

FOR LEASE

ISLAND SHOPS

277 SEA ISLAND PARKWAY BEAUFORT, SC 29907



VM | REAL ESTATE 



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

277 SEA ISLAND PARKWAY BEAUFORT, SC 29907



OFFERING SUMMARY

Available SF:	1,600 - 2,800 SF
Lease Rate:	\$22.00 SF/YR (NNN)
NNN:	\$9.79/SF/YR
Market:	Beaufort

PROPERTY HIGHLIGHTS

- Prime Retail Units 1,600 - 2,800 sf
- Adjacent to Newer Walmart
- Strong Demographics & Traffic Counts
- Centrally Located to Capture Entire Beaufort Market
- Plenty of Parking - Easy Access

PROPERTY OVERVIEW

Prime retail space adjacent to Walmart in Beaufort. Major retailers at the development include Verizon, T-Mobile, Navy Federal Credit Union, Jersey Mikes and Budget Blinds. There are currently two units available one is 1,600 sf and the other is 2,800 sf. Island Shops has considerable traffic and is an ideal location for any retailer or service provider looking to capture the entire Beaufort market.

LOCATION OVERVIEW

Island Shops is a newer retail development fronting Walmart on Sea Island Parkway / Highway 21 in Beaufort. The center has great visibility and exposure to the significant traffic on Sea Island Parkway. The property is ideally situated to capture customers throughout Beaufort, Port Royal and all of the Sea Island communities. 2024 demographics confirm a population of over 34,400 residents within a 5-mile radius with annual household incomes over \$118,000. The center is surrounded by commercial and residential developments and proximate to both the Marine Corp base on Paris Island and the Marine Corp air station.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

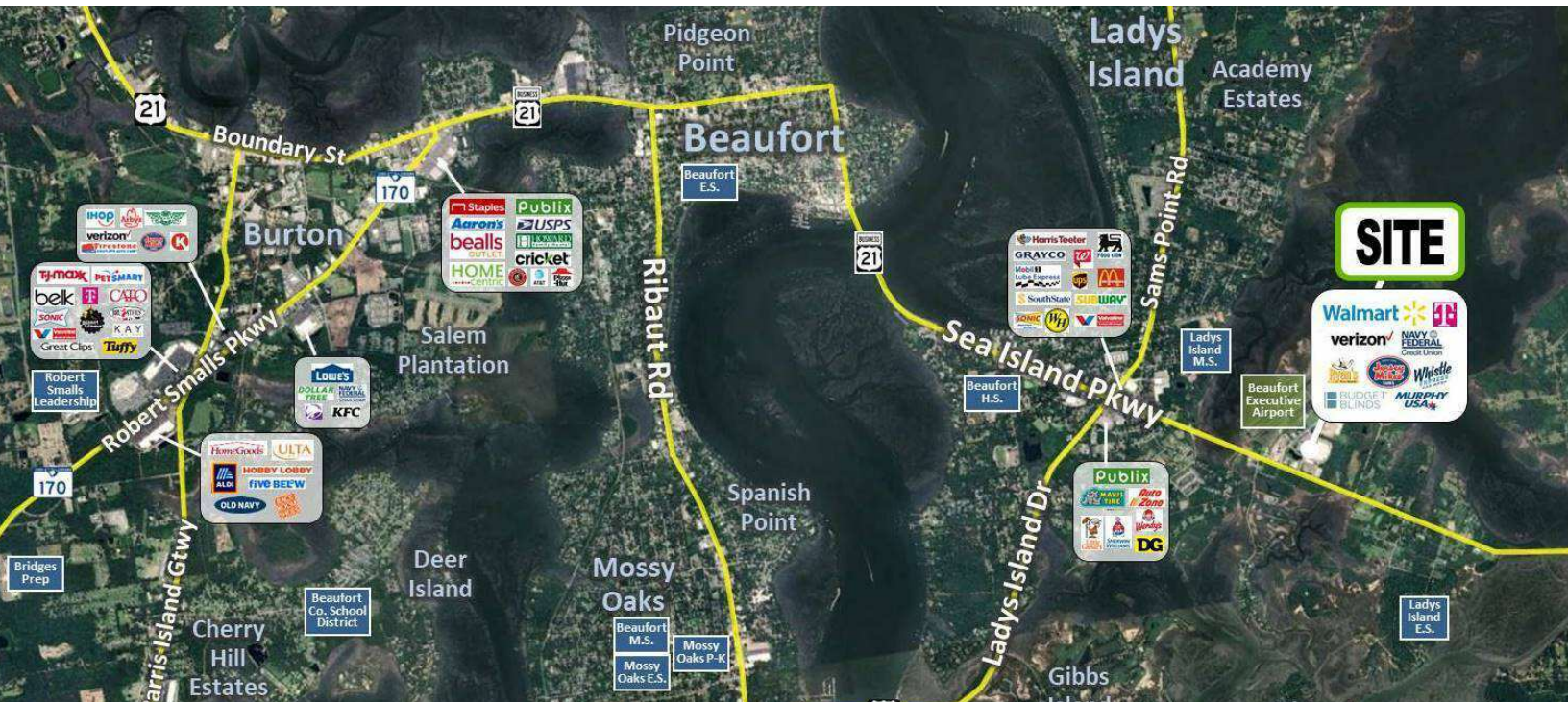


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LOCATION MAPS

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SITE PLAN

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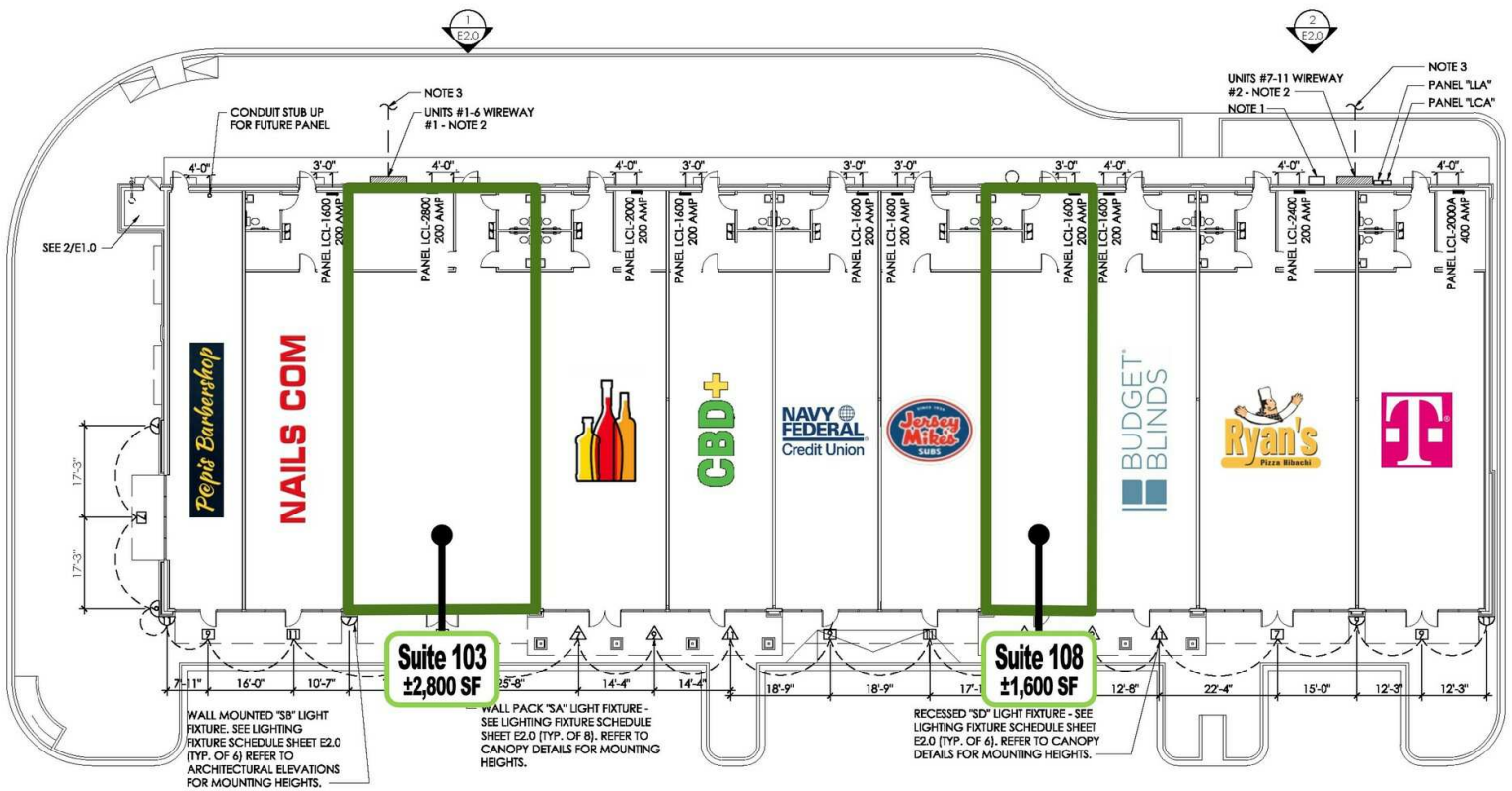


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BUILDING PLAN

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