

RETAIL SHOPPING CENTER SPACE AVAILABLE FOR LEASE



114 High Tide Dr | Beaufort, SC 29906

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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PROPERTY SUMMARY

Property Highlights

- Up to ±5,000 SF of Retail Shopping Center Space Available For Lease
- Outstanding opportunity to join a proposed Dunkin' Donuts in one of Beaufort's growing retail corridors with limited availability
- Located on Parris Island Gateway just minutes from the Parris Island Marine Corps Recruit Depot that sees over 120,000 visitors annually for the weekly Marine Corps graduation ceremonies
- Excellent visibility and full shared signalized access from High Tide Drive
- Parris Island Gateway serves as the sole thoroughfare between Beaufort and the Parris Island Marine Corps Recruit Depot
- Surrounding retailers include: Food Lion, McDonald's, Waffle House, Panache Express Car Wash, Parker's, Strickland Brothers Oil Change, CPM Federal Credit Union, and more
- ±32,900 VPD on Parris Island Gateway
- **Lease Rate: Contact Broker For Details**

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2024 Demographics

	3 MILE	5 MILE	10 MILE
POPULATION	21,237	35,463	76,343
ANNUAL GROWTH '24-'29	2.2%	2.1%	2.2%
AVERAGE HH INCOME	\$81,996	\$81,187	\$90,594
# OF HOUSEHOLDS	7,614	12,781	28,901

RETAIL AERIAL



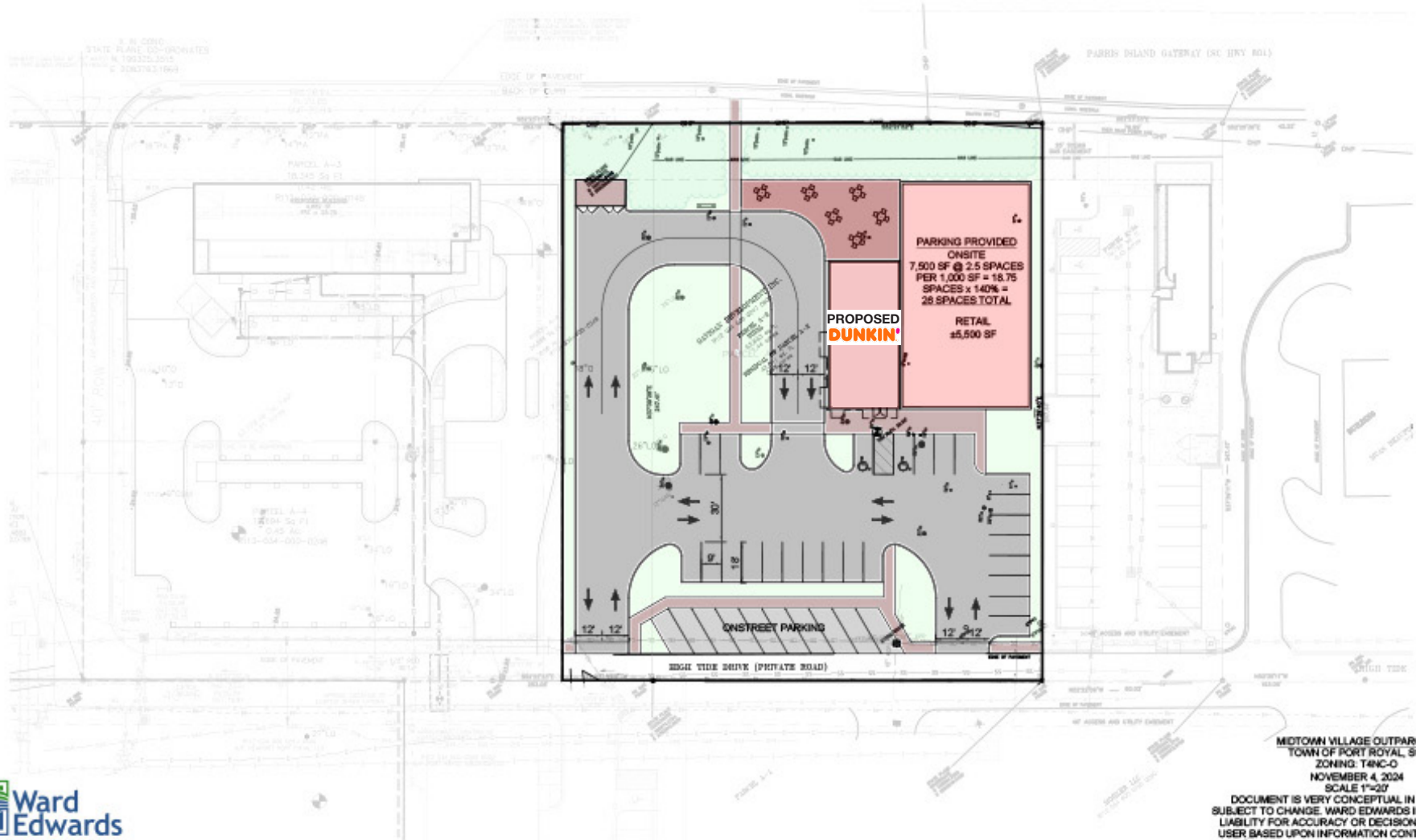
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SITE AERIAL



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SITE PLAN



MIDTOWN VILLAGE OUTPARCEL
TOWN OF FORT ROYAL, SC
ZONING: T4NC-O
NOVEMBER 4, 2024
SCALE: 1"=20'
DOCUMENT IS VERY CONCEPTUAL IN NATURE AND
SUBJECT TO CHANGE. WARD EDWARDS INC. ASSUMES NO
LIABILITY FOR ACCURACY OR DECISIONS MADE BY THE
USER BASED UPON INFORMATION CONTAINED HEREIN.
ZONING REGULATIONS HAVE NOT BEEN APPLIED AND MAY
SIGNIFICANTLY ALTER SITE PLAN AS SHOWN.

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MARKET OVERVIEW

Beaufort, SC is a city on Port Royal Island, one of South Carolina's coastal Sea Islands. Chartered in 1711, it is the second-oldest city in South Carolina, behind Charleston. Beaufort is known as the "Queen of the Carolina Sea Islands". The city is renowned for its scenic location and for maintaining a historic character by preservation of its antebellum architecture, especially in the downtown historic district. The city is also known for its military establishments, being located in close proximity to Parris Island and a U.S. Naval Hospital, in addition to being home of the Marine Corps Air Station Beaufort. The proximity of the city to other fast-growing areas including Hilton Head Island and Bluffton as well as good access to Savannah, Georgia, the Savannah/Hilton Head International Airport, and a container port on the Savannah River make the city a desirable choice for residential and business development opportunity. The largest economic sector in Beaufort is the military presence in and around the community, and the tourism and hospitality industry is also a major economic driver.

Named one of America's top ten beaches by TripAdvisor, Hunting Island State Park sits just 16 miles east of historic downtown Beaufort and is South Carolina's most-visited state park. Beaufort has been the setting or the inspirational setting for several novels by long-time resident Pat Conroy and a popular filming location for major motion pictures, including *The Big Chill*, *The Prince of Tides*, *The Great Santini*, *Forrest Gump*, *Something To Talk About*, and *G.I. Jane*. The "garden" in the title of John Berendt's non-fiction novel *Midnight in the Garden of Good and Evil* is a cemetery in Beaufort. From convenient marinas and stunning natural beauty to authentic culture and cuisine, historic Beaufort has something from everyone.

beaufortsc.org

