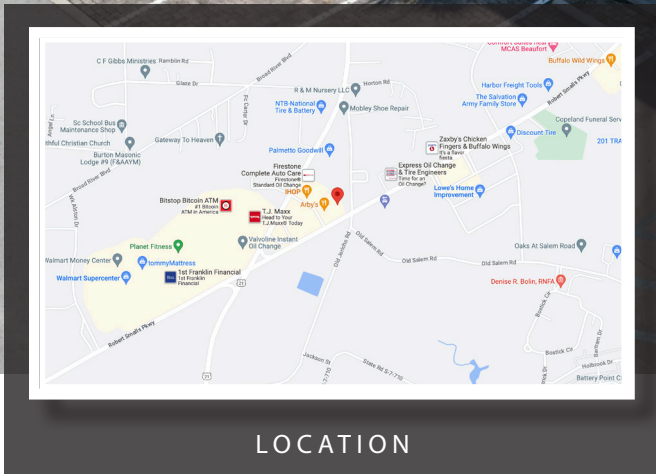


AVAILABLE - FOR SALE | LEASE

264 ROBERTS SMALLS PARKWAY

BEAUFORT, SC 29906

RETAIL



LOCATION

Nearby Retailers



OFFERED BY



(843) 856-4600
www.belklucy.com

Trey Lucy

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(843) 606-5455 — direct office

(843) 566-2867 — mobile

AND

Kevin Shields

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(843) 936-1715 --- direct office

(843) 593-7119 --- mobile

PROPERTY INFORMATION



PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 264 Robert Smalls Parkway in Beaufort, SC. This 4,500 square foot freestanding building is ideally positioned in the heart of Beaufort's retail corridor with high traffic counts. Located within the Crossings of Beaufort retail center, this property has abundant parking and excellent co-tenancy including Lowcountry Urgent Care, IHop, and Arby's. Monument signage is available. Nearby retailers include Walmart Supercenter, Lowes Home Improvement, TJ Maxx, and PetSmart, just to name a few.

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	+/- 4,500 sf
Sale Price	\$1,750,000
Lease Rate	\$28.00/sf NNN

DEMOGRAPHICS (3-MILE)

Population	25,485
Households	9,960
Avg. HH Income	\$95,259

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INTERIOR PHOTOS



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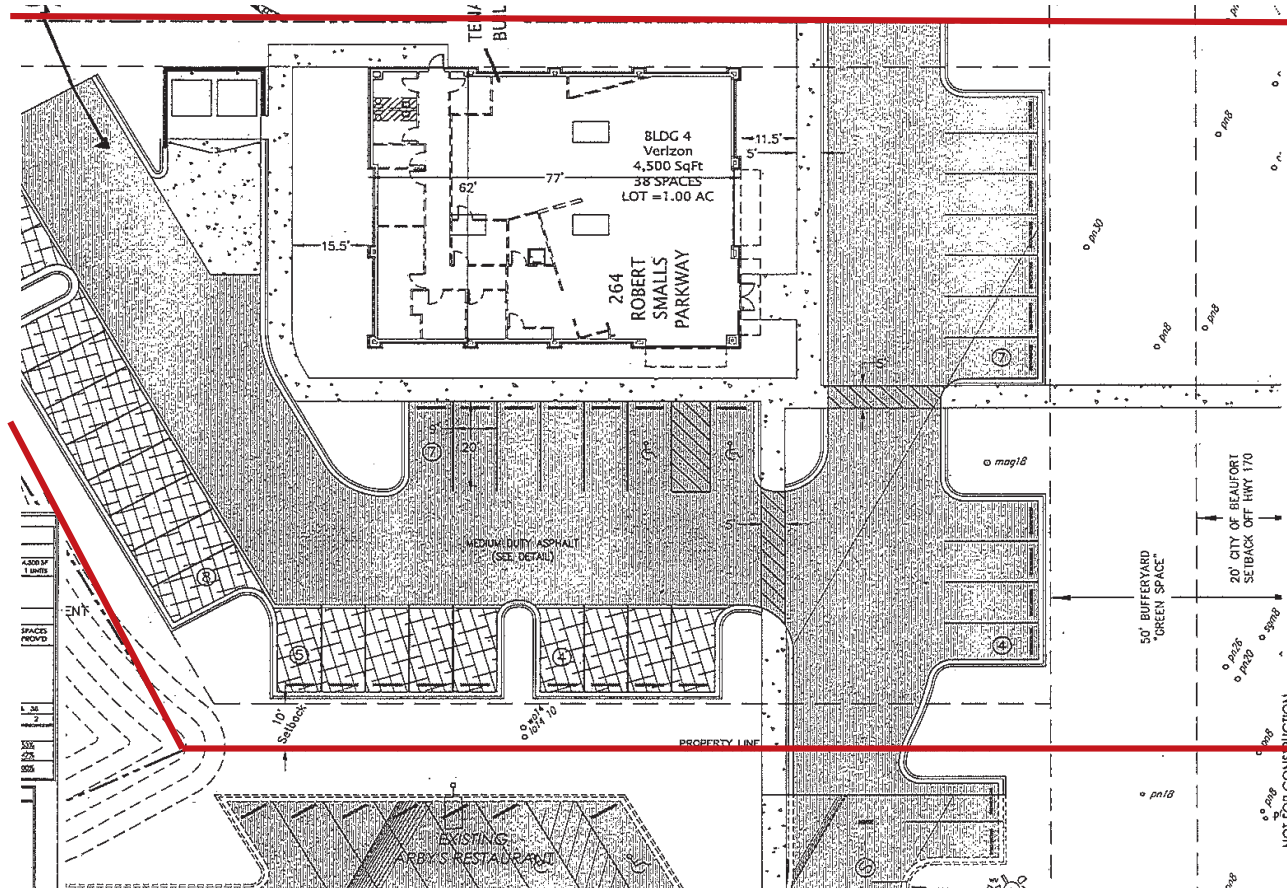
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SURVEY



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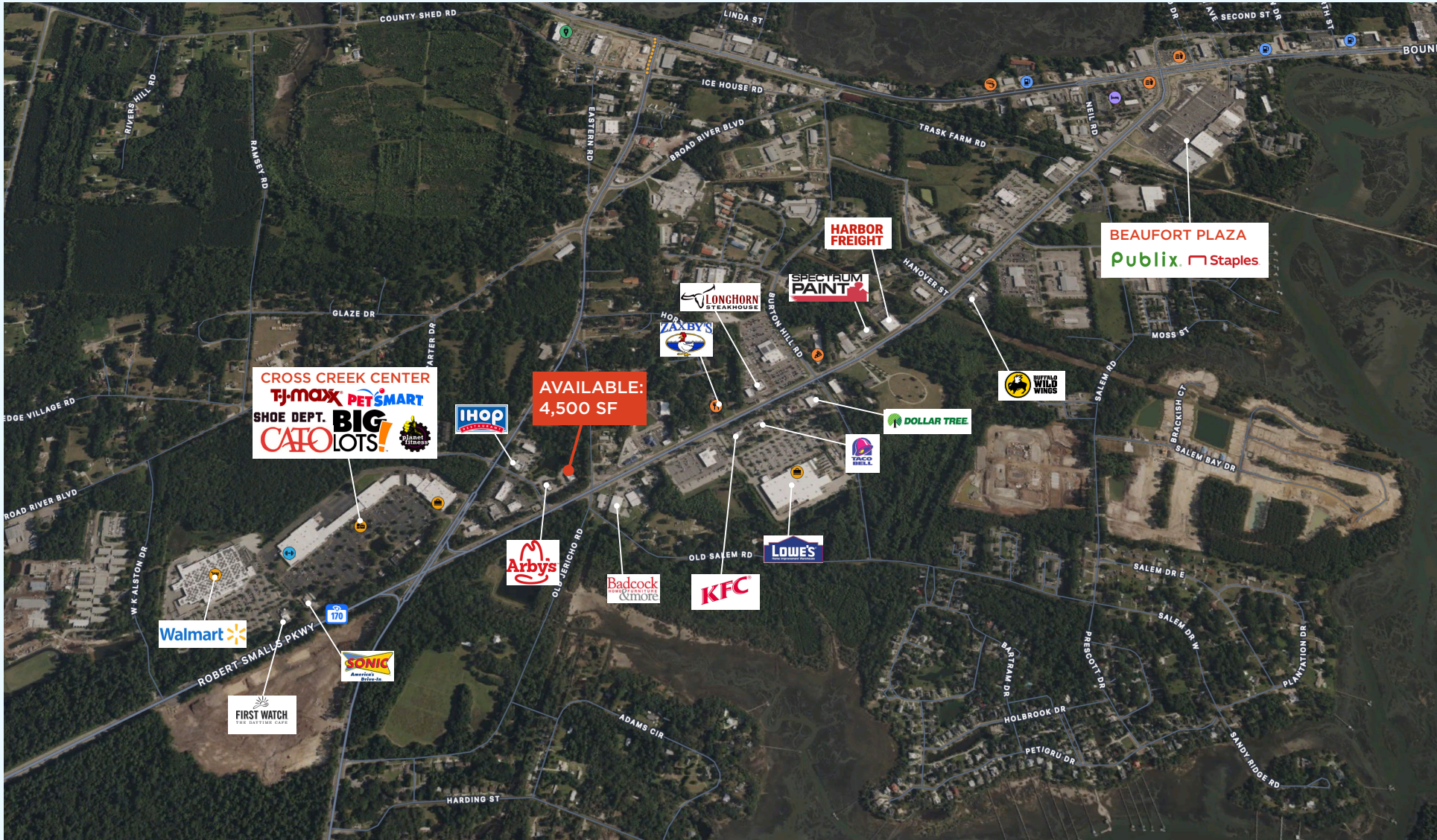
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AERIAL



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