

# FREESTANDING BUILDING FOR SALE

122 ROBERT SMALLS PKWY | BEAUFORT, SC 29906



## CONTACT

Darrell Palasciano | 704.644.4587  
dpalasciano@providencegroup.com

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**ASKING PRICE: \$1,950,000**

## PROPERTY INFORMATION

- Building Size: 8,491
- Lot Size: 1.8 Acres
- Zoning: Urban Center District / Regional Mixed Use District (T5-UC/RMX)

## PROPERTY HIGHLIGHTS

- Turn-key restaurant building for sale
- Full access corner property with direct visibility and monument signage on Robert Smalls Pkwy
- At the heart of Beaufort's dynamic retail and commercial corridor
- Fully equipped, move-in ready
- The SITE is located midway between the redeveloped Beaufort Plaza. **Publix** and the new 200,000 SF Beaufort Station. **HOBBY LOBBY** **TJ-maxx** **ROSS** **HomeGoods** **ALDI**
- 19,900 VPD on Robert Smalls Parkway

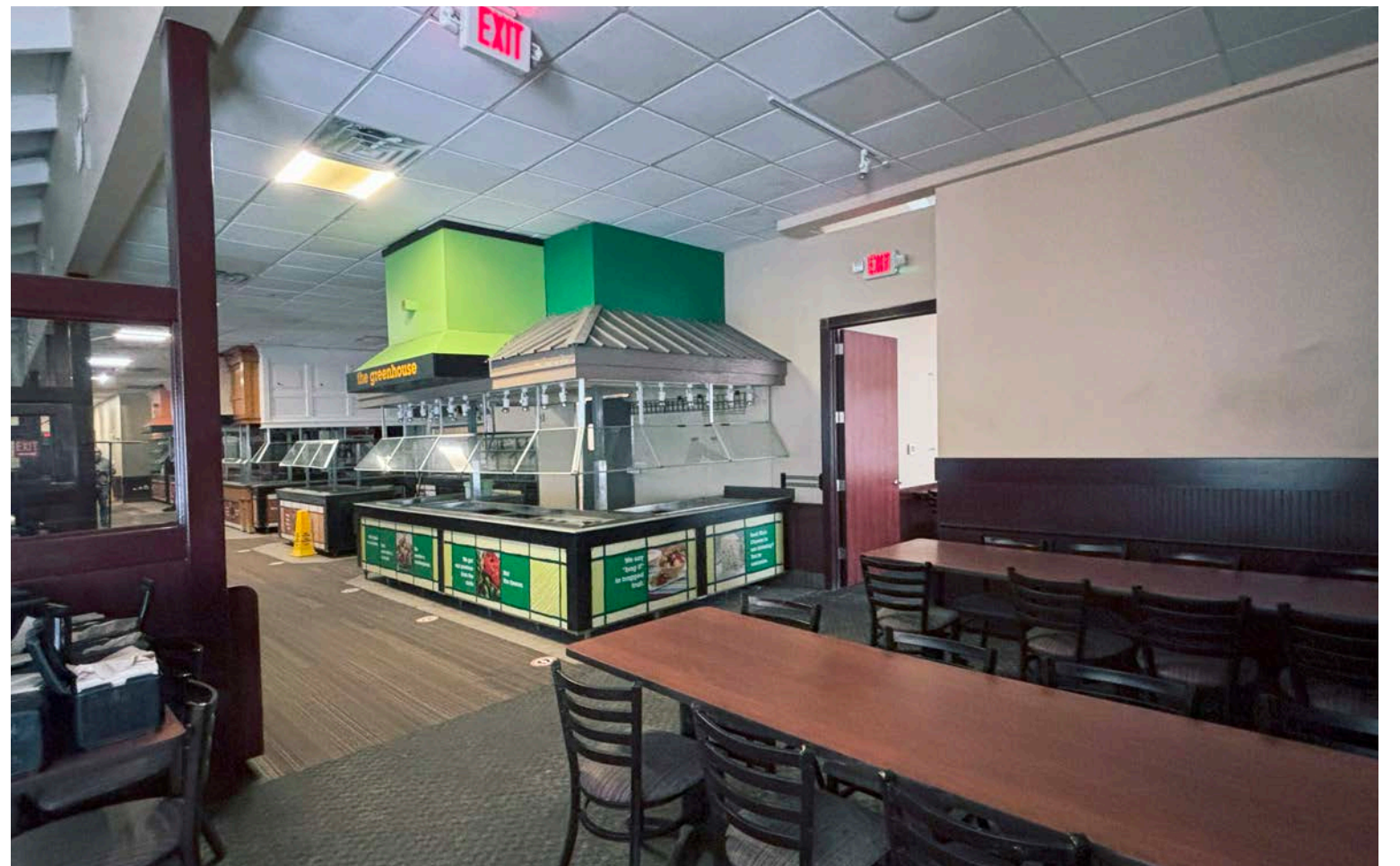
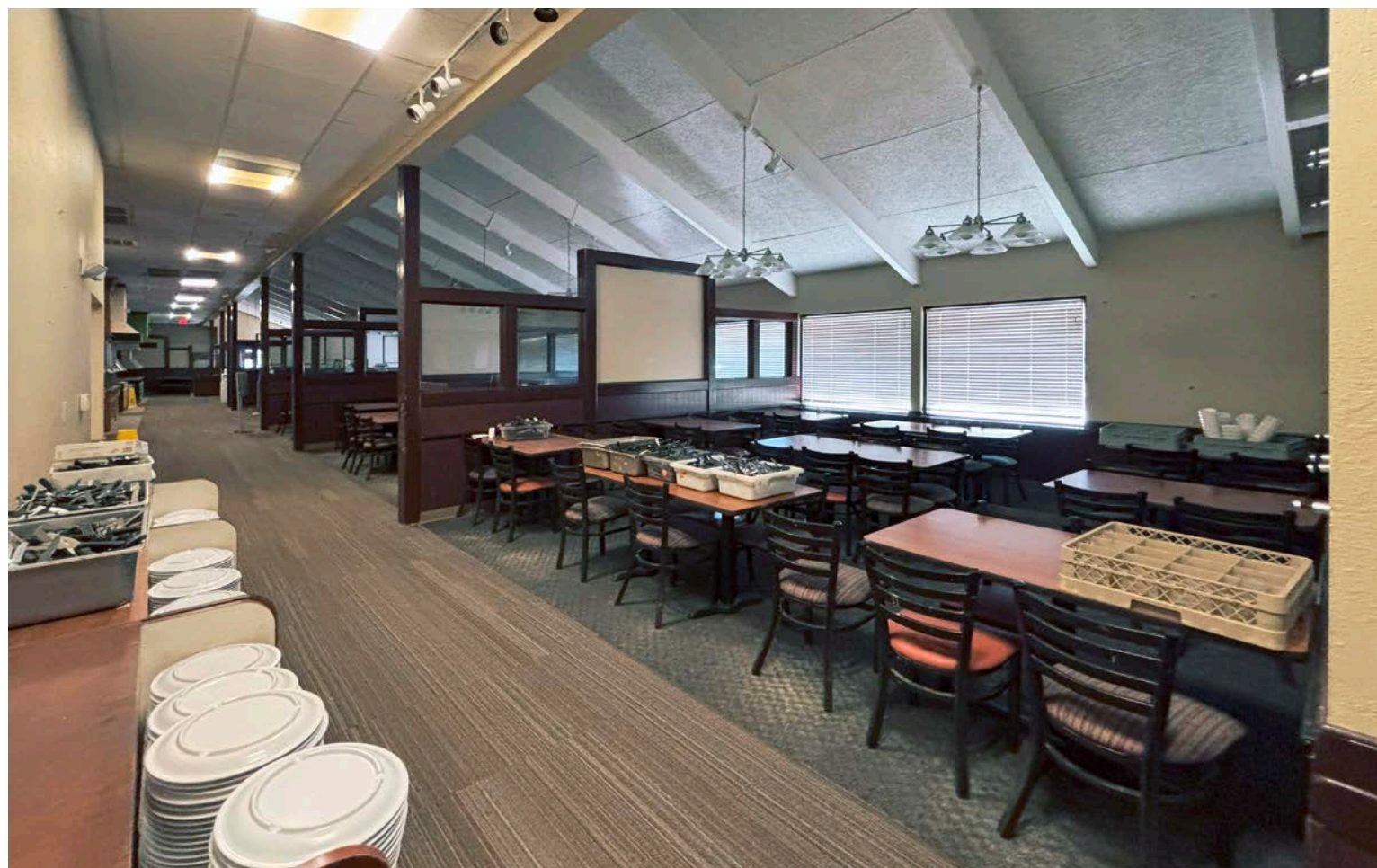
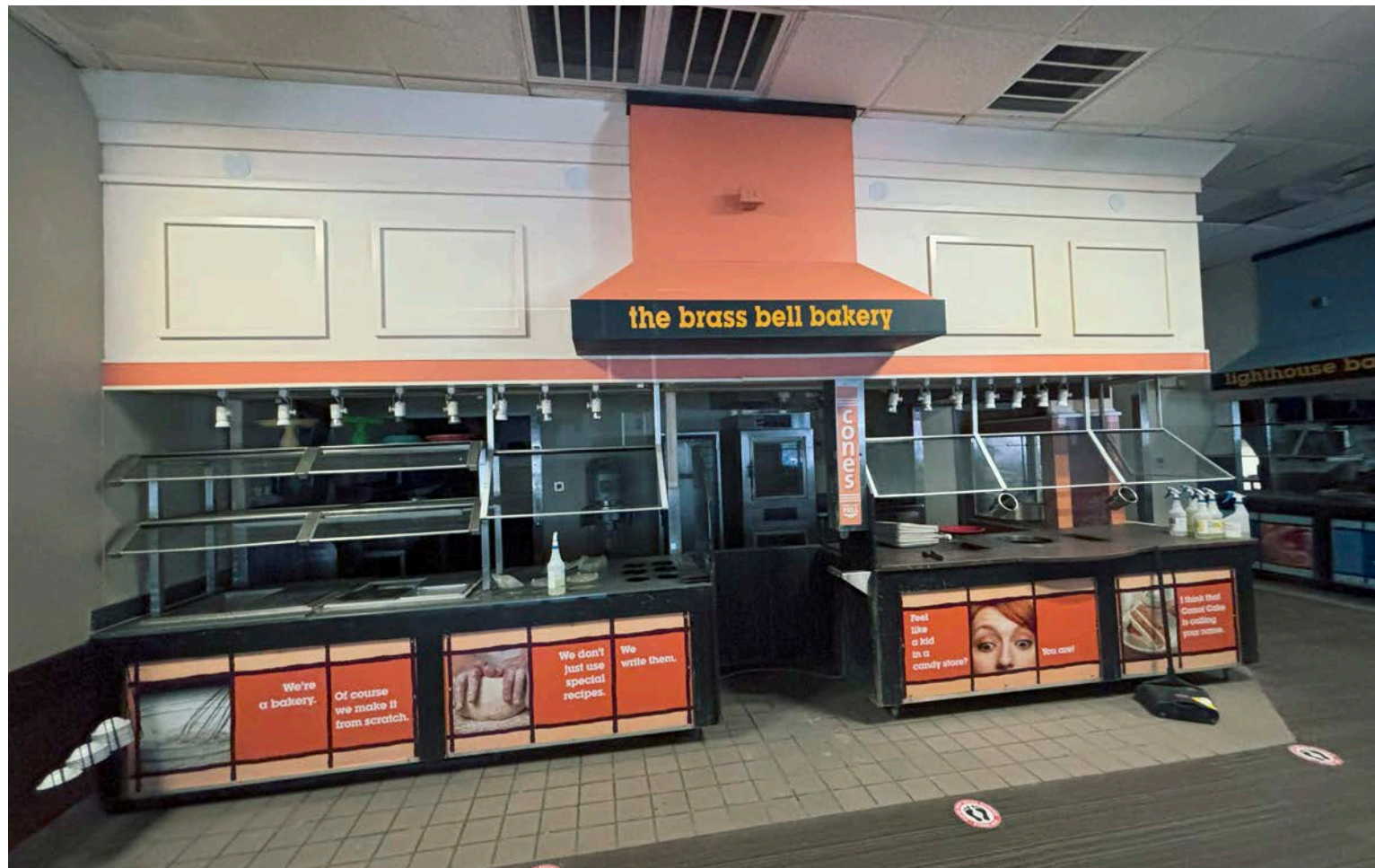
## NEARBY BUSINESSES

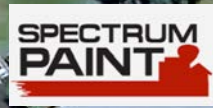
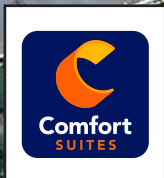
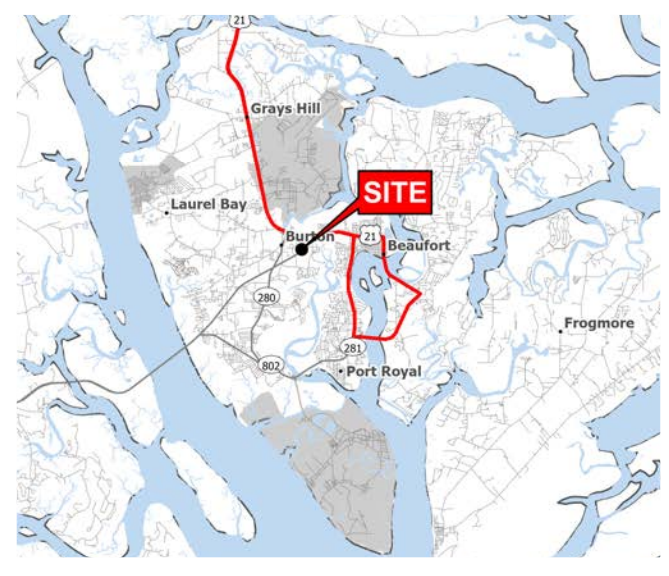


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Preserve @ Hanover Park  
280 Apt Units U/C

19,900 VPD

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DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	2,291	18,553	46,902
AVERAGE HH INCOME	\$85,846	\$87,474	\$96,295
DAYTIME EMPLOYMENT	2,004	10,826	17,815



Beaufort Station  
(Opened 2024)

**HOBBY LOBBY** **TJ-MAXX**  
**ROSS** **HomeGoods**  
 DRESS FOR LESS  
**ULTA** **PETSMART**

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