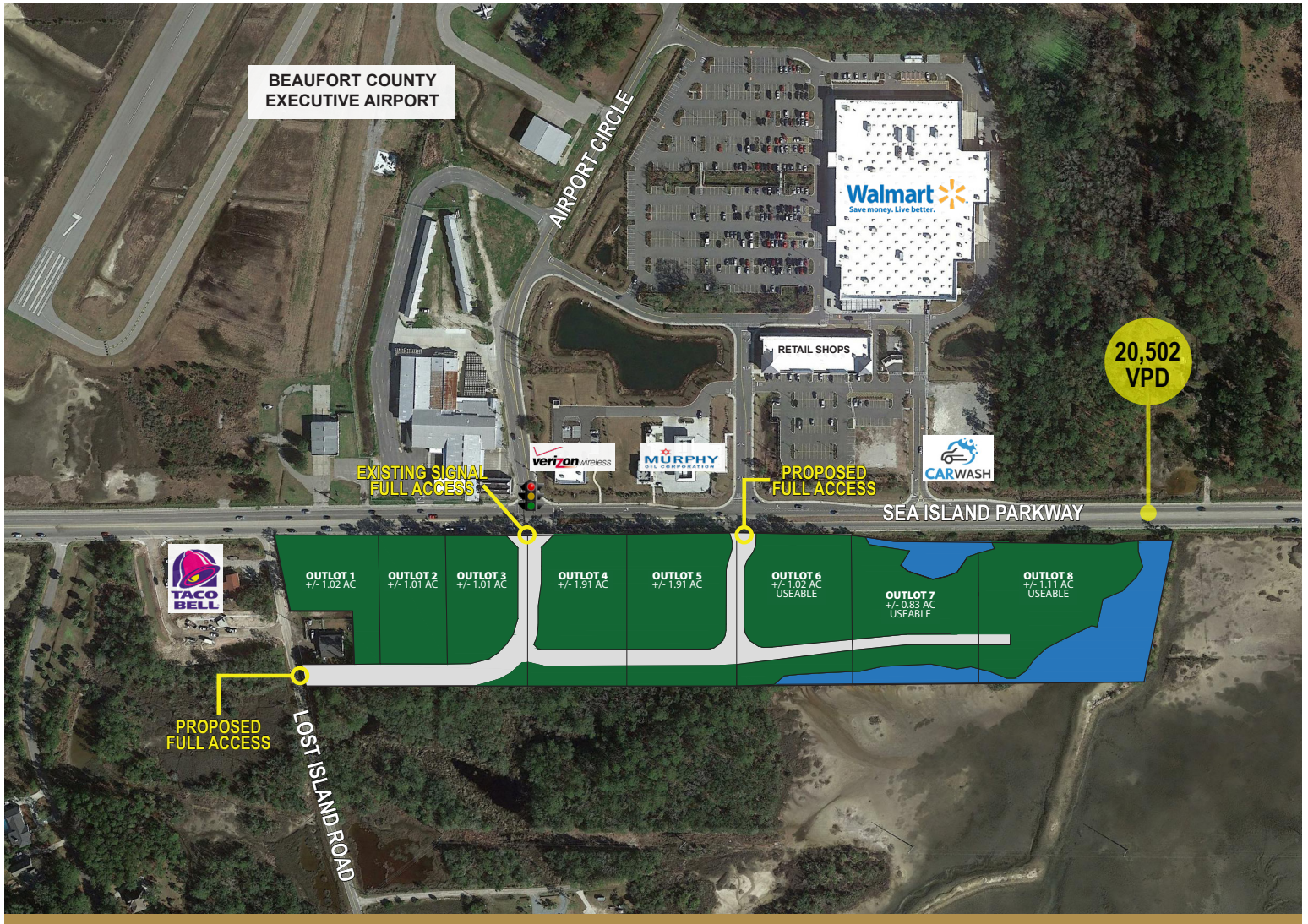


COMMERCIAL OUTPARCEL DEVELOPMENT

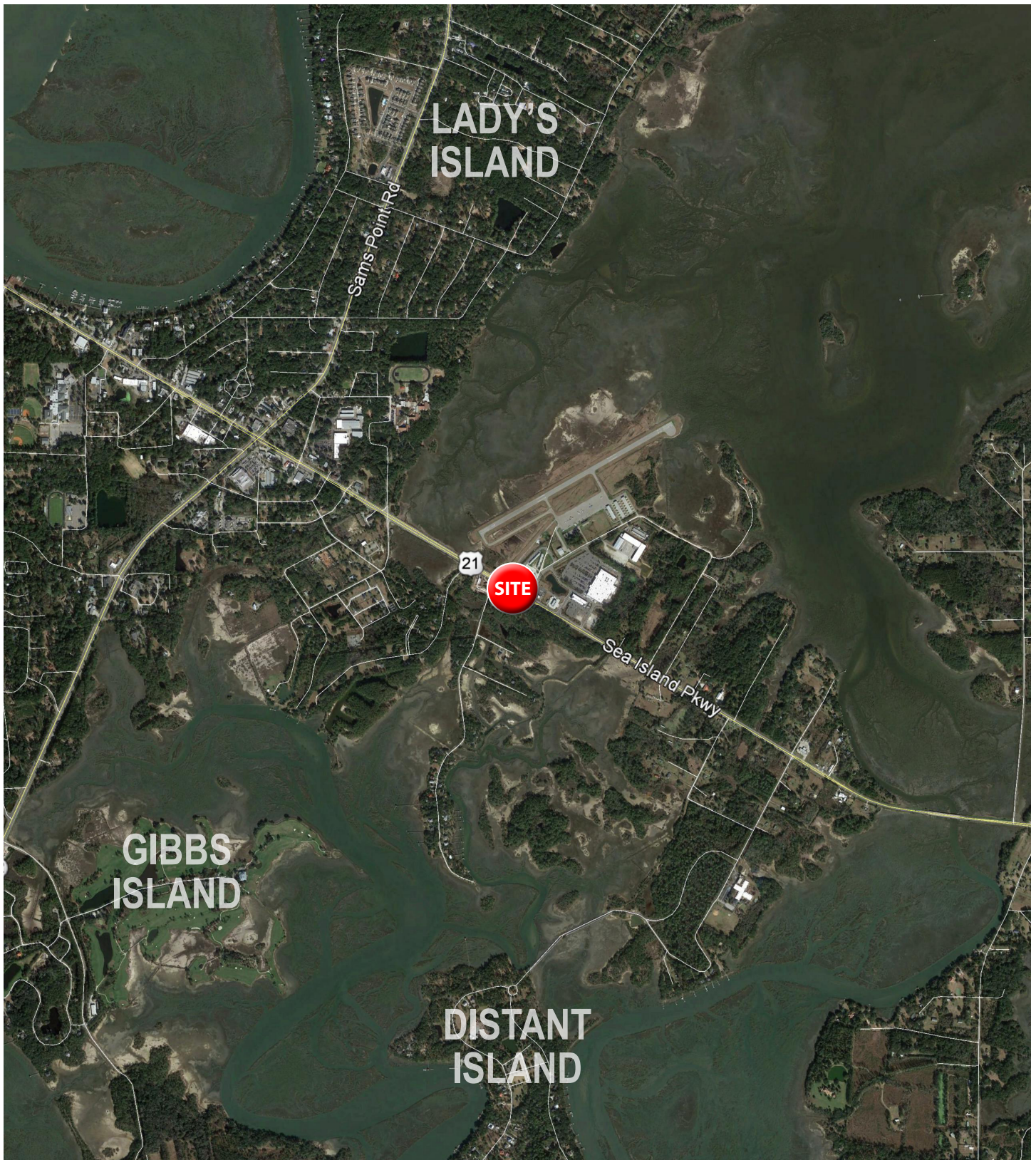
SEA ISLAND PARKWAY & LOST ISLAND ROAD
BEAUFORT, SOUTH CAROLINA 29907



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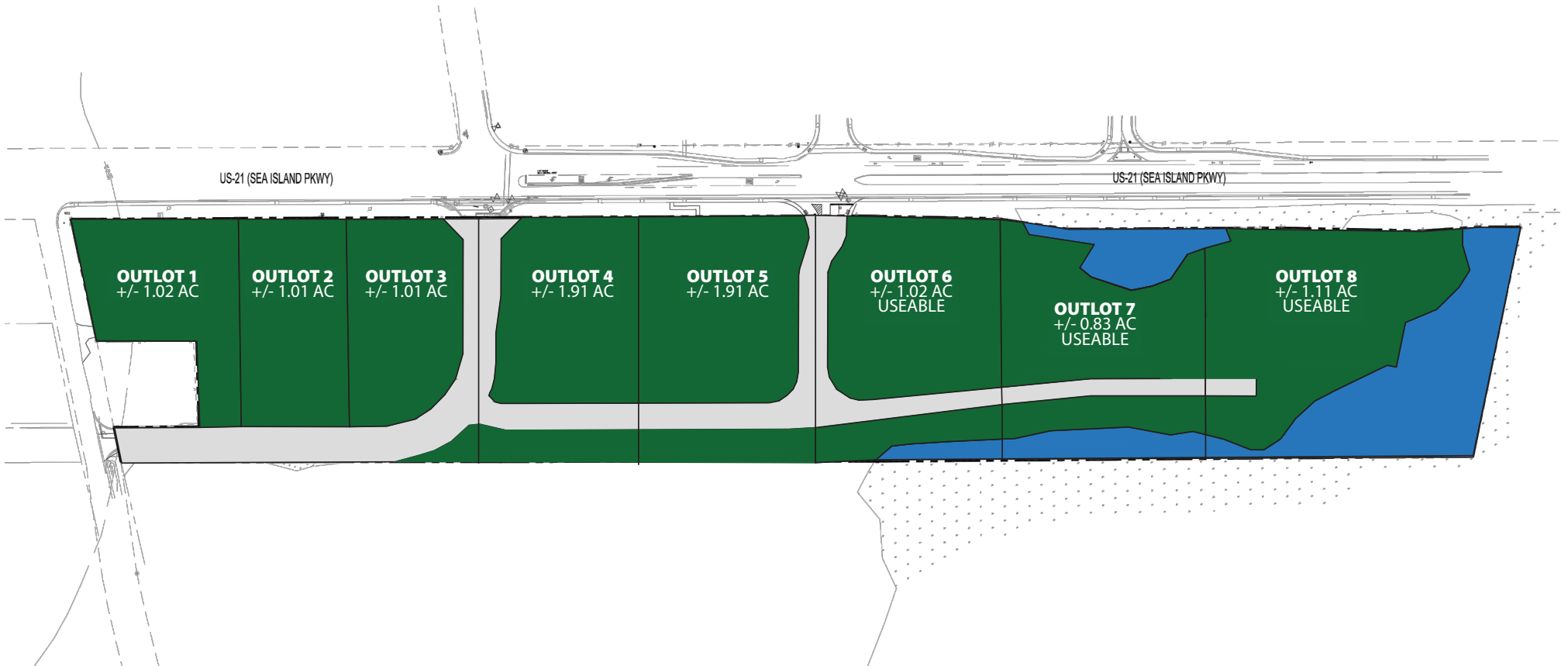
LOCATION



PRELIMINARY SITE PLAN



NEW ACCESS ROAD UNDER CONSTRUCTION



5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**
36,260



**Estimated
Households**
14,770



**Average HH
Income**
\$100,064



**Median HH
Income**
\$75,598



**Total
Businesses**
1,535



**Total
Employees**
14,470



DEMOGRAPHIC REPORT

Lat/Lon: 32.4065/-80.6364

255 Sea Island Pkwy Beaufort, SC 29907	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	740	9,870	36,260
2028 Projected Population	806	10,685	39,388
2020 Census Population	732	9,410	34,496
2010 Census Population	650	8,669	32,806
Projected Annual Growth 2023 to 2028	1.8%	1.7%	1.7%
Historical Annual Growth 2010 to 2023	1.1%	1.1%	0.8%
Households			
2023 Estimated Households	306	4,196	14,770
2028 Projected Households	341	4,649	16,482
2020 Census Households	299	3,962	13,763
2010 Census Households	253	3,497	12,656
Projected Annual Growth 2023 to 2028	2.3%	2.2%	2.3%
Historical Annual Growth 2010 to 2023	1.6%	1.5%	1.3%
Age			
2023 Est. Population Under 10 Years	9.9%	10.3%	10.0%
2023 Est. Population 10 to 19 Years	11.0%	11.5%	13.0%
2023 Est. Population 20 to 29 Years	7.3%	9.3%	13.7%
2023 Est. Population 30 to 44 Years	16.0%	15.4%	14.7%
2023 Est. Population 45 to 59 Years	19.1%	19.0%	17.1%
2023 Est. Population 60 to 74 Years	25.6%	23.3%	20.8%
2023 Est. Population 75 Years or Over	11.1%	11.2%	10.7%
2023 Est. Median Age	49.1	47.0	43.5
Marital Status & Gender			
2023 Est. Male Population	47.7%	47.1%	49.6%
2023 Est. Female Population	52.3%	52.9%	50.4%
2023 Est. Never Married	28.7%	28.1%	34.5%
2023 Est. Now Married	56.5%	52.1%	43.4%
2023 Est. Separated or Divorced	11.5%	14.1%	15.7%
2023 Est. Widowed	3.3%	5.7%	6.4%
Income			
2023 Est. HH Income \$200,000 or More	29.4%	18.4%	13.6%
2023 Est. HH Income \$150,000 to \$199,999	5.0%	4.0%	6.2%
2023 Est. HH Income \$100,000 to \$149,999	13.2%	15.1%	15.3%
2023 Est. HH Income \$75,000 to \$99,999	10.0%	14.4%	14.4%
2023 Est. HH Income \$50,000 to \$74,999	11.9%	19.1%	18.1%
2023 Est. HH Income \$35,000 to \$49,999	7.1%	9.4%	12.1%
2023 Est. HH Income \$25,000 to \$34,999	3.9%	4.8%	5.9%
2023 Est. HH Income \$15,000 to \$24,999	8.2%	5.1%	5.2%
2023 Est. HH Income Under \$15,000	11.4%	9.7%	9.2%
2023 Est. Average Household Income	\$150,828	\$120,526	\$100,064
2023 Est. Median Household Income	\$97,725	\$80,620	\$75,598
2023 Est. Per Capita Income	\$62,394	\$51,474	\$42,267
2023 Est. Total Businesses	81	764	1,535
2023 Est. Total Employees	679	6,640	14,470

DEMOGRAPHIC REPORT

Lat/Lon: 32.4065/-80.6364

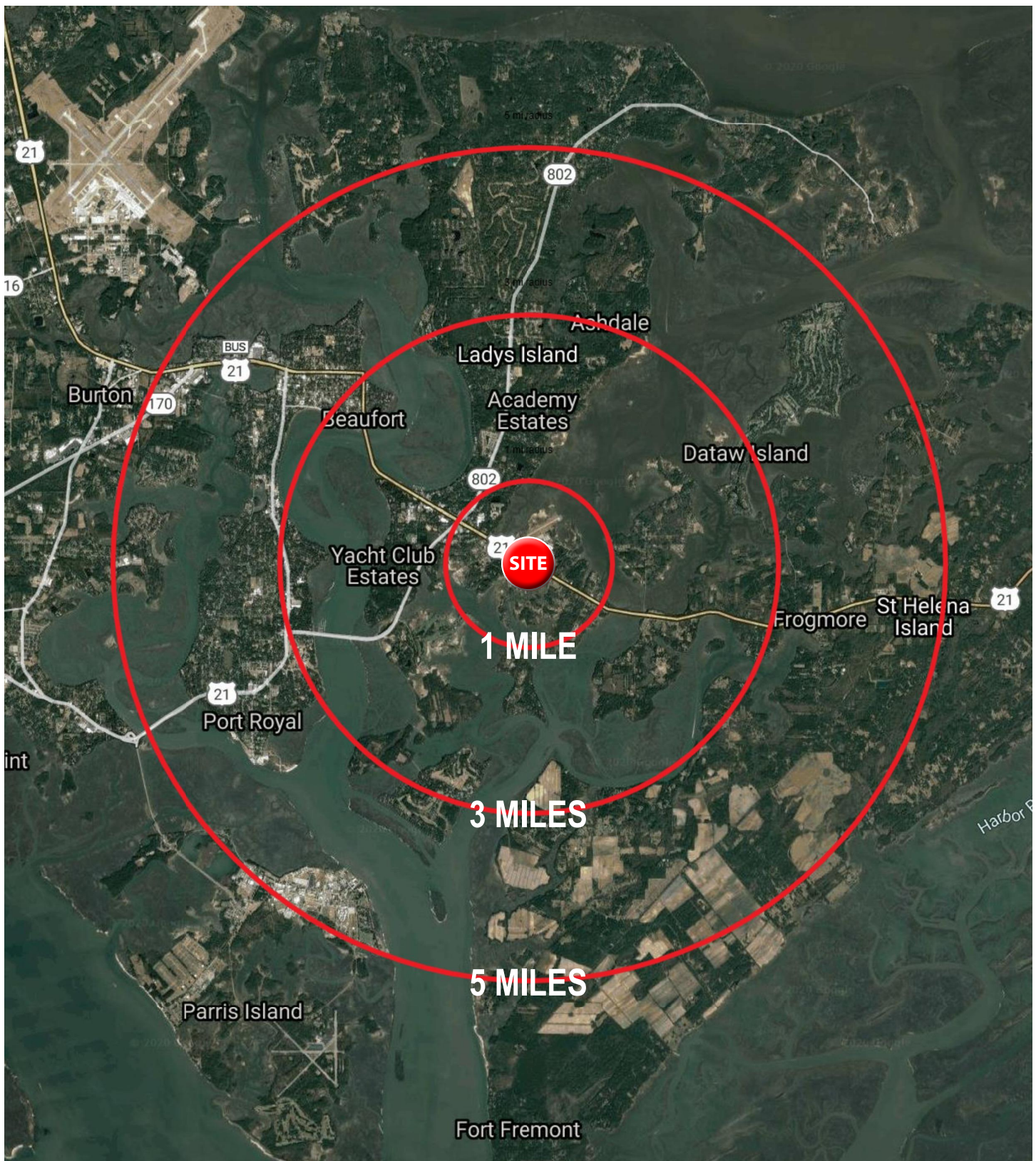
255 Sea Island Pkwy		1 mi radius	3 mi radius	5 mi radius
Beaufort, SC 29907				
Race				
2023 Est. White		69.0%	68.0%	62.4%
2023 Est. Black		22.4%	22.3%	22.5%
2023 Est. Asian or Pacific Islander		2.3%	1.9%	1.5%
2023 Est. American Indian or Alaska Native		0.2%	0.3%	0.4%
2023 Est. Other Races		6.1%	7.6%	13.3%
Hispanic				
2023 Est. Hispanic Population		52	802	2,348
2023 Est. Hispanic Population		7.1%	8.1%	6.5%
2028 Proj. Hispanic Population		7.1%	8.0%	6.5%
2020 Hispanic Population		8.1%	8.0%	8.1%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		563	7,312	25,079
2023 Est. Elementary (Grade Level 0 to 8)		1.3%	1.3%	2.1%
2023 Est. Some High School (Grade Level 9 to 11)		9.9%	5.3%	4.4%
2023 Est. High School Graduate		18.4%	22.2%	24.6%
2023 Est. Some College		13.0%	20.1%	19.4%
2023 Est. Associate Degree Only		5.3%	7.8%	10.0%
2023 Est. Bachelor Degree Only		27.1%	22.1%	20.7%
2023 Est. Graduate Degree		25.0%	21.3%	18.7%
Housing				
2023 Est. Total Housing Units		341	4,747	16,722
2023 Est. Owner-Occupied		76.8%	66.8%	57.8%
2023 Est. Renter-Occupied		13.1%	21.6%	30.5%
2023 Est. Vacant Housing		10.1%	11.6%	11.7%
Homes Built by Year				
2023 Homes Built 2010 or later		14.4%	16.3%	16.7%
2023 Homes Built 2000 to 2009		30.7%	21.5%	19.0%
2023 Homes Built 1990 to 1999		17.9%	21.4%	19.0%
2023 Homes Built 1980 to 1989		15.1%	14.0%	13.2%
2023 Homes Built 1970 to 1979		8.3%	7.2%	8.4%
2023 Homes Built 1960 to 1969		2.0%	2.2%	3.3%
2023 Homes Built 1950 to 1959		0.3%	3.3%	4.8%
2023 Homes Built Before 1949		1.2%	2.5%	4.0%
Home Values				
2023 Home Value \$1,000,000 or More		27.7%	14.9%	9.0%
2023 Home Value \$500,000 to \$999,999		28.4%	24.7%	19.3%
2023 Home Value \$400,000 to \$499,999		11.3%	8.8%	9.5%
2023 Home Value \$300,000 to \$399,999		12.2%	20.5%	22.8%
2023 Home Value \$200,000 to \$299,999		6.9%	15.9%	17.0%
2023 Home Value \$150,000 to \$199,999		5.2%	5.3%	7.8%
2023 Home Value \$100,000 to \$149,999		5.6%	6.3%	9.6%
2023 Home Value \$50,000 to \$99,999		0.6%	1.7%	2.4%
2023 Home Value \$25,000 to \$49,999		1.2%	1.1%	0.7%
2023 Home Value Under \$25,000		1.0%	0.7%	1.9%
2023 Median Home Value		\$570,736	\$434,450	\$364,824
2023 Median Rent		\$954	\$1,055	\$1,048

DEMOGRAPHIC REPORT

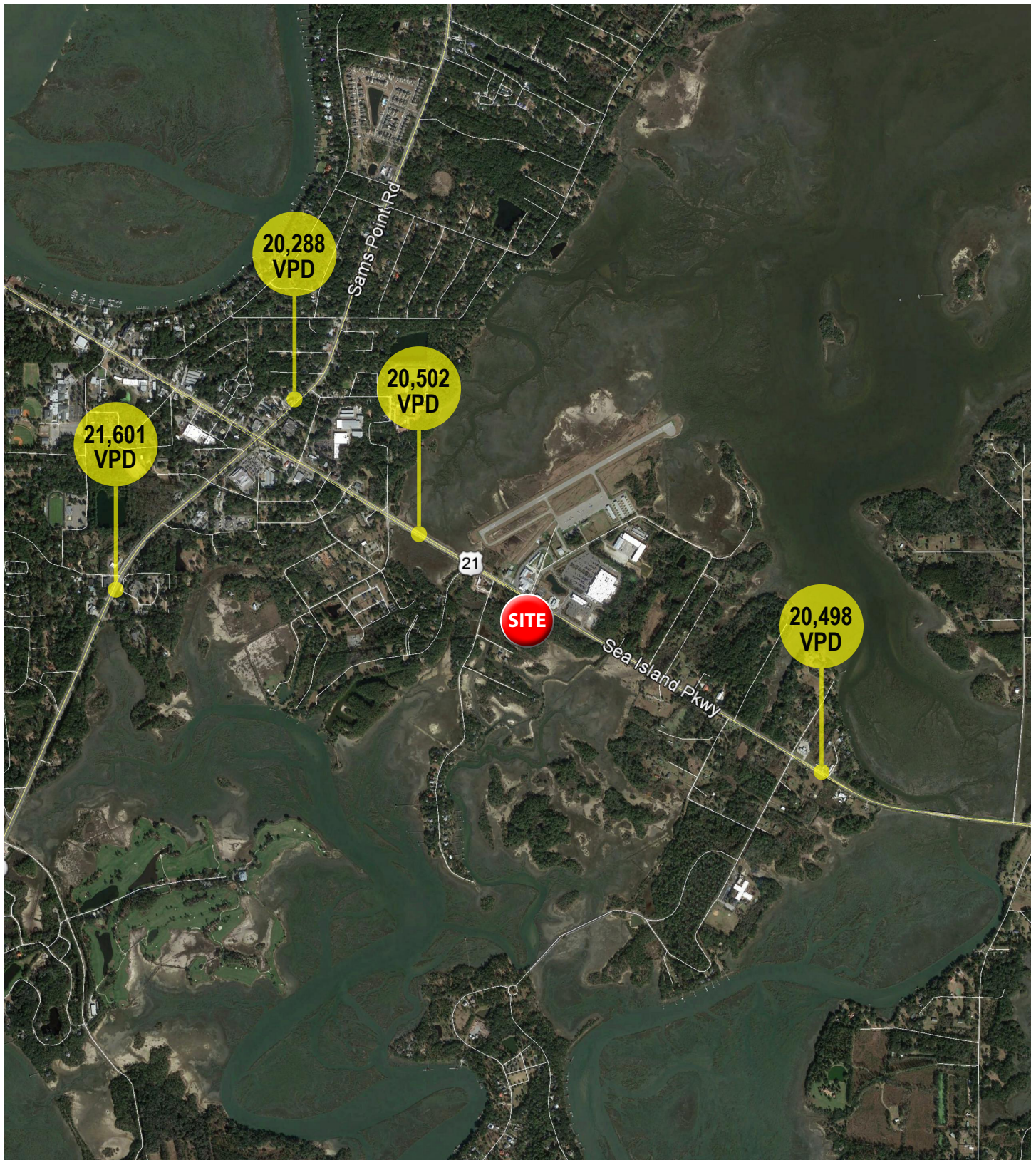
Lat/Lon: 32.4065/-80.6364

255 Sea Island Pkwy Beaufort, SC 29907	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	612	8,117	30,266
2023 Est. Civilian Employed	40.4%	46.5%	46.8%
2023 Est. Civilian Unemployed	1.5%	2.7%	1.9%
2023 Est. in Armed Forces	1.3%	2.7%	6.8%
2023 Est. not in Labor Force	56.8%	48.0%	44.6%
2023 Labor Force Males	46.7%	46.2%	49.4%
2023 Labor Force Females	53.3%	53.8%	50.6%
Occupation			
2023 Occupation: Population Age 16 Years or Over	247	3,777	14,142
2023 Mgmt, Business, & Financial Operations	19.8%	18.3%	18.0%
2023 Professional, Related	27.2%	26.6%	22.9%
2023 Service	18.5%	21.0%	20.5%
2023 Sales, Office	14.6%	14.8%	18.4%
2023 Farming, Fishing, Forestry	-	-	-
2023 Construction, Extraction, Maintenance	10.9%	10.2%	10.6%
2023 Production, Transport, Material Moving	9.0%	9.0%	9.7%
2023 White Collar Workers	61.6%	59.7%	59.2%
2023 Blue Collar Workers	38.4%	40.3%	40.8%
Transportation to Work			
2023 Drive to Work Alone	79.6%	80.8%	77.1%
2023 Drive to Work in Carpool	7.6%	6.6%	7.2%
2023 Travel to Work by Public Transportation	0.1%	0.3%	0.5%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	2.8%	2.0%	2.9%
2023 Other Means	1.2%	1.3%	2.0%
2023 Work at Home	8.7%	9.0%	10.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	32.2%	29.6%	34.7%
2023 Travel to Work in 15 to 29 Minutes	36.9%	33.3%	29.1%
2023 Travel to Work in 30 to 59 Minutes	26.7%	32.2%	31.1%
2023 Travel to Work in 60 Minutes or More	4.3%	4.9%	5.1%
2023 Average Travel Time to Work	19.2	21.5	20.5
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$28.14 M	\$335.63 M	\$1.04 B
2023 Est. Apparel	\$1.01 M	\$11.83 M	\$36.56 M
2023 Est. Contributions, Gifts	\$1.84 M	\$20.77 M	\$62.59 M
2023 Est. Education, Reading	\$1.06 M	\$11.52 M	\$34.76 M
2023 Est. Entertainment	\$1.64 M	\$19.26 M	\$59.27 M
2023 Est. Food, Beverages, Tobacco	\$4.18 M	\$50.6 M	\$157.48 M
2023 Est. Furnishings, Equipment	\$1.01 M	\$11.94 M	\$36.77 M
2023 Est. Health Care, Insurance	\$2.53 M	\$30.66 M	\$95.19 M
2023 Est. Household Operations, Shelter, Utilities	\$8.97 M	\$107.64 M	\$334.86 M
2023 Est. Miscellaneous Expenses	\$538.9 K	\$6.39 M	\$19.78 M
2023 Est. Personal Care	\$375.93 K	\$4.49 M	\$13.93 M
2023 Est. Transportation	\$4.99 M	\$60.52 M	\$187.69 M

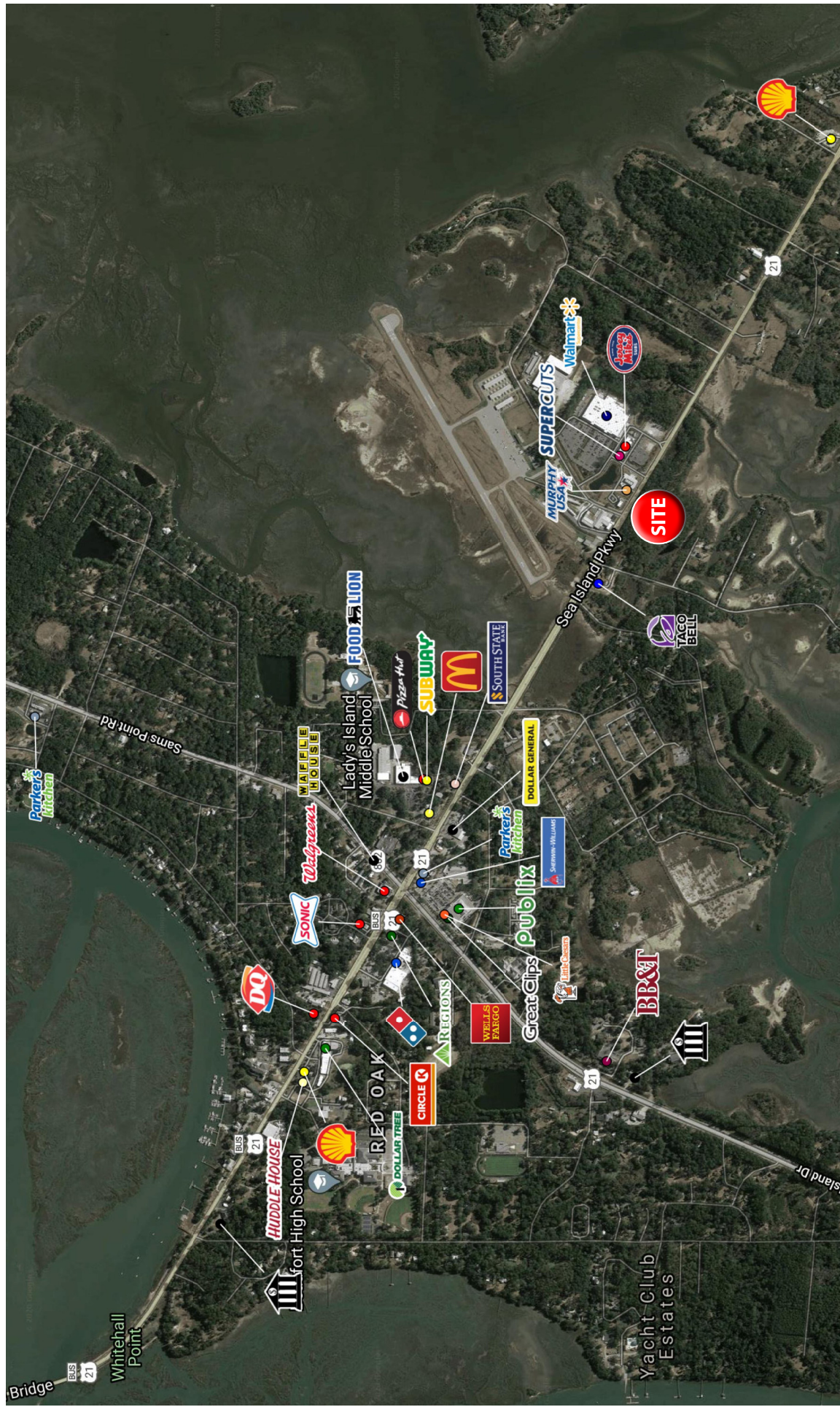
DEMOGRAPHIC REPORT



TRAFFIC COUNTS



COMMERCE AERIAL





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