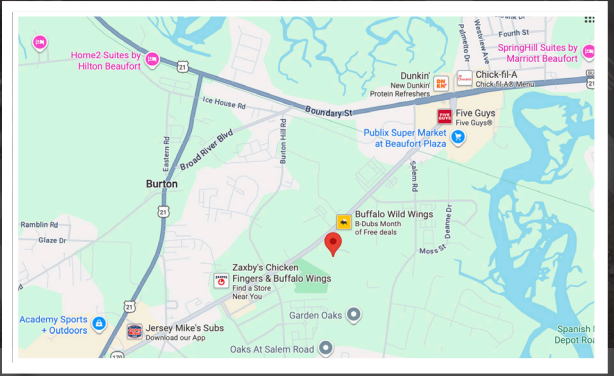


AVAILABLE - FOR SALE

139 ROBERTS SMALLS PARKWAY

BEAUFORT, SC 29906

DEVELOPMENT OPPORTUNITY



LOCATION

Nearby Retailers



OFFERED BY



(843) 856-4600  
[www.belklucy.com](http://www.belklucy.com)

Blair Belk, CCIM  
 blair.belk@belklucy.com  
 (843) 606-5449 — direct office  
 (843) 709-9292 — mobile

AND

Trey Lucy  
 trey.lucy@belklucy.com  
 (843) 606-5455 — direct office  
 (843) 566-2867 — mobile

PROPERTY INFORMATION



PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 139 Robert Smalls Parkway in Beaufort, SC. This 8-acre parcel is ideally positioned in the heart of Beaufort's retail corridor and surrounded by numerous well established retailers, restaurants, and residential developments. Zoned Commercial/Planned Unit Development (PUD), this site offers an excellent opportunity for retail, office, medical, or mixed-use development. With high traffic counts and high visibility along Highway 170, this site is well positioned to capture long-term commercial value. Located in close proximity to Parris Island, MCAS Beaufort and other major employment hubs, this site boasts excellent regional connectivity. Given Beaufort's expanding population, there is strong consumer demand.

AREA DESCRIPTION

Beaufort is a charming harbor city in the heart of the Sea Islands and South Carolina Lowcountry. The natural beauty, history and geography make the city a highly desirable area for residential growth, business development and tourism. This thriving city's close proximity to other fast-growing areas including Hilton Head, Bluffton, and Savannah serve to enhance the appeal. Boasting a large military presence, quality regional medical facilities, abundant downtown commerce and nearly two million annual visitors, Beaufort offers a perfect environment for business to thrive.

TERMS AND CONDITIONS

Size	1 - 8 acres + Utilities
Price	\$ 800,000 - 1,300,000/acre

DEMOGRAPHICS (3-MILE)

Population	21,936
Households	8,986
Avg. HH Income	\$95,627
Traffic Count	20,800 VPD

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RETAIL AERIAL



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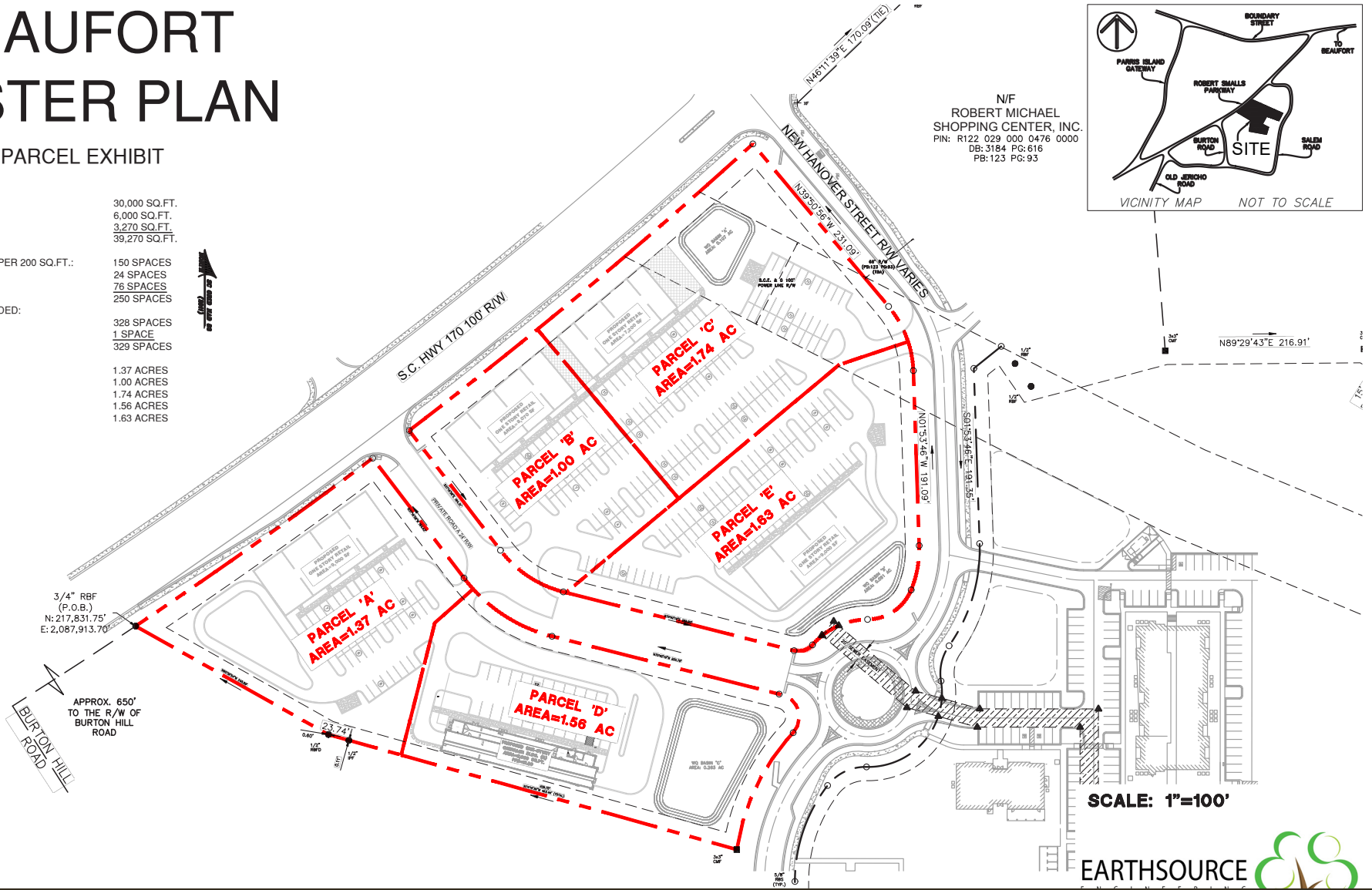
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PARCEL PLAN

# BEAUFORT MASTER PLAN

## PARCEL EXHIBIT

<b>BUILDING AREA:</b>	
RETAIL:	30,000 SQ.FT.
CARWASH:	6,000 SQ.FT.
QUICK SERVICE:	3,270 SQ.FT.
<b>TOTAL:</b>	<b>39,270 SQ.FT.</b>
<b>PARKING REQUIRED:</b>	
RETAIL: 1 SPACE PER 200 SQ.FT.:	150 SPACES
CARWASH:	24 SPACES
QUICK SERVICE:	76 SPACES
<b>TOTAL REQUIRED:</b>	<b>250 SPACES</b>
<b>TOTAL PARKING PROVIDED:</b>	
REGULAR:	328 SPACES
HANDICAP:	1 SPACE
<b>TOTAL:</b>	<b>329 SPACES</b>
<b>AREA:</b>	
PARCEL A:	1.37 ACRES
PARCEL B:	1.00 ACRES
PARCEL C:	1.74 ACRES
PARCEL D:	1.56 ACRES
PARCEL E:	1.63 ACRES



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