

# FREESTANDING BUILDING FOR LEASE

122 ROBERT SMALLS PKWY | BEAUFORT, SC 29906



## CONTACT

Darrell Palasciano | 704.644.4587  
dpalasciano@providencegroup.com





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## LEASING INFORMATION

- Building Size: 8,491
- Lot Size: 1.8 Acres
- Asking Rate: \$24 / SF NNN
- Zoning: Urban Center District / Regional Mixed Use District (T5-UC/RMX)

## PROPERTY HIGHLIGHTS

- Turn-key restaurant building for lease or redevelopment
- 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.  and the new 200,000 SF Beaufort Station.     
- 19,900 VPD on Robert Smalls Parkway

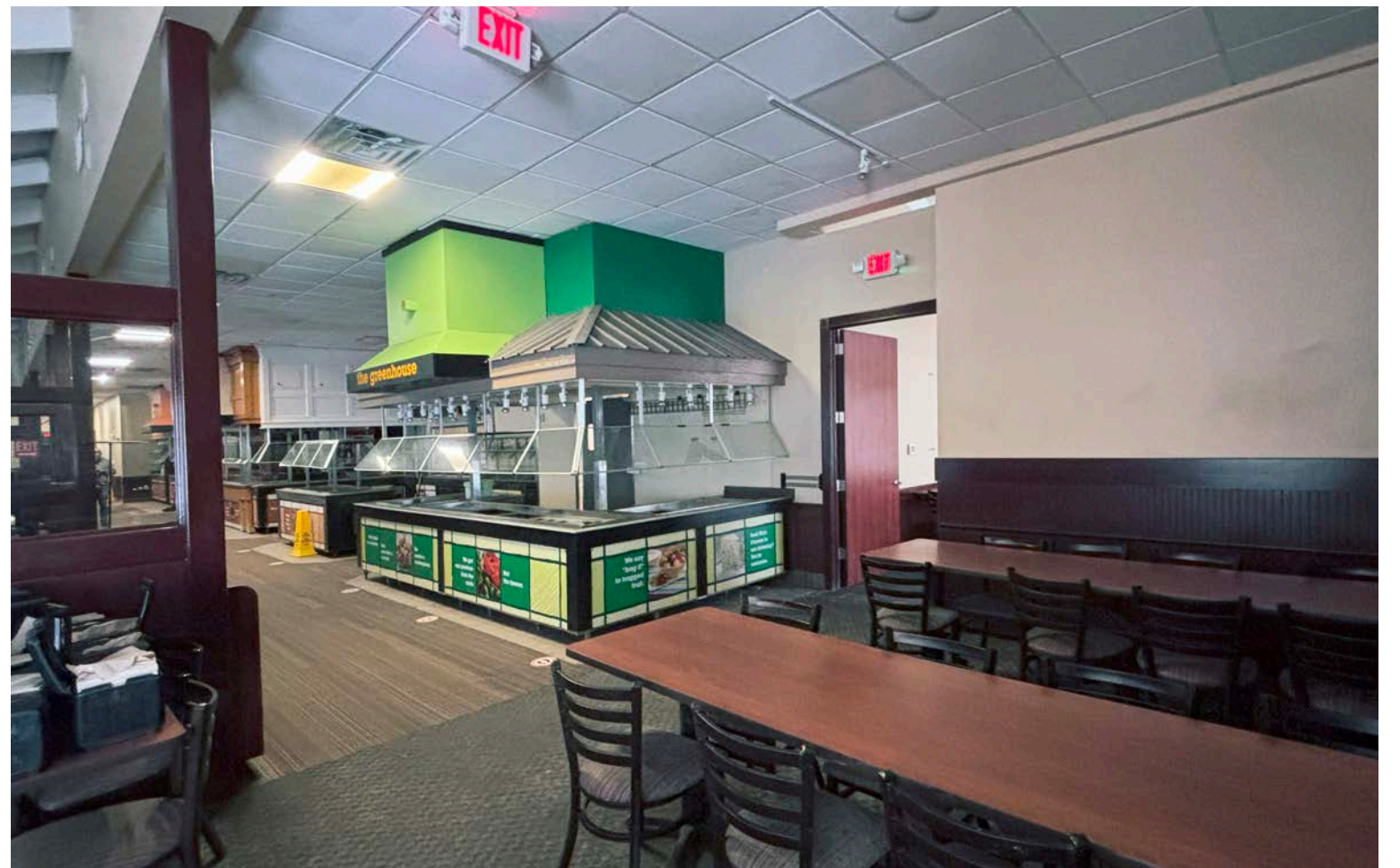
## NEARBY BUSINESSES

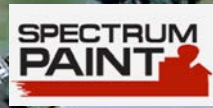
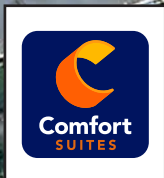
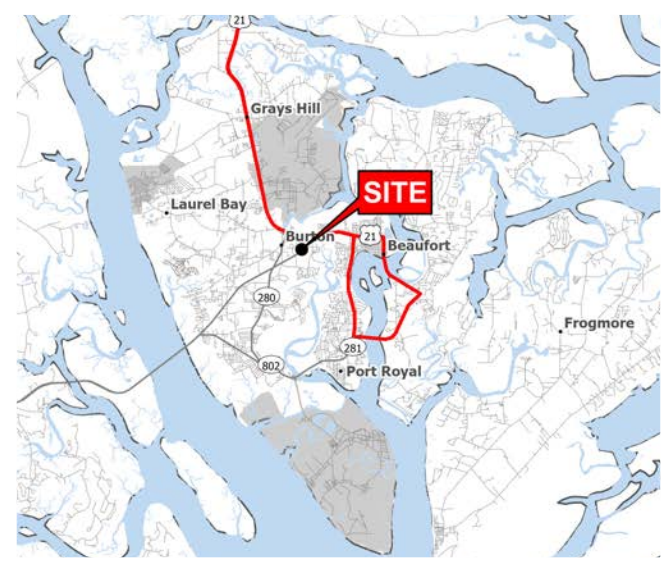


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Preserve @ Hanover Park  
280 Apt Units U/C

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



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

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Marine Corps Air Station Beaufort

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Beaufort Plaza

- Publix
- STAPLES
- Aarons
- BEALLS
- cricket

Beaufort Town Center

- Shoe Show
- FOOD LION
- boost mobile

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

Walmart SUPERCENTER

**SITE**

- LOWE'S
- DOLLAR TREE
- KFC

DOLLAR GENERAL

Historic Downtown Beaufort

- DOLLAR TREE

USC Beaufort

- Harris Teeter

BEAUFORT EXECUTIVE AIRPORT

- Walmart SUPERCENTER

Lady's Island

- Publix
- Great Clips

Royal Oaks

- ACE Hardware
- West Marine
- ROSES

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