



336 ROBERT SMALLS PKWY | BEAUFORT, SC

BEAUFORT STATION

SHOP SPACE AND OUTPARCEL AVAILABLE FOR LEASE



PROJECT DETAILS

BEAUFORT STATION • SHOP SPACE AND OUTPARCEL AVAILABLE FOR LEASE • RETAIL

AVAILABLE SPACE

Suite 341-B - 2,398 SF
Suite 351-C - 2,507 SF
Outparcel 3 - ±1.06 AC

TRAFFIC COUNTS

20,800 ADT on Robert Smalls Pkwy/Hwy 170

PROPERTY HIGHLIGHTS

- Regional shopping center development located at major crossroads in Beaufort, SC
- 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

LEASE RATE

Call to discuss

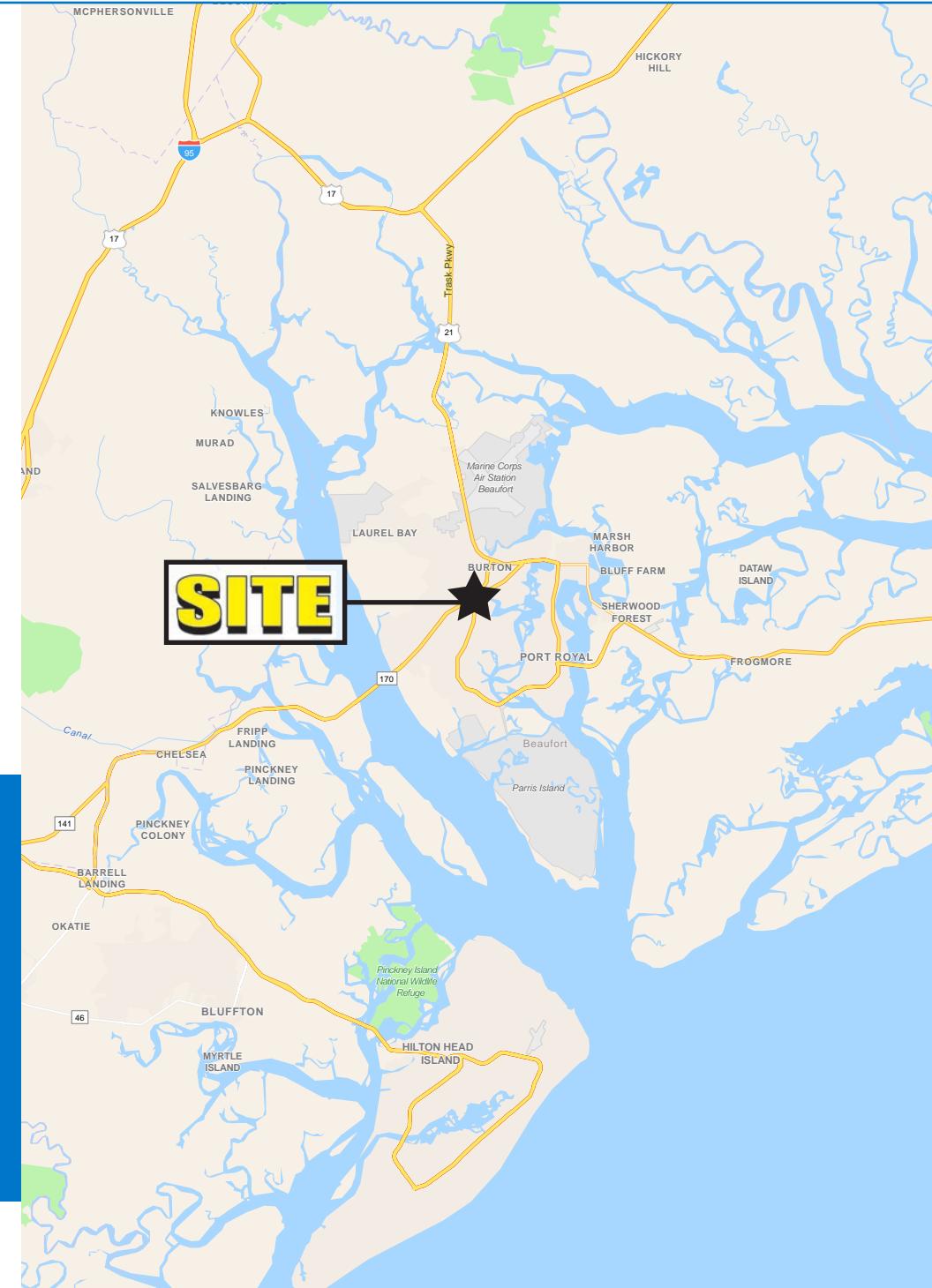
COUNTY

Beaufort

MARKET

Beaufort

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,027	11,272	18,898
TOTAL POPULATION	2,603	28,415	46,336
MEDIAN HH INCOME	\$62,326	\$73,033	\$72,696



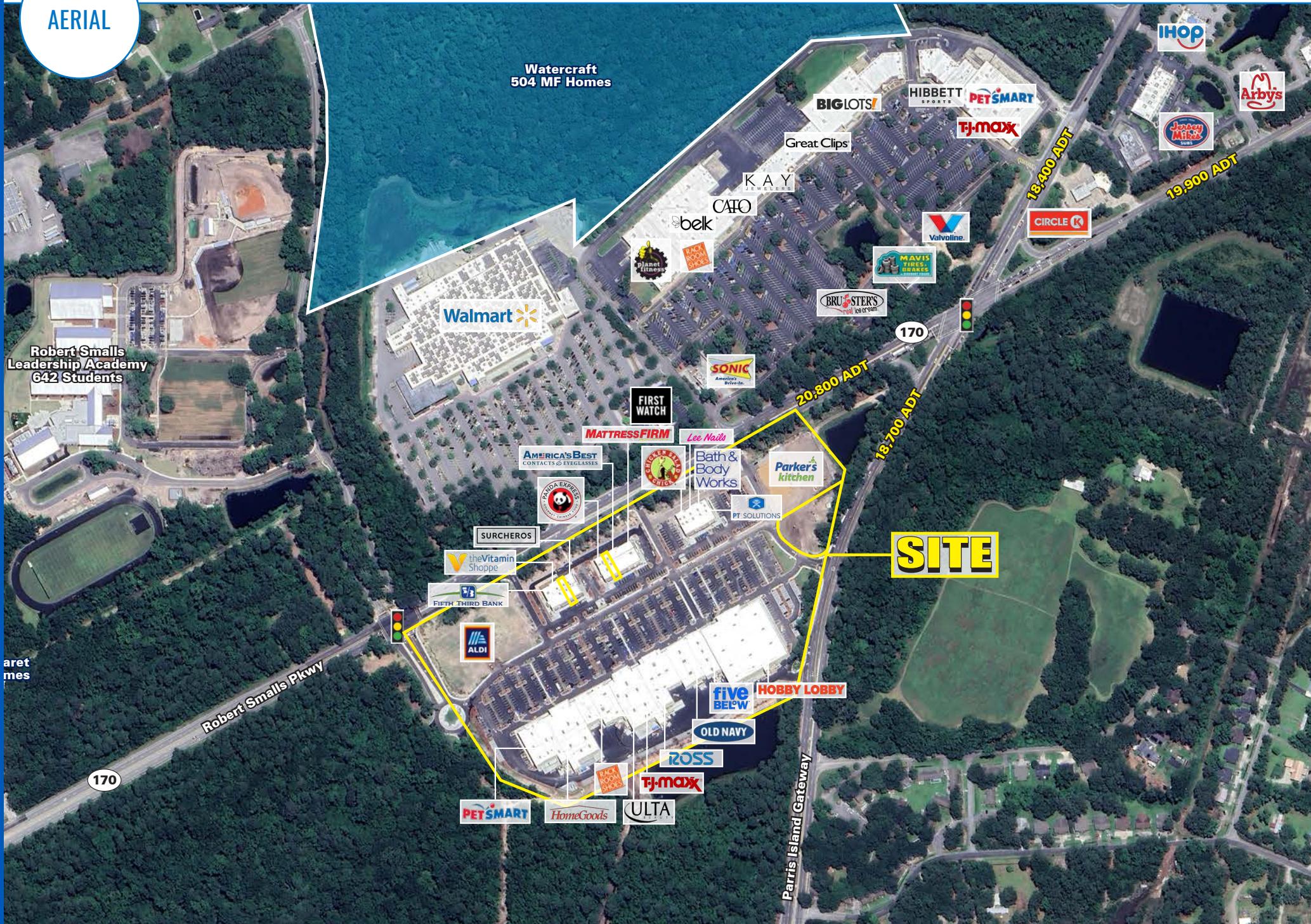
SITE PLAN



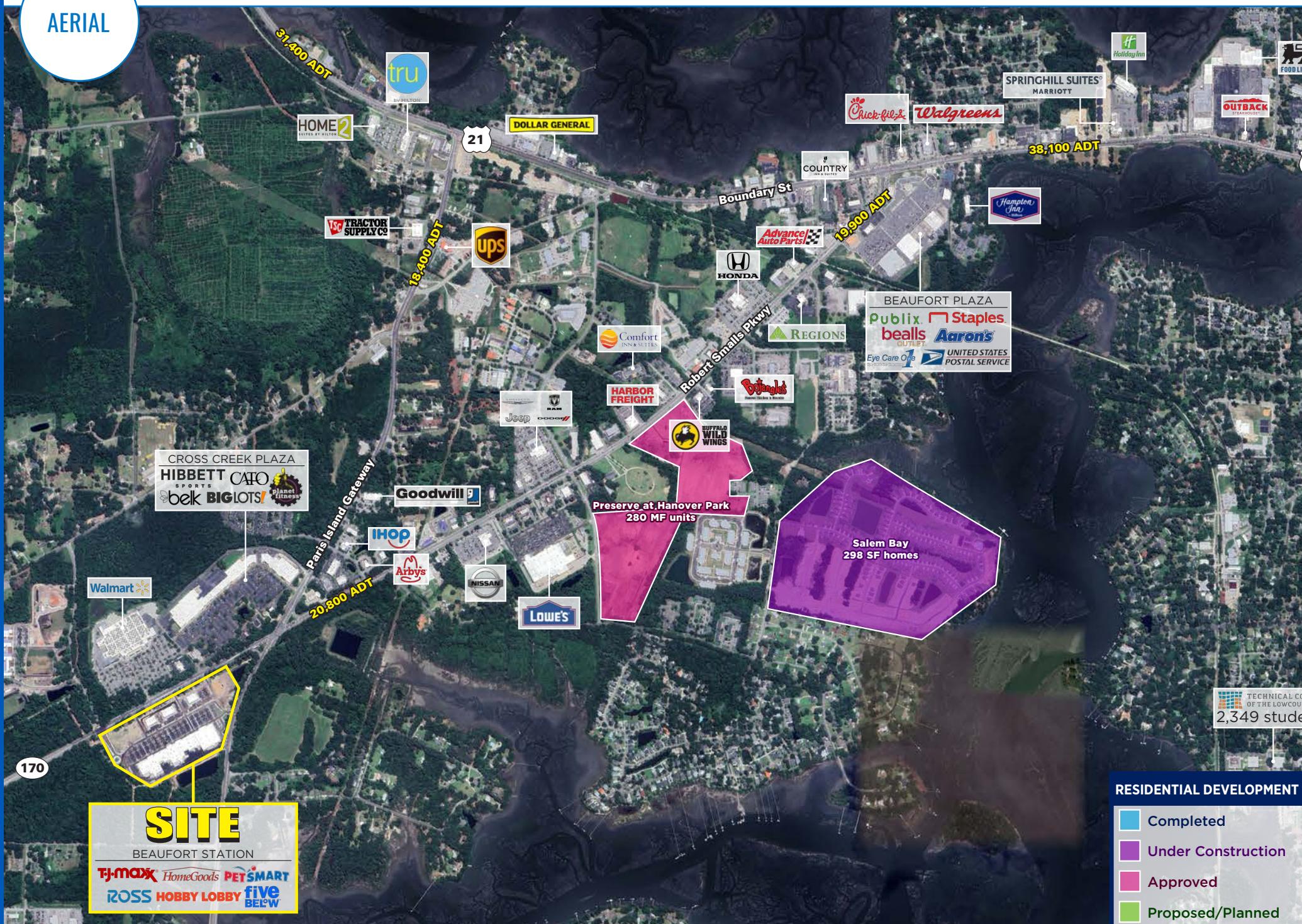
Suite	Tenant	Suite	Tenant	Size	Suite	Tenant	Suite	Tenant	Suite	Tenant
A	PetSmart	OP-1	ALDI	±2.35 AC	331-A	Chicken Salad Chick	341-A	Panda Express	351-A	Fifth Third Bank
B	HomeGoods	OP-2	Parker's Kitchen	±1.56 AC	331-B	Lee Nails	341-B	2,398 SF AVAILABLE	351-B	The Vitamin Shoppe
C	Rack Room Shoes	OP-3	AVAILABLE	±1.06 AC	331-C	Bath & Body Works	341-C	America's Best Contacts & Eyeglasses	351-C	2,507 SF AVAILABLE
D	Ulta				331-D	PT Solutions	341-D	Mattress Firm	351-D	Surcheros
E	TJ Maxx									
F	Ross									
G	Old Navy									
H	Five Below									
I	Hobby Lobby									

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AERIAL



AERIAL



SITE
PHOTOS





SOUTH CAROLINA

BEAUFORT

Beaufort, South Carolina, is a historic coastal city located on Port Royal Island, known for its Lowcountry charm, natural beauty, and rich cultural heritage. Founded in 1711, it is the second-oldest city in South Carolina and is celebrated for its well-preserved antebellum architecture, oak-lined streets, and scenic waterfront views along the Beaufort River. The city is often regarded as a cultural hub of the Lowcountry, with a strong presence of Gullah-Geechee heritage, art galleries, and local festivals that highlight its deep ties to both history and community traditions.

In addition to its cultural appeal, Beaufort offers a high quality of life with access to outdoor recreation, including boating, fishing, and kayaking among its marshlands and waterways. Its economy is anchored by tourism, healthcare, military bases like Marine Corps Air Station Beaufort and Parris Island, and a growing presence of small businesses. The city's combination of historic charm, coastal lifestyle, and strategic location between Charleston and Savannah makes it both a popular travel destination and an increasingly desirable place to live and invest.



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JOHN VAROL

980.498.3291
JVAROL@ATLANTICRETAIL.COM

JOE PURZE

843.735.2559
JPURZE@ATLANTICRETAIL.COM

 Atlantic
RETAIL

ALBANY

ATLANTA

BOSTON

CHARLESTON

WEST PALM BEACH

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CAPITOL TOWERS
4350 CONGRESS ST, SUITE 575
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WWW.ATLANTICRETAIL.COM

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