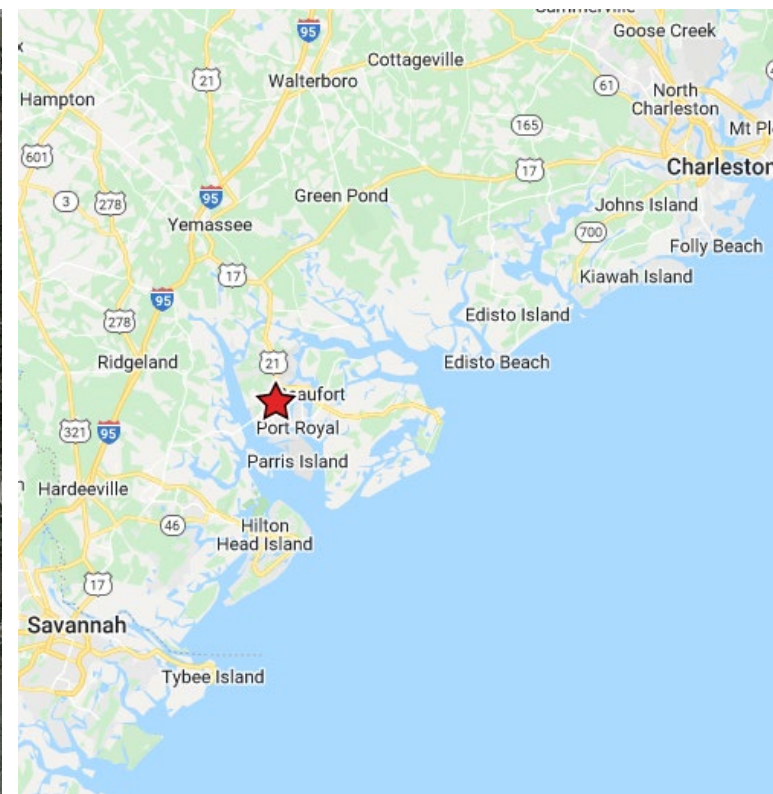
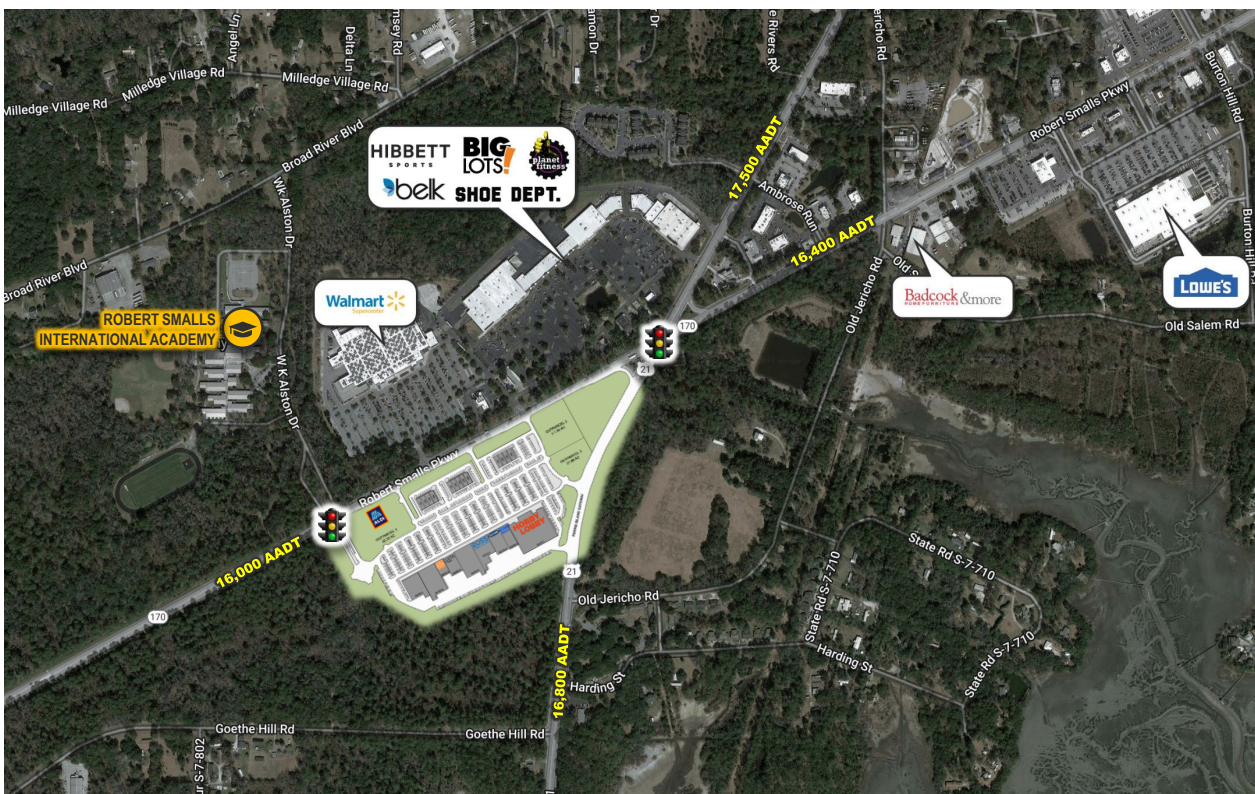


Beaufort Station

📍 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
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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	Available

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