



199 Parris Island Gateway,  
Beaufort, SC 29906

OFFERING MEMORANDUM



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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**Marcus & Millichap**

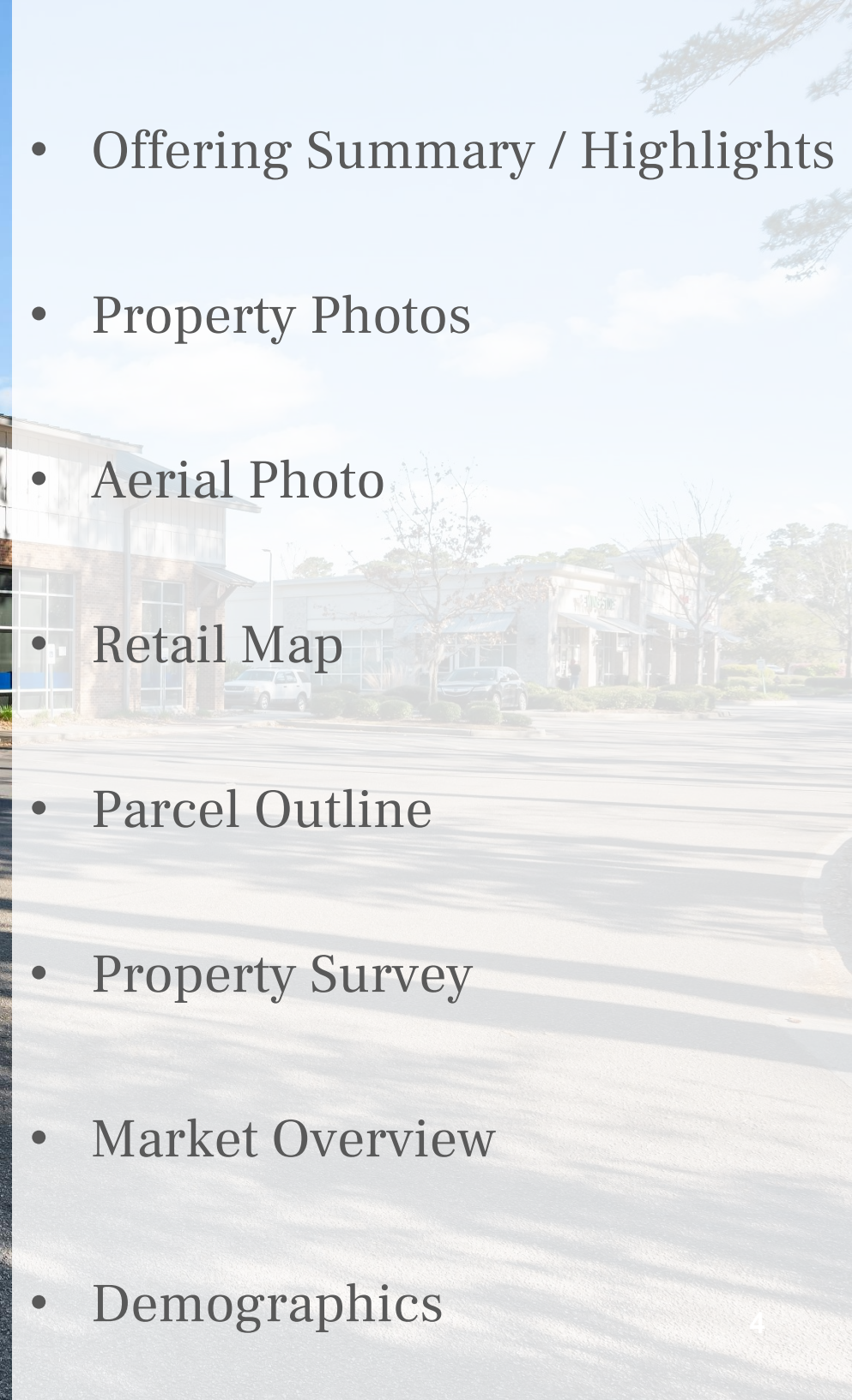
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# OFFERING SUMMARY & INVESTMENT HIGHLIGHTS

199 Parris Island Gateway, Beaufort, SC 29906

## Property Description

<b>Purchase Price</b>	\$1,850,000
<b>Available Rental Rate / Lease Type</b>	\$15/SF NNN
<b>GLA</b>	9,009 SF
<b>Price/SF</b>	\$205.35
<b>Year Built</b>	2007
<b>Lot Size</b>	1.53 Acres

## Investment Highlights

- **Vacant Single-Tenant Automotive Repair Facility**
  - Ideal for an Owner User or Corporate Tenant
- **Versatile Zoning T5 UC-RMX**
  - (Click [Here](#) for Permitted Uses)
- **Significant New Developments in 1 Mile Radius**
  - \$60 MM Beaufort Station Shopping Center (200,000+ SF regional retail center) – Aldi, Pet Smart, Ross, and others
  - 4000 Margaret Apartments (300+ Class A Units)
- **0.4 Miles from Top Performing Walmart Supercenter**
  - 1.95 Million Customer Visits in 12 Months (2022-2023); #1 Walmart Location in 30-Mile Radius
- **Direct Access to Multiple Main Thoroughfares**
  - Robert Smalls Pkwy – 20,800 VPD
  - Parris Island Gtwy – 17,000 VPD
- **Located in Hilton Head MSA**
  - 80,000+ Residents in a 10-Mile Radius
  - Strong Tourism Destination Adds to Daytime Population
  - Beaufort, South Carolina - Coastal Military Base City in the Hilton Head-Bluffton MSA (Population = 222,000) that Straddles the Savannah, Georgia (45-Minute Drive) and Charleston, South Carolina (One-Hour Drive) MSAs

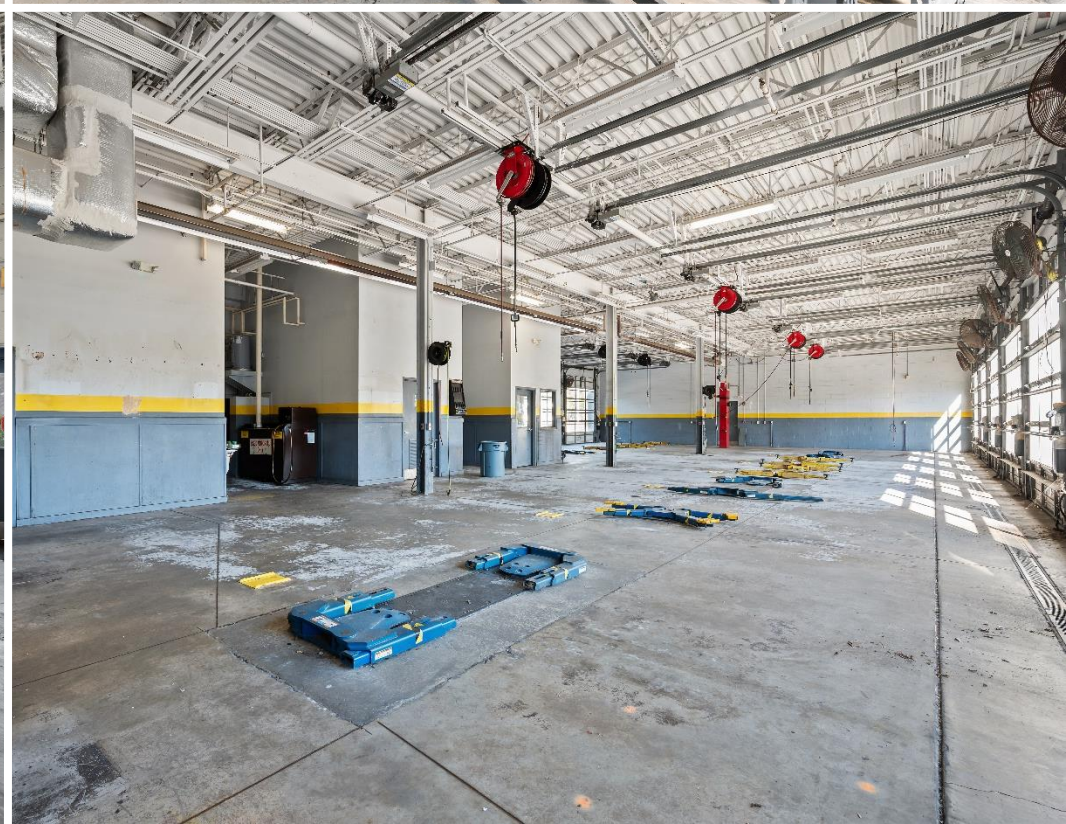
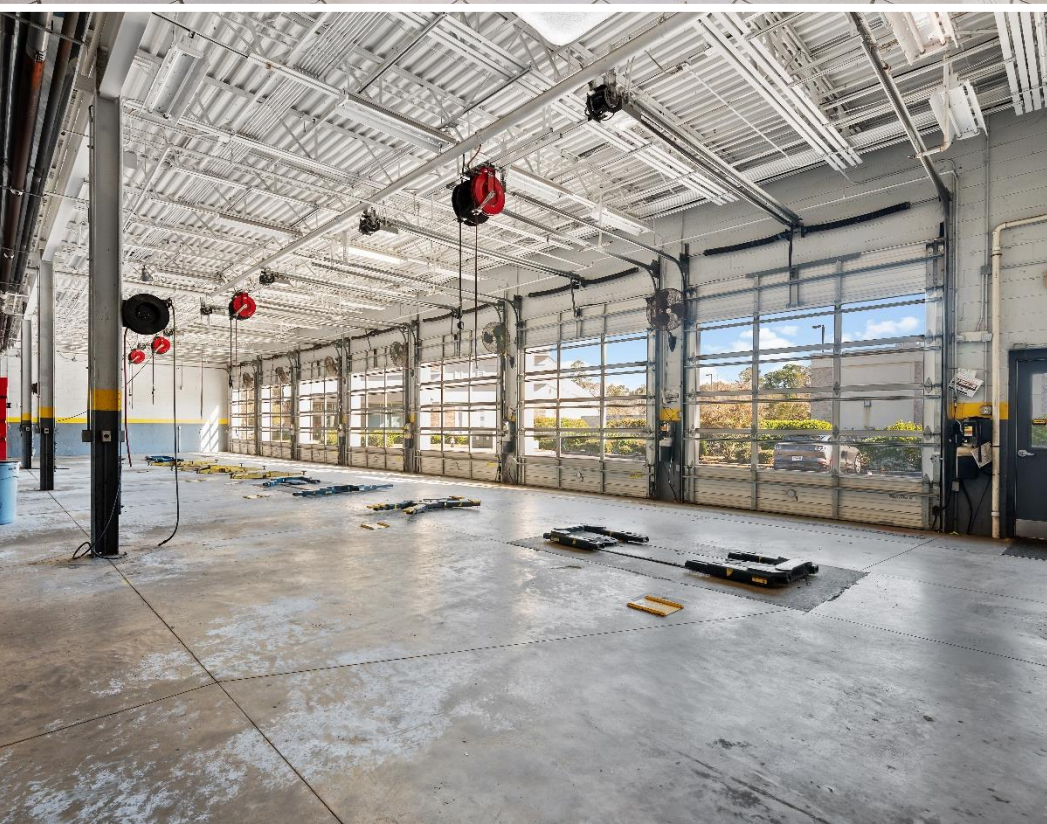


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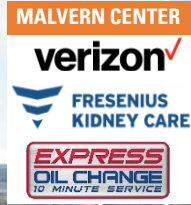




# MARINE CORPS AIR STATION BEAUFORT



**17,000 PERSONNEL ON-SITE  
6 MINUTES FROM PROPERTY**



**Subject Property**



**HOBBY LOBBY**



**five BELOW**

**ROSS**  
DRESS FOR LESS®



**ULTA**  
BEAUTY

**HomeGoods®**

**PET SMART**

## Beaufort Station Shopping Center



- Regional shopping center development located at major crossroads in Beaufort, South Carolina.
- Current tenants include Hobby Lobby, Five Below, Old Navy, Ross, Ulta, Rack Room Shoes, and Aldi.
- Multiple access points along both Robert Small Parkway and Parris Island Gateway.



### 4000 Margaret Apartments

- New 2023 Development | Leasing in 60 Days | 300+ Units for Housing
- 0.5 Miles from Subject Property

<https://www.greystar.com/properties/beaufort-sc/4000-margaret>



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- Multiple access points along both Robert Small Parkway and Parris Island Gateway.

21

Trask Pkwy

AADI: 20,200

## MARINE CORPS AIR STATION BEAUFORT



17,000  
PERSONNEL ON-SITE  
6 MINUTES  
FROM PROPERTY



★ Subject Property

21

Parris Island Gateway

Robert Smalls Pkwy













*MARKET*  
**OVERVIEW**



**HILTON HEAD MSA**



# MARKET OVERVIEW

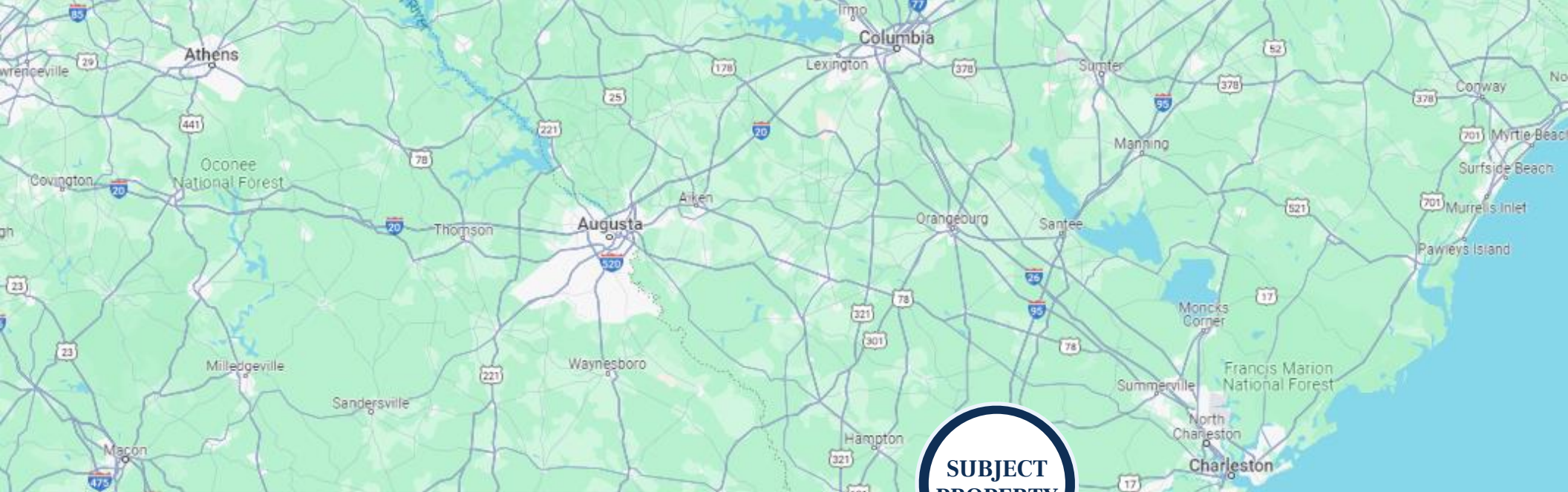
## HILTON HEAD

Hilton Head Island is located alongside the coast of South Carolina. With one of the top 10 family beaches in the U.S., an array of world-class golf courses, abundant natural beauty and a spirit you won't find anywhere else, Hilton Head Island offers a relaxing, laid-back and welcoming vibe that makes it a perfect vacation destination. There's something marvelously different about the relaxed, warm and welcoming vibe found on Hilton Head Island. It's the Lowcountry way of life - and it's what makes Hilton Head Island one of the best family destinations for your next vacation.

Incorporated as a town in 1983, Hilton Head Island is home to more than 40,000 residents who live year-round in our renowned environmentally planned resort and residential communities. Yet much of the Island remains as it was when sighted from William Hilton's ship more than 350 years ago. Over the centuries, Hilton Head Island's natural beauty, spectacular seascapes, exceptional ecology and South Carolina historical sites have beckoned generations of explorers—with Native Americans, English, Spanish, French colonists, pirates, African-Americans and soldiers all leaving their footprints on the sands of South Carolina's Treasured Coast. And now is the time for you to leave your own footprints in the sand...on Hilton Head Island.







**SUBJECT  
PROPERTY**

# DEMOGRAPHICS

199 Parris Island Gateway,  
Beaufort, SC 29906

## POPULATION

	3 Mile	5 Miles	10 Miles
2027 Projection	26,394	50,653	81,972
2022 Estimate	25,236	48,491	78,124
2010 Census	21,386	41,326	65,125

## HOUSEHOLDS

	3 Mile	5 Miles	10 Miles
2027 Projection	10,228	20,001	30,040
2022 Estimate	9,662	18,965	28,374
2010 Census	8,130	16,099	23,882

## INCOME

	3 Mile	5 Miles	10 Miles
Average	\$81,719	\$83,271	\$87,672
Median	\$59,232	\$59,639	\$61,767
Per Capita	\$31,602	\$33,011	\$32,879

## HOUSING

	3 Mile	5 Miles	10 Miles
Avg. Home Value	\$245,738	\$260,770	\$276,591



**30  
Miles**  
Hilton Head  
Island



**7  
Miles**  
Beaufort  
Executive  
Airport



**18  
Miles**  
University of  
South Carolina  
Beaufort - Bluffton

