



**PRINCIPAL
ADVISORS**

COMMERCIAL REAL ESTATE



FOR SALE

136 ROBERT SMALLS PARKWAY BEAUFORT, SC 29906

ACREAGE

+/- 1.92

ZONING

T5-
UC/RMX

PRICE

\$1,600,000



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LISTING DESCRIPTION

142 Robert Smalls Parkway presents a rare opportunity to develop Phase 2 of a multi-phase project anchored by the recently completed Harbor Freight (Phase 1). The subject site consists of a ±1.92-acre parcel with prominent frontage along Robert Smalls Parkway (Hwy 170). Zoned T5-UC / RMX within the City of Beaufort, the property allows for a wide range of development possibilities, including a freestanding QSR, multi-tenant retail with drive-thru capability, or mixed-use development. Conceptual plans and subdivision surveys are available in the documents tab. The site benefits from proximity to power strip centers and multifamily developments, as well as traffic counts of approximately 25,000 AADT, making it a premier retail and/or mixed-use development opportunity.

PROPERTY DESCRIPTION

Situated along Beaufort County's Hwy 170, a primary gateway connecting Beaufort, Port Royal, Bluffton/Hilton Head, and Savannah, this rapidly growing corridor continues to see significant retail reinvestment and residential expansion. The area is anchored by major developments such as Beaufort Station, a 200,000+ SF power center featuring national retailers including Hobby Lobby, and the redeveloped Beaufort Plaza anchored by Publix, creating strong commercial synergy and daily traffic. Additional nearby development includes a new 50-unit townhome community by Tri Pointe Homes, further boosting residential density and local spending power. With a 5-mile population exceeding 30,000 residents, average household incomes over \$85,000, traffic counts ranging from 30,000-40,000 VPD, and ongoing infrastructure investment, Hwy 170 has emerged as Beaufort County's most dynamic and high-demand growth corridor for retail and service-based users.



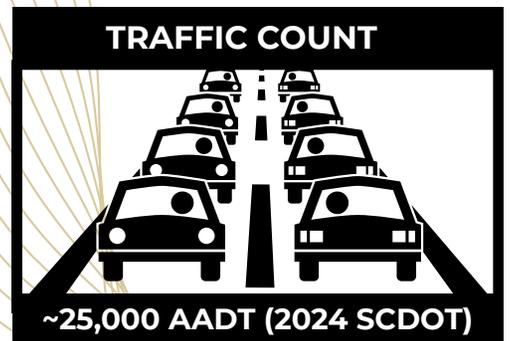
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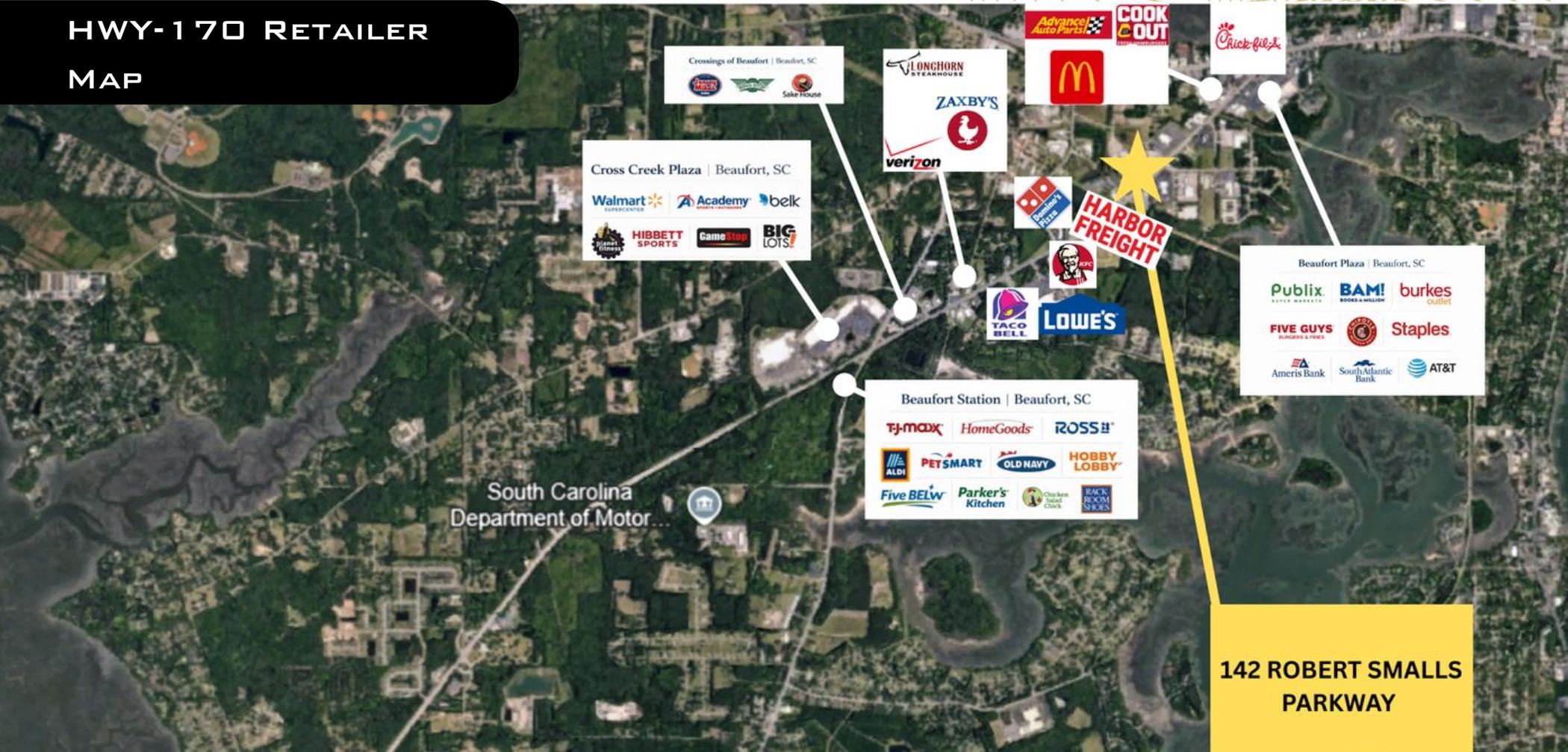
DEMOGRAPHICS & TRAFFIC COUNT



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%



HWY-170 RETAILER MAP



Crossings of Beaufort | Beaufort, SC

LONGHORN STEAKHOUSE

ZAXBY'S

Advance! Auto Parts

McDonald's

COOK OUT

Chick-fil-A

Cross Creek Plaza | Beaufort, SC

Domino's

KFC

TACO BELL

LOWE'S

HARBOR FREIGHT

Beaufort Plaza | Beaufort, SC

Beaufort Station | Beaufort, SC

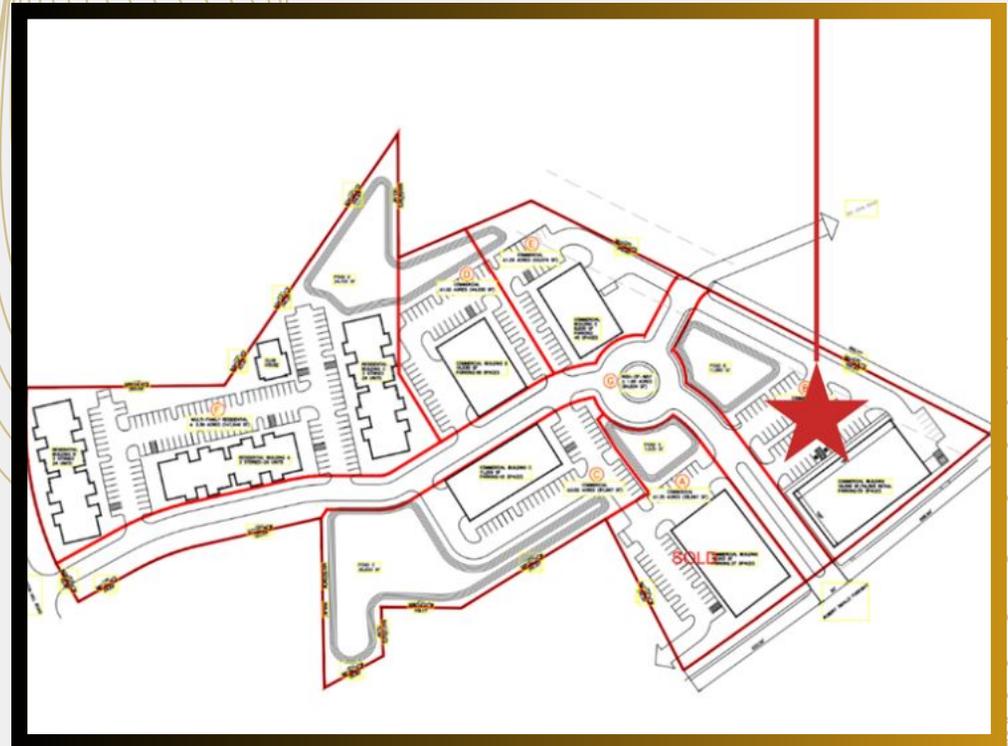
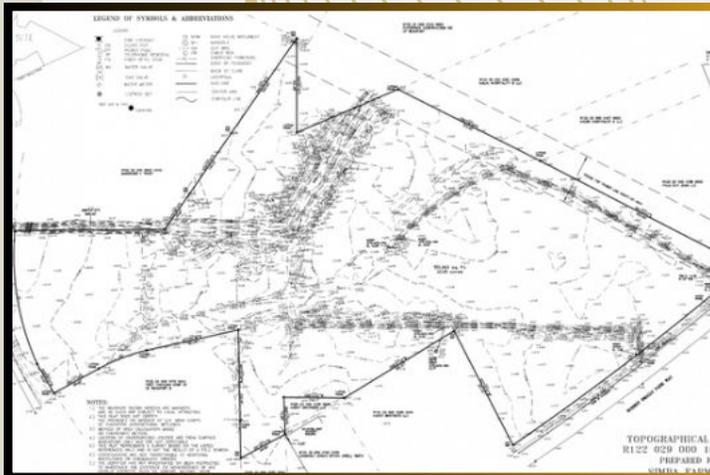
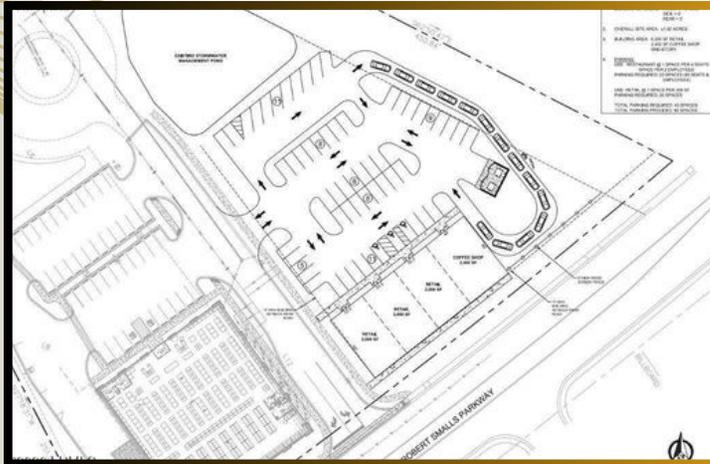
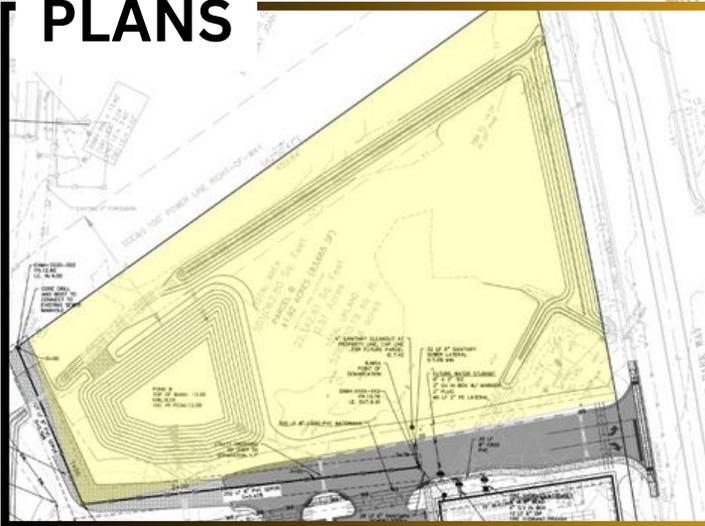
**142 ROBERT SMALLS
PARKWAY**

PLANS



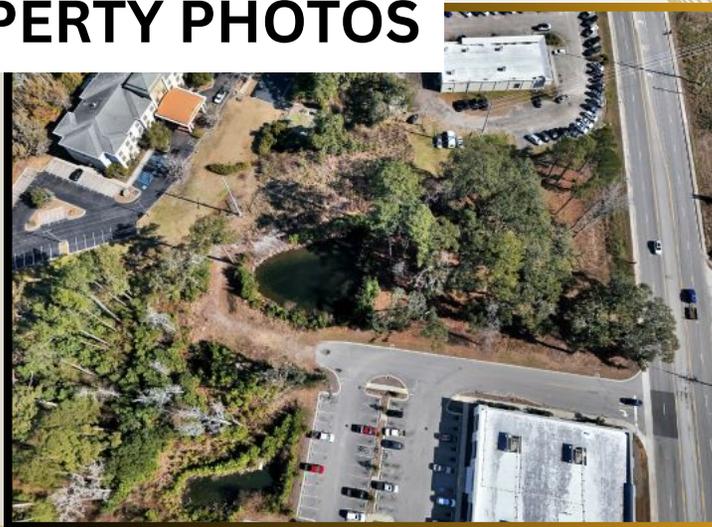
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**CIVIL SETS & CONCEPTUAL PLANS
ARE AVAILABLE UPON REQUEST*

PROPERTY PHOTOS



ZONING



T5-UC/RMX

MUNICIPALITY



CITY OF BEAUFORT

PERMITTED USES

2-3 UNIT DWELLING

**INDOOR/OUTDOOR
ENTERTAINMENT**

ROW HOME

BED AND BREAKFAST

MULTIFAMILY DWELLING

HOTEL/MOTEL

HOME OCCUPATION
(MINOR/MAJOR)

VEHICLE SALES

LIVE/WORK

COMMERCIAL PARKING

GROUP DWELLING

MARINE ORIENTED
FACILITY

CIVIC/GOVT. FACILITY

RETAIL & RESTAURANTS

EDUCATIONAL FACILITY

OFFICE

DAY CARE

TREATMENT FACILITY

HEALTH CARE FACILITY

RELIGIOUS INSTITUTION

CONDITIONAL USES

DRIVE-THRU FACILITY

FUEL SALES

CAR WASH

LIGHT INDUSTRIAL

VEHICLE SERVICE & REPAIR

MANUFACTURING

MINOR INFRASTRUCTURE

AGRICULTURE



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR PROPERTY DETAILS.