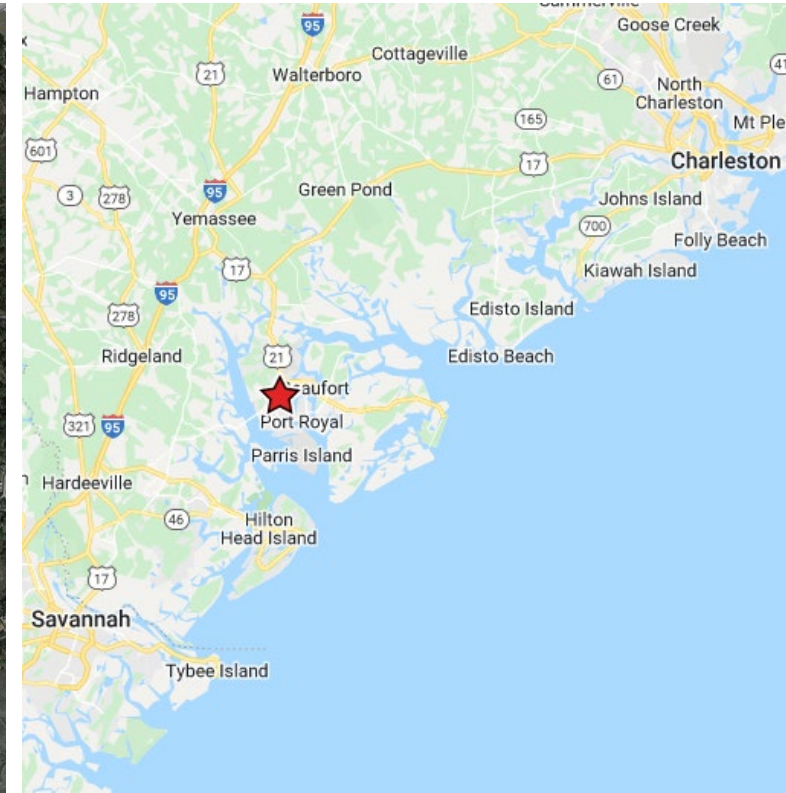
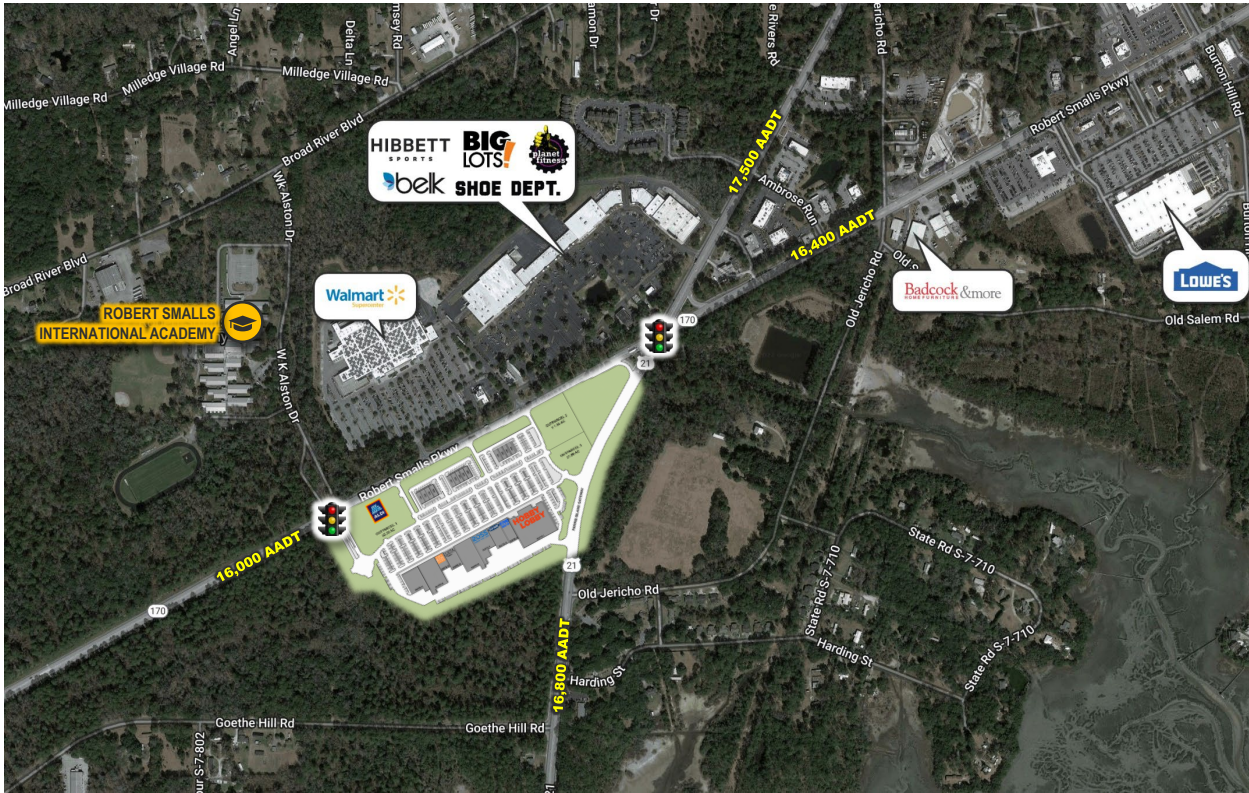


Beaufort Station

📍 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

SF

Demographics

Population (2021)

Average HH Income (2021)

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

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REGIONAL SHOPPING CENTER
FOR LEASE



Beaufort Station

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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 |
| 351A | 2,513 SF | Available |
| 351B | 2,514 SF | Available |
| 351C | 2,500 SF | Available |
| 351D | 2,500 SF | Surcheros |
| 341 A | 2,600 SF | Panda Express |
| 341 B | 2,400 SF | Available |
| 341 C | 3,000 SF | America's Best |
| 341 D | 4,000 SF | Mattress Firm |
| 331 A | 2,600 SF | Chicken Salad Chick |
| 331 B | 1,912 SF | Le Nails |
| 331 C | 2,534 SF | Available |
| 331 D | 3,000 SF | Available |
| OP 1 | 2.35± AC | Aldi |
| OP 2 | 1.56± AC | Parker's |
| OP 3 | 1.06± AC | Parker's Car Wash |

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