



**PRINCIPAL
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COMMERCIAL REAL ESTATE



8 NEIL ROAD BEAUFORT, SC 29906

ACREAGE

**±2.70
ACRES**

ZONING

**C5-
RCMU**

PRICE

\$2,250,000



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PROPERTY DESCRIPTION

8 Neil Road presents a rare opportunity to acquire a uniquely positioned mixed-use site in one of Beaufort's most promising redevelopment corridors. The site is improved with two buildings, including a 6,273 SF metal building with 10 bay doors, three-phase power, 2025 4-ton HVAC, and a large fenced storage yard currently operated as a towing business, as well as an additional ~1,200 SF cinderblock building fronting the Spanish Moss Trail. With two wells, stubbed gas lines on site, and a functional existing layout, the property offers immediate utility while also presenting significant upside for future redevelopment, repositioning, or adaptive reuse in a rapidly evolving area. Buyers are encouraged to inquire about availability of adjacent parcels.

LOCATION DESCRIPTION

8 Neil Road is exceptionally well positioned at the intersection of Hwy 170 and Hwy 21, placing it in the middle of Northern Beaufort County's strongest growth corridors. Along Hwy 170, the site benefits from proximity to the newly developed Beaufort Station shopping center, the newly redeveloped Beaufort Plaza shopping center, the brand new 50-unit townhome complex from Tri Pointe Homes, and the 328-unit Pointe Grand Apartments, all of which continue to add retail momentum and residential density to the area. Along Hwy 21, the property is near Home2 Suites, the newly opened Wendy's and Cook Out, and within a 3-mile radius Beaufort Commerce Park, further strengthening the corridor's commercial draw. The site also fronts the Spanish Moss Trail, a major recreational amenity that has continued expanding toward Port Royal, adding another layer of visibility, connectivity, and long-term appeal. Altogether, this location offers a rare combination of access, exposure, surrounding growth, and trail frontage that makes it especially attractive for future redevelopment.



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DEMOGRAPHICS



RADIUS FROM SITE	POPULATION +/-	Median HH Income	EST. 5-YEAR GROWTH
1 MILE	2,291	\$44,484	+10.69%
3 MILE	17,293	\$54,118	+10.40%
5 MILE	46,321	\$59,767	+10.46%

NOTABLE USES UNDER C5RCMU

PERMITTED			CONDITIONAL	
	Hotel/Inn/Motel	Medical Service: Clinics/Offices		Vehicle Services
Transportation Terminal	Recreation Facility: Commercial Indoor	Parking Facility: Public or Commercial	Wholesaling and Distribution	Restaurant w/ Drive- through
Agricultural Support Services	Live/Work	Restaurant, Café, Coffee Shop	Warehousing	Retail w/ Drive-through
Forestry	General Retail 50,000 SF or Less	General Offices & Services: greater than 50,000 SF	Outdoor Maintenance/Storage Yard	Vehicle Sales & Rental
Dwelling Single Family Detached	Bar, Tavern, Nightclub	Animal Services: Clinic/Hospital	Residential Storage Facility	Affordable Housing
Dwelling: Multi-Family	Open Air Retail	Short-Term Housing Rental (STHR)	Manufacturing, Processing, and Packaging	Day Care

Hwy-170 / Hwy-21 Intersection Retail Snapshot

Beaufort Plaza | Beaufort, SC

Publix SUPER MARKETS | BAM! BOOKS & MILLION | burkes outlet
FIVE GUYS BURGERS & FRIES | Staples.
Ameris Bank | South Atlantic Bank | AT&T

SPANISH MOSS TRAIL

W



INDUSTRIAL KEY REDEVELOPMENT METRICS

FLOOR AREA RATIO:
.37

PROJECTED MAX FLOOR
AREA:
+/- 43,355 SF

PARKING REQUIREMENTS:
Flex: 1 space per 500 GSF
Warehousing: 1/2,000 GSF



RETAIL KEY REDEVELOPMENT METRICS

FLOOR AREA RATIO:
.37

PROJECTED MAX FLOOR
AREA:
+/- 43,355 SF

PARKING REQUIREMENTS:
1 space per 250 GSF



MIXED-USE KEY REDEVELOPMENT METRICS

RESIDENTIAL CAP: 15
DU/ACRE

PROJECTED MAX
DWELLING COUNT:
+/-40

PROJECTED MAX FLOOR
AREA:
+/- 43,355 SF

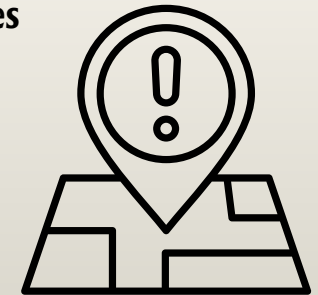
PARKING REQUIREMENTS:
1.25 space per Dwelling
1 space per 300 SF of Retail

REDEVELOPMENT METRICS & FEATURES

C5RCMU BUILDING METRICS

BUILDING HEIGHT:
Up to 3 stories

SETBACKS:
Front: 25'
Side: 15'
Rear: 10'



**Ref. Beaufort County Development Code, Article 3; Article 3, Sec. 3.3.50; Article 4, Div. 4.1; Article 5*

8 NEIL ROAD EXISTING FEATURES

- Access w/ curb cut from Neil Road
- Spanish Moss Trail Frontage
- +/- 100' of Hwy-21 Frontage
- 2 private wells & septic in place
- Water/sewer tie-ins available
- Gas lines stubbed out on site

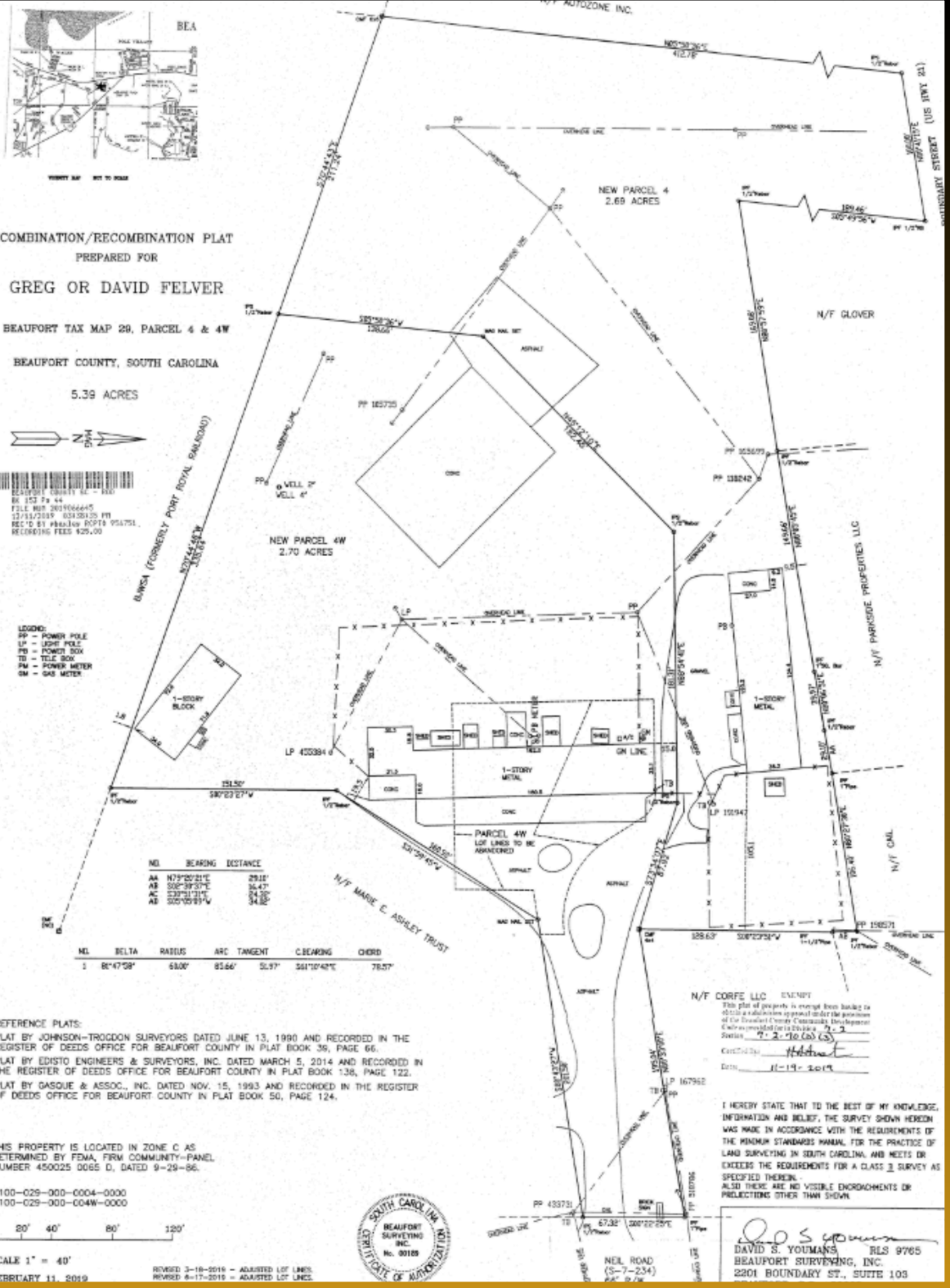
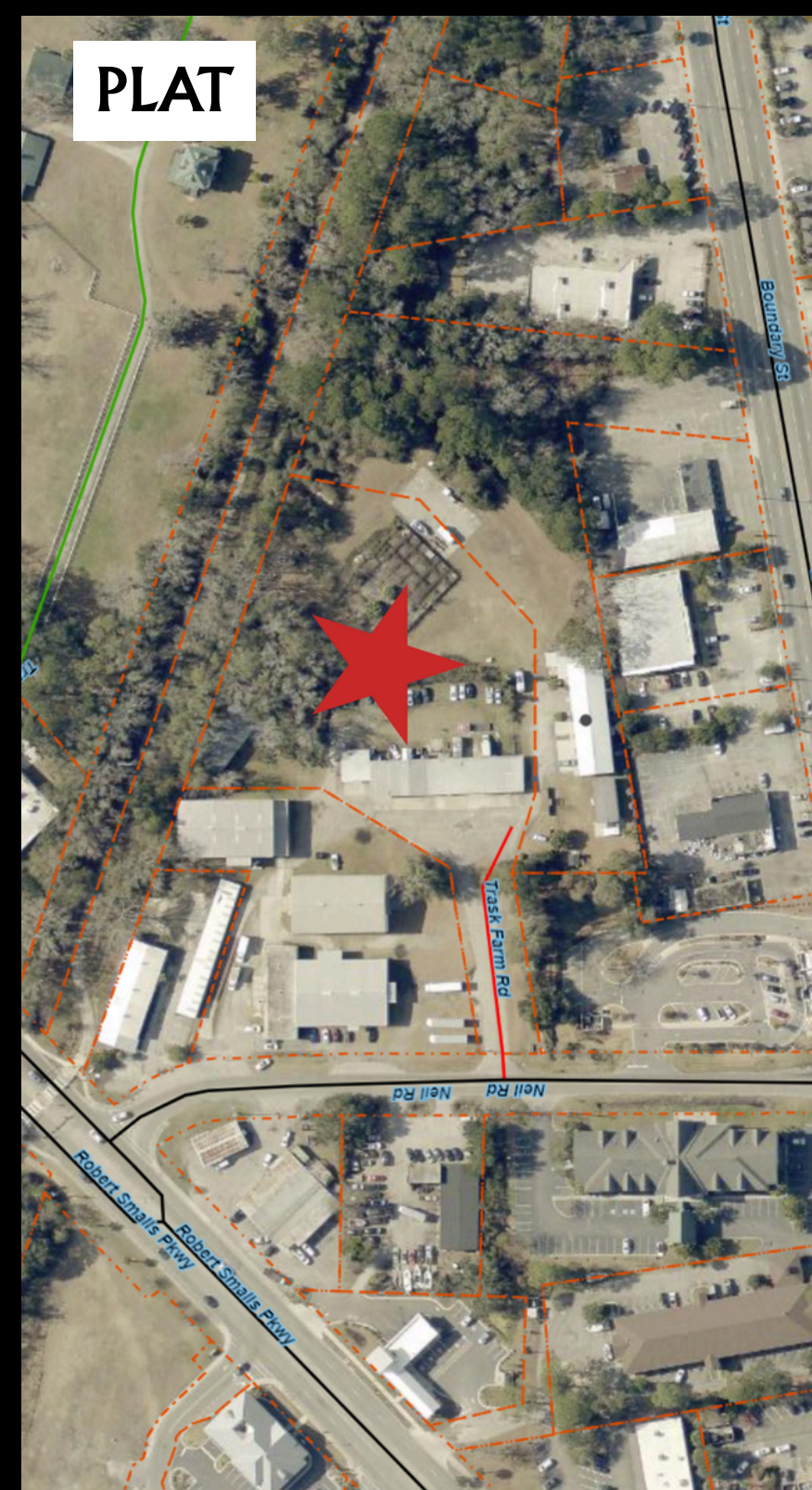
Main Building

- +/- 6,273 SF
- 10 drive-in doors
- half acre fenced storage yard
- 300 Amp; 3-Phase Power
- 2025 Four Ton HVAC

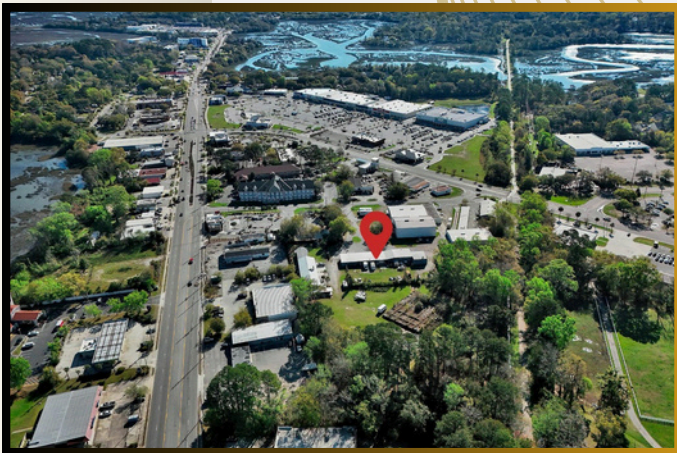
Storage Building

- +/- 1,200 SF
- cinderblock built
- one drive-in door
- loading ramp
- fronting trail

PLAT



AERIAL PHOTOS



PROPERTY PHOTOS





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PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR PROPERTY DETAILS.**