

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: 9,373 SF
- 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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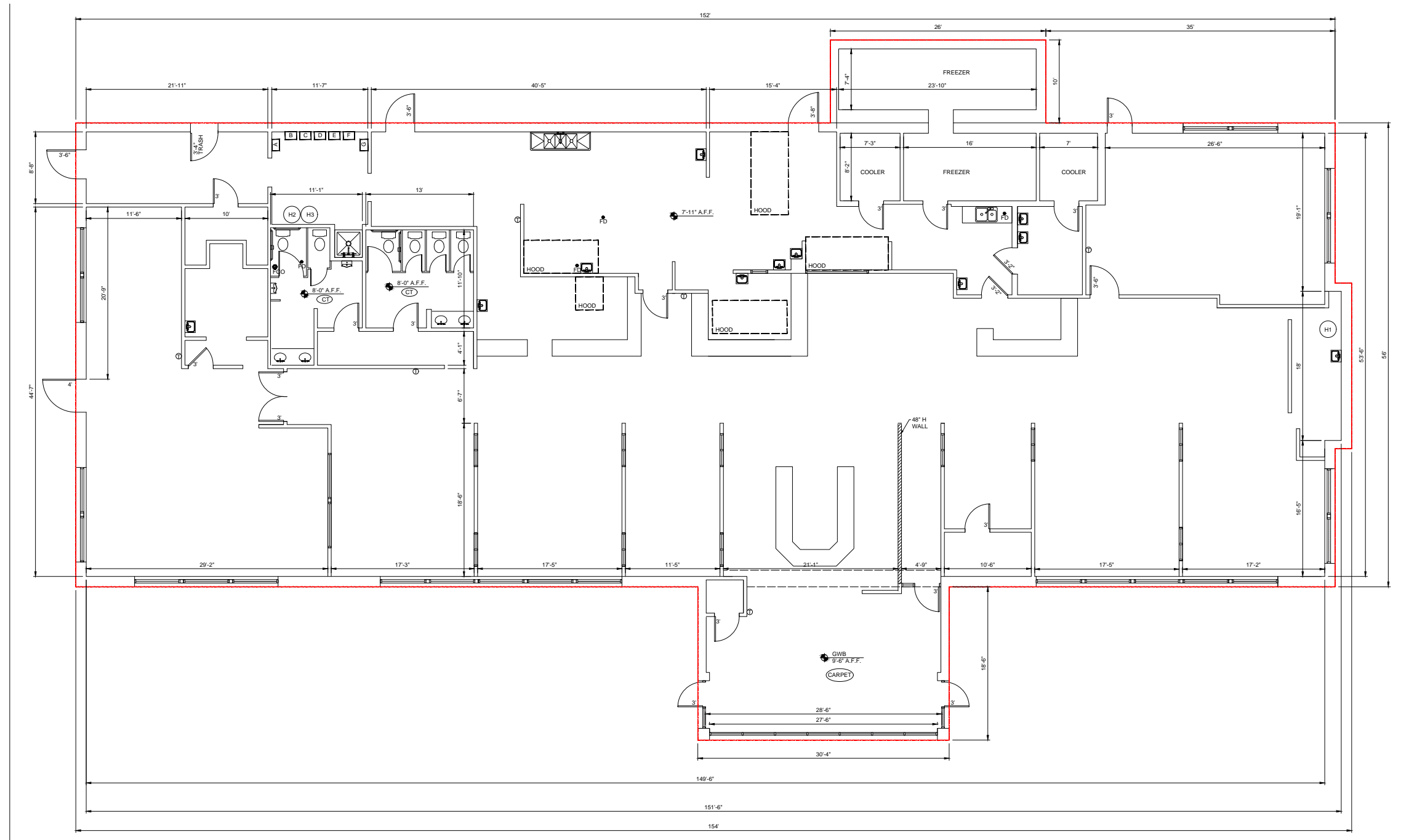
LEGEND	
A = 225 AMP, 208Y/120V	H1 = 3 GAL. GAS HOT WATER HEATER
B = 225 AMP, 208Y/120V	H2 = 100 GAL. GAS HOT WATER HEATER
C = 400 AMP, 208Y/120V	H3 = 100 GAL. GAS HOT WATER HEATER
D = 400 AMP, 208Y/120V	T = THERMOSTAT
E = 400 AMP, 208Y/120V	
F = 200 AMP, 208Y/120V	
G = 200 AMP, 208Y/120V	

LEASEABLE S.F. = 9,373 SF

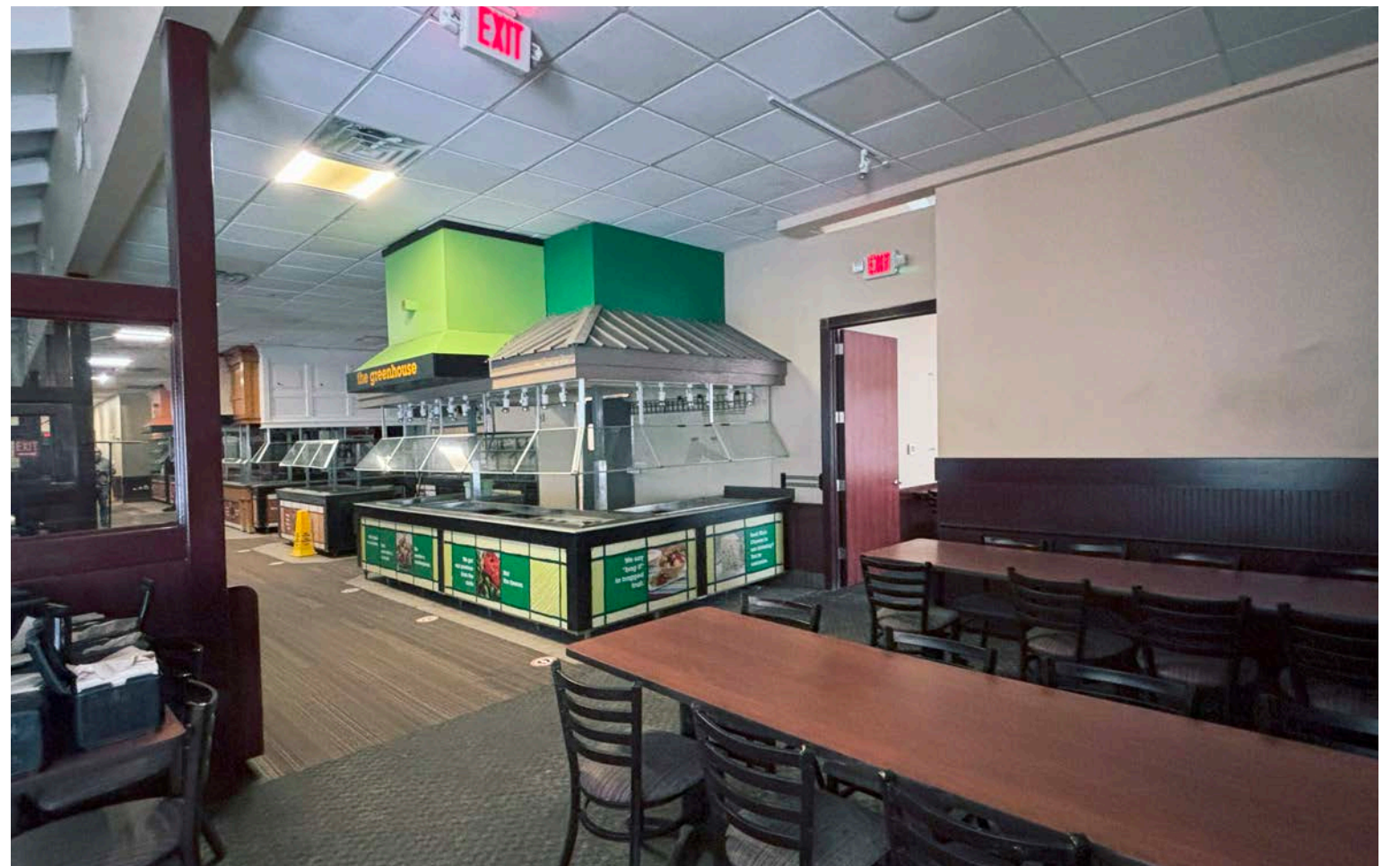
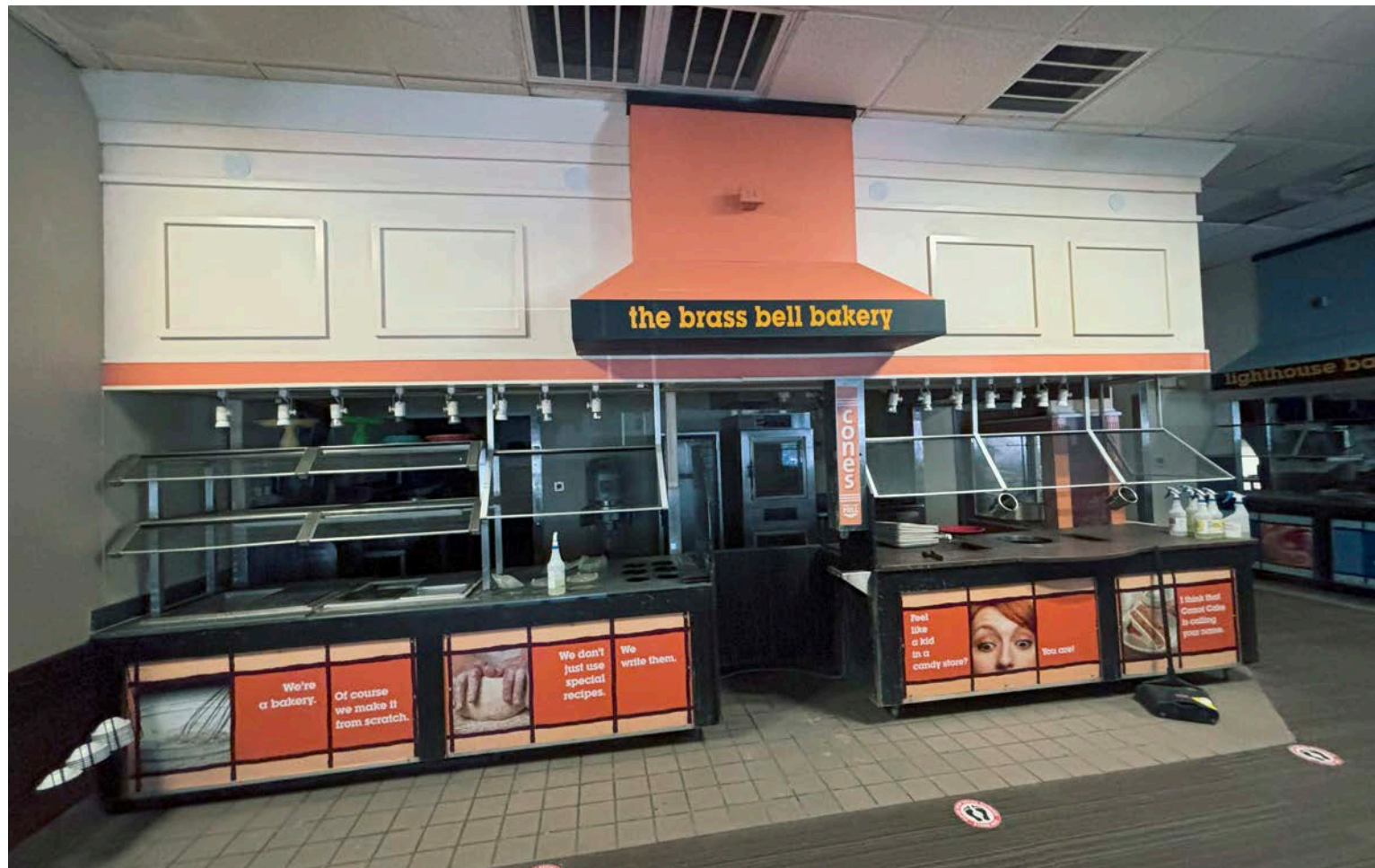
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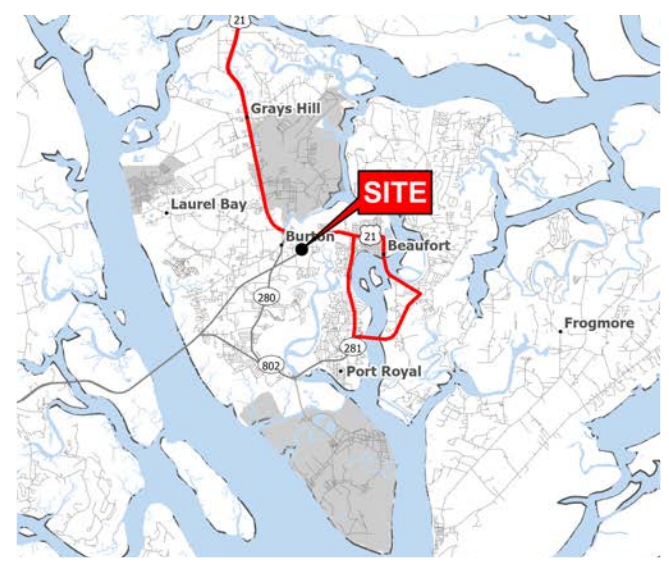
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Preserve @ Hanover Park
280 Apt Units U/C

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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



Cross Creek

- planet fitness
- Mobile
- HIBBETT SPORTS
- belk
- Great Clips
- BIG LOTS!
- GNC GENERAL NUTRITION CENTERS
- K A Y JEWELERS
- CATO

- Firestone
- K IHOP
- Arbys
- WING STOP
- Jersey Mike's SUBS

Walmart SUPERCENTER

Beaufort Station (Opened 2024)

- HOBBY LOBBY
- TJ-MAXX
- ROSS DRESS FOR LESS
- HomeGoods
- ULTA
- PET SMART

SITE

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