

Beaufort Plaza

11 Robert Smalls Parkway
Beaufort, SC





Aerial



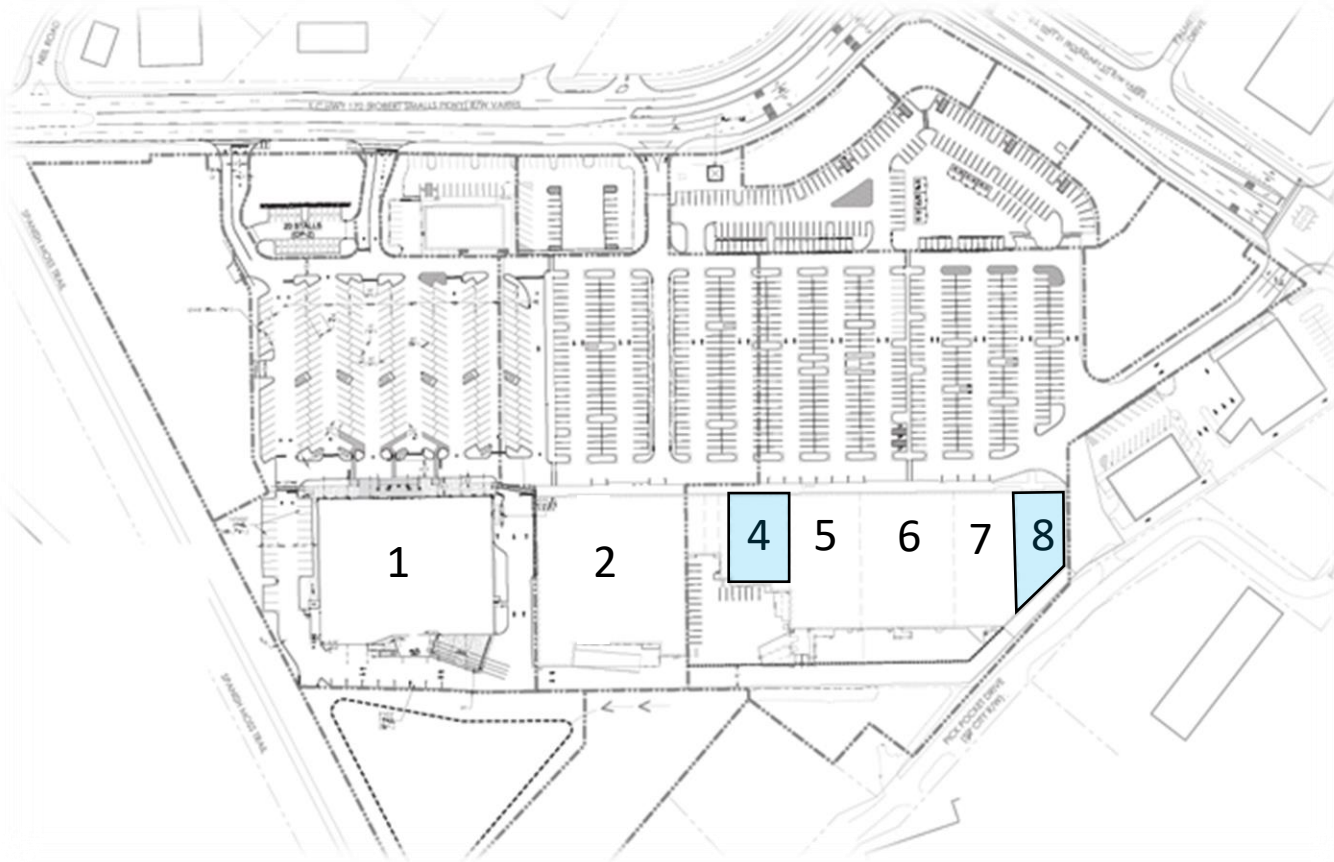


Aerial





In-line Availability



Space	Tenant
1	
2	
3	
④	10,296 SF
5	
6	
7	
⑧	9,021 SF



In-line Availability



9,021 SF Available

10,296 SF Available



Outparcel Availability



Parcel	Acres	Max Building Size
1	1.95	12,000
3	Occupied	Occupied
4	.56	3,600
6	.30	4,800
7	.26	6,600
8	.26	4,800

Parcel 3 Tenants





Outparcel Availability



Parcel 1

1.95 AC / 12,000
SF Building

Parcel 6

.30 AC / 4,800 SF
Building

Parcel 7

.26 AC / 6,600 SF
Building

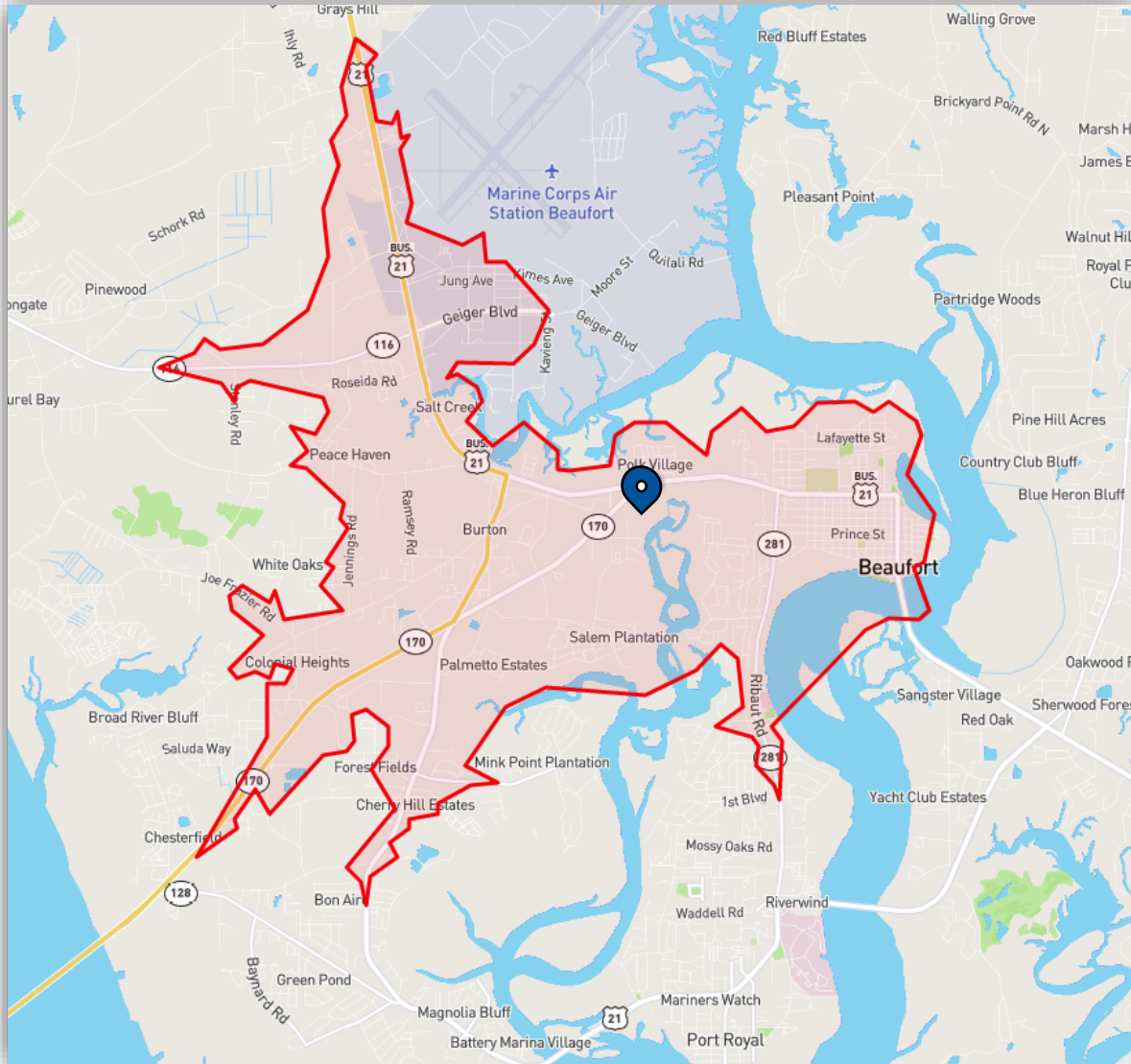
Parcel 8

.26 AC / 4,800 SF
Building



Trade Area

7-Minute Drive Time

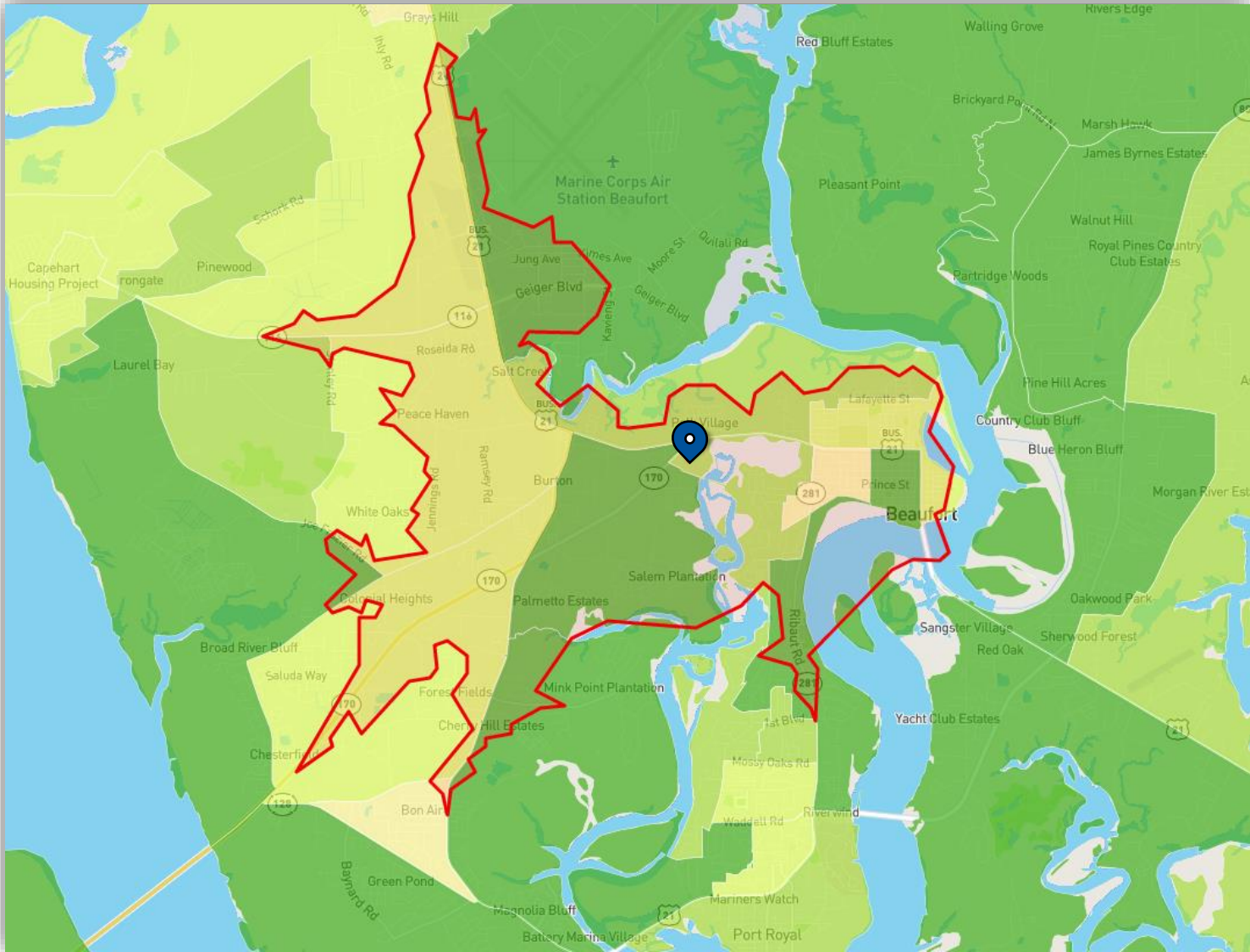


Population	11,473
Median Age	33.2
% White	58%
% Black	34%
% Latino	8%
Single Family Homes	64%
Apartments	36%
Median Income	\$45,956



Trade Area

7-Minute Drive Time



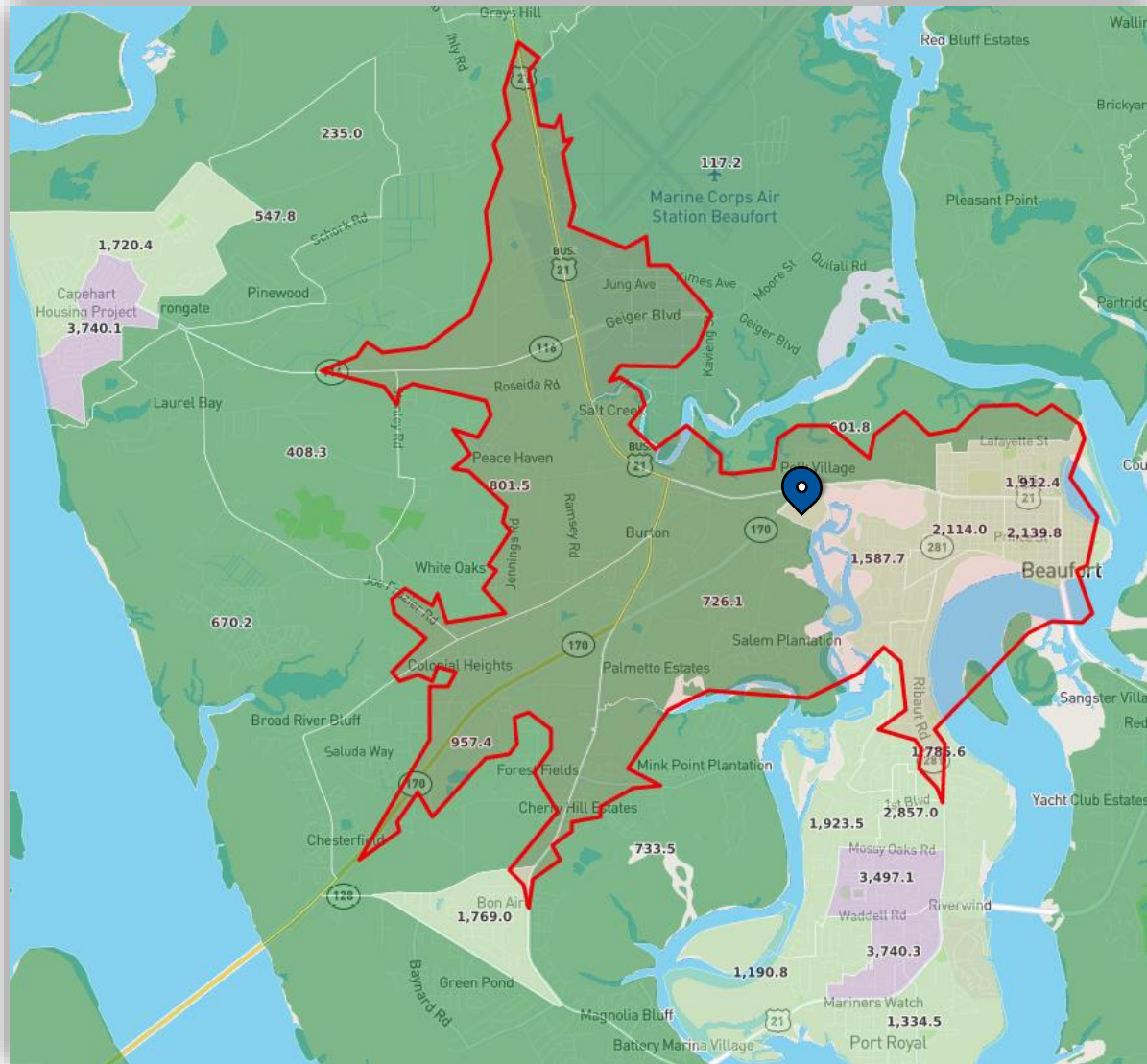
Median Income

- > \$100,000.00
- \$60,000.00-\$100,000.00
- \$45,000.00-\$60,000.00
- \$35,000.00-\$45,000.00
- \$0.00-\$35,000.00



Trade Area

7-Minute Drive Time





Population per Square Mile

- < 1,000
- 1,000-3,000
- 3,000-5,000
- > 5,000



Traffic Count



Color	Street	Vehicles Per Day
	Boundary St	31,300
	Robert Smalls Parkway	21,596