

SEA ISLAND SHOPS

277 SEA ISLAND PKWY, BEAUFORT, SC 29907

FOR LEASE



LOCATION DESCRIPTION

Sea Island Shops is a Walmart shadow-anchored retail center offering premium visibility along a high-traffic corridor serving Beaufort, Port Royal, and surrounding Sea Island communities

PROPERTY HIGHLIGHTS

- Two inline spaces available, 1,200 SF and 2,800 SF
- Shadow anchored by a Walmart Supercenter, with co-tenants including T-Mobile, Jersey Mike's, Navy Federal Credit Union and Budget Blinds
- Situated along Sea Island Parkway with an estimated 26,000 vehicles per day, the center captures traffic from Beaufort, Port Royal and the broader Sea Islands area
- Within a 5-mile radius, the population exceeds 34,500 residents with average household incomes over \$117,000



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population Density	1,072	9,015	34,549
2025 Daytime Population	1,840	12,850	36,250
2025 Average Household Income	\$172,076	\$130,444	\$117,614



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SUITE	TENANT NAME	SPACE SIZE
101	Available	1,200 SF
102	Nails.com	1,600 SF
103	Available	2,800 SF
104	Beverage Warehouse	2,000 SF
105	Avni Farms Beaufort	1,600 SF
106	Navy Federal Credit Union	1,600 SF

SUITE	TENANT NAME	SPACE SIZE
107	Jersey Mike's Subs	1,600 SF
108	Ocha Noodle Cafe	1,600 SF
109	Budget Blinds	1,600 SF
110	Ryan's Famous Pizza and Subs	2,400 SF
111	T-Mobile	2,000 SF



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