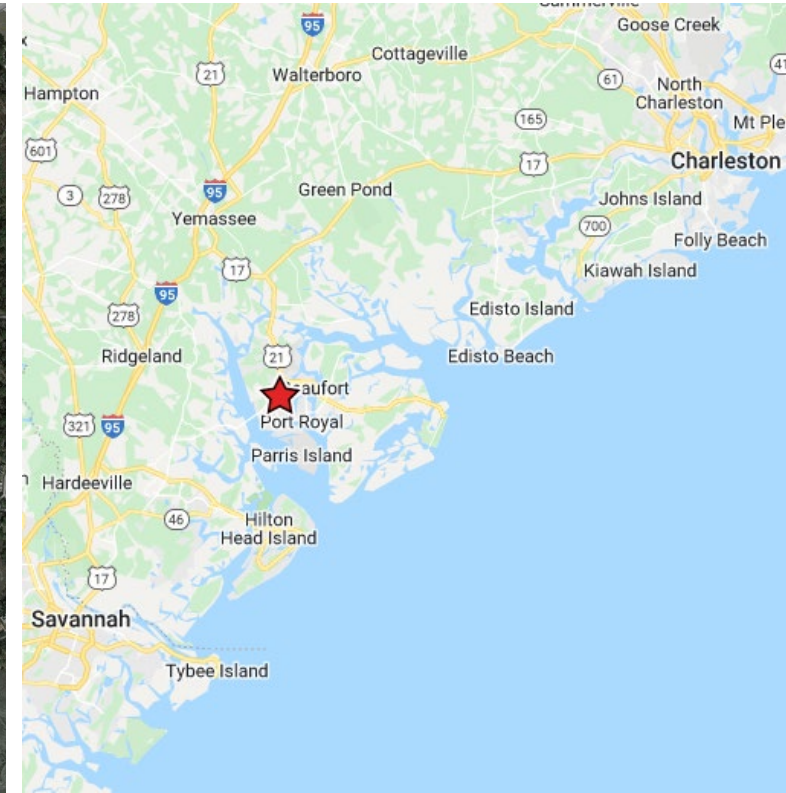
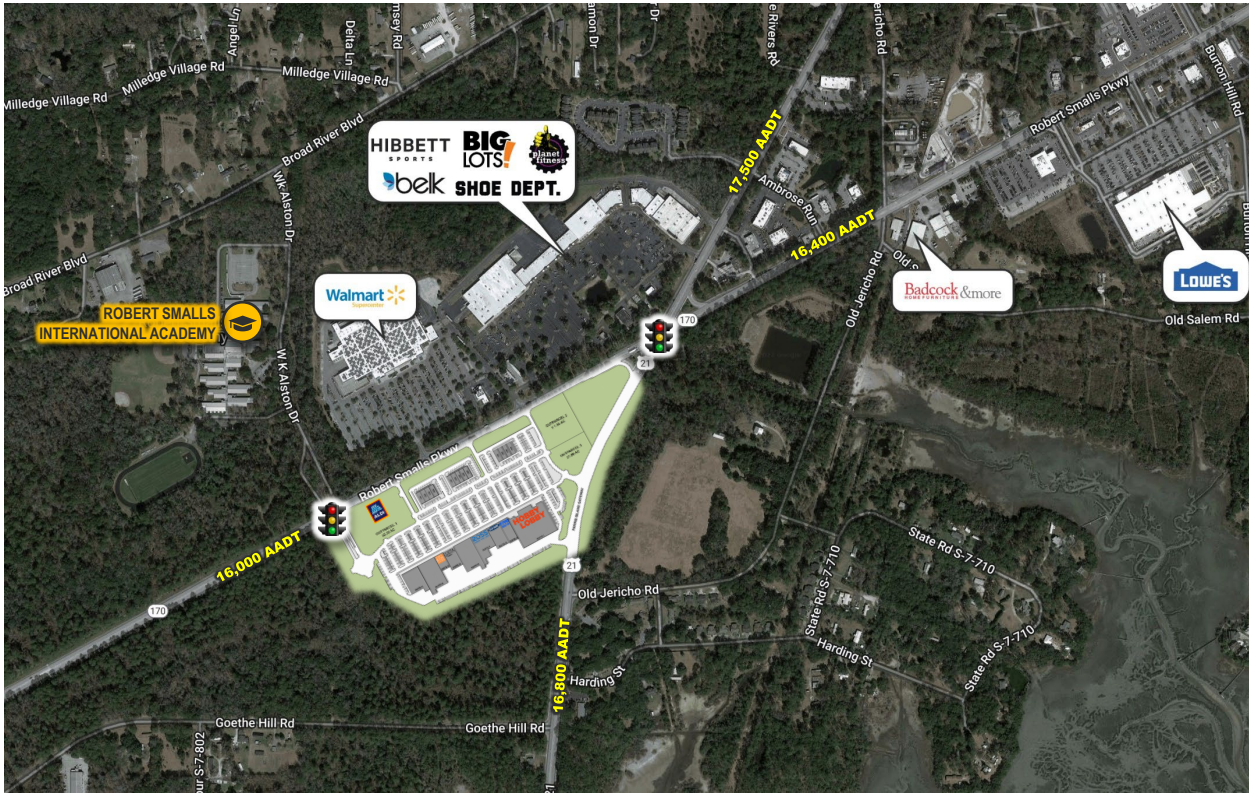


# Beaufort Station

📍 Robert Smalls Pkwy. & Parris Island Gateway | Beaufort, SC 29906

## REGIONAL SHOPPING CENTER FOR LEASE



### Highlights

- Regional shopping center development located at major crossroads in Beaufort, South Carolina.
- Current tenants include Hobby Lobby, Five Below, Old Navy, Ross, Ulta, Rack Room Shoes, and Aldi.
- Multiple access points along both Robert Small Parkway and Parris Island Gateway.

### Property Overview

Lease Rate: Negotiable  
Total GLA: 204,621 SF

### Traffic Counts

16,400 AADT east along Robert Smalls Pkwy.  
16,000 AADT west along Robert Smalls Pkwy.  
17,500 AADT north along Parris Island Gtwy.  
16,800 AADT south along Parris Island Gtwy.

### Available Spaces

Small Shop Space: 1,200 – 10,000 SF  
Outparcel: 1.06± acres

### Demographics

	1 Mile	3 Miles	5 Miles
Population (2021)	2,189	26,451	45,190
Average HH Income (2021)	\$75,067	\$78,343	\$76,490

# Beaufort Station

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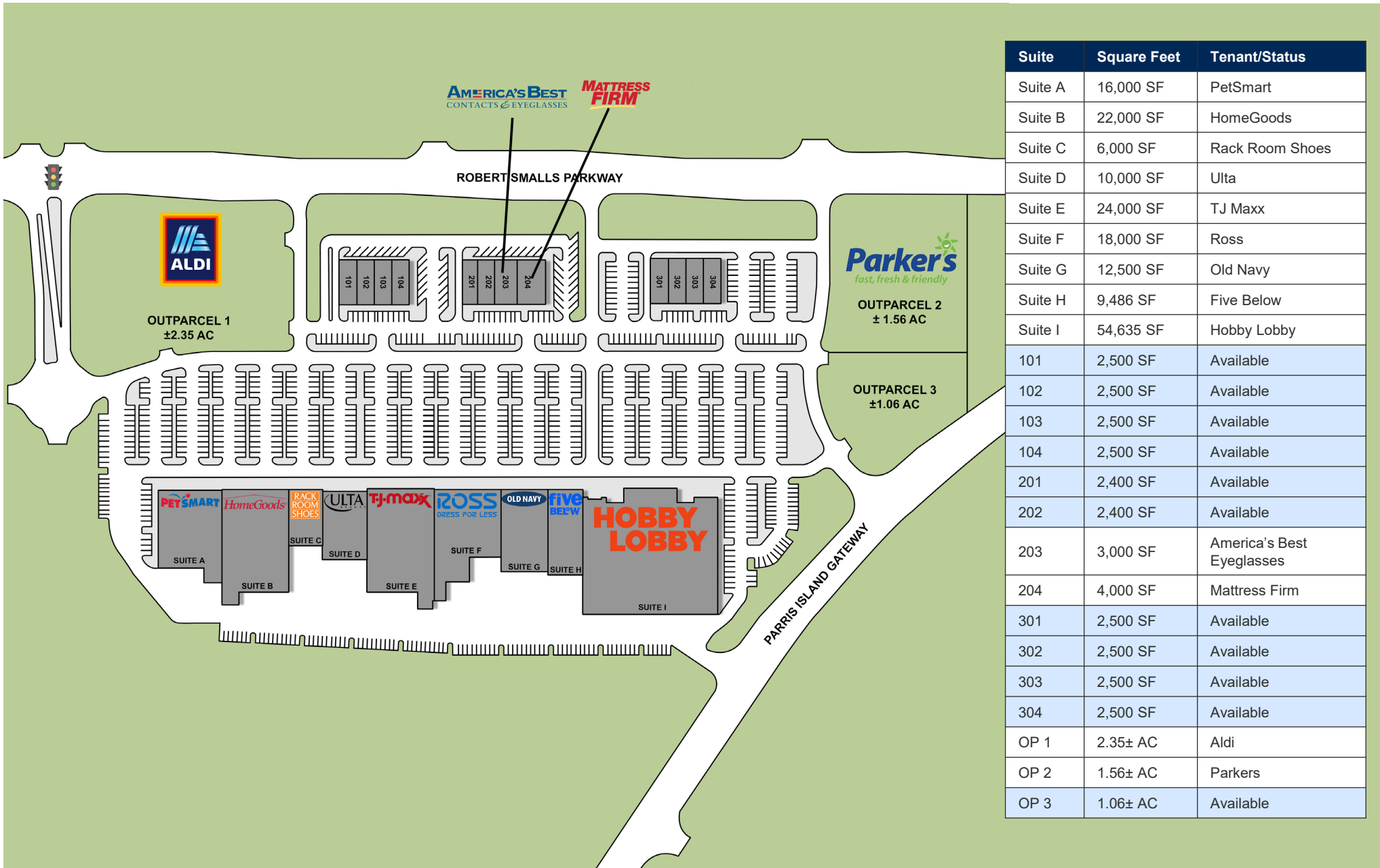
REGIONAL SHOPPING CENTER  
FOR LEASE



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**REGIONAL SHOPPING CENTER  
FOR LEASE**



Suite	Square Feet	Tenant/Status
Suite A	16,000 SF	PetSmart
Suite B	22,000 SF	HomeGoods
Suite C	6,000 SF	Rack Room Shoes
Suite D	10,000 SF	Ulta
Suite E	24,000 SF	TJ Maxx
Suite F	18,000 SF	Ross
Suite G	12,500 SF	Old Navy
Suite H	9,486 SF	Five Below
Suite I	54,635 SF	Hobby Lobby
101	2,500 SF	Available
102	2,500 SF	Available
103	2,500 SF	Available
104	2,500 SF	Available
201	2,400 SF	Available
202	2,400 SF	Available
203	3,000 SF	America's Best Eyeglasses
204	4,000 SF	Mattress Firm
301	2,500 SF	Available
302	2,500 SF	Available
303	2,500 SF	Available
304	2,500 SF	Available
OP 1	2.35± AC	Aldi
OP 2	1.56± AC	Parkers
OP 3	1.06± AC	Available

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