



# 1264 Ribaut Rd, Suite 302

Beaufort, South Carolina 29902

## Property Highlights

- Office/Medical suite available for lease in Beaufort, SC near Port Royal
- Layout consists of large open work area, 2 offices (1 with shower), data room, and one bathroom
- The suite also has a washer/dryer hook up, large water heater, and plenty of plumbing
- Other businesses in the complex include Corrective Chiropractic, Beaufort Center for Dentistry, Port Royal OBGYN, and Optimal Health Chiropractic
- Contact listing agent for further details and showing instructions

Lease Rate:	Approx. 1,484 SF
Building Size:	\$25.00 per SF/yr (MG)
NNN:	Included in the Rent
Property Type:	Office/Medical
Lease Term:	5 Years
Annual Rent Increases:	3%
Year Built:	1998

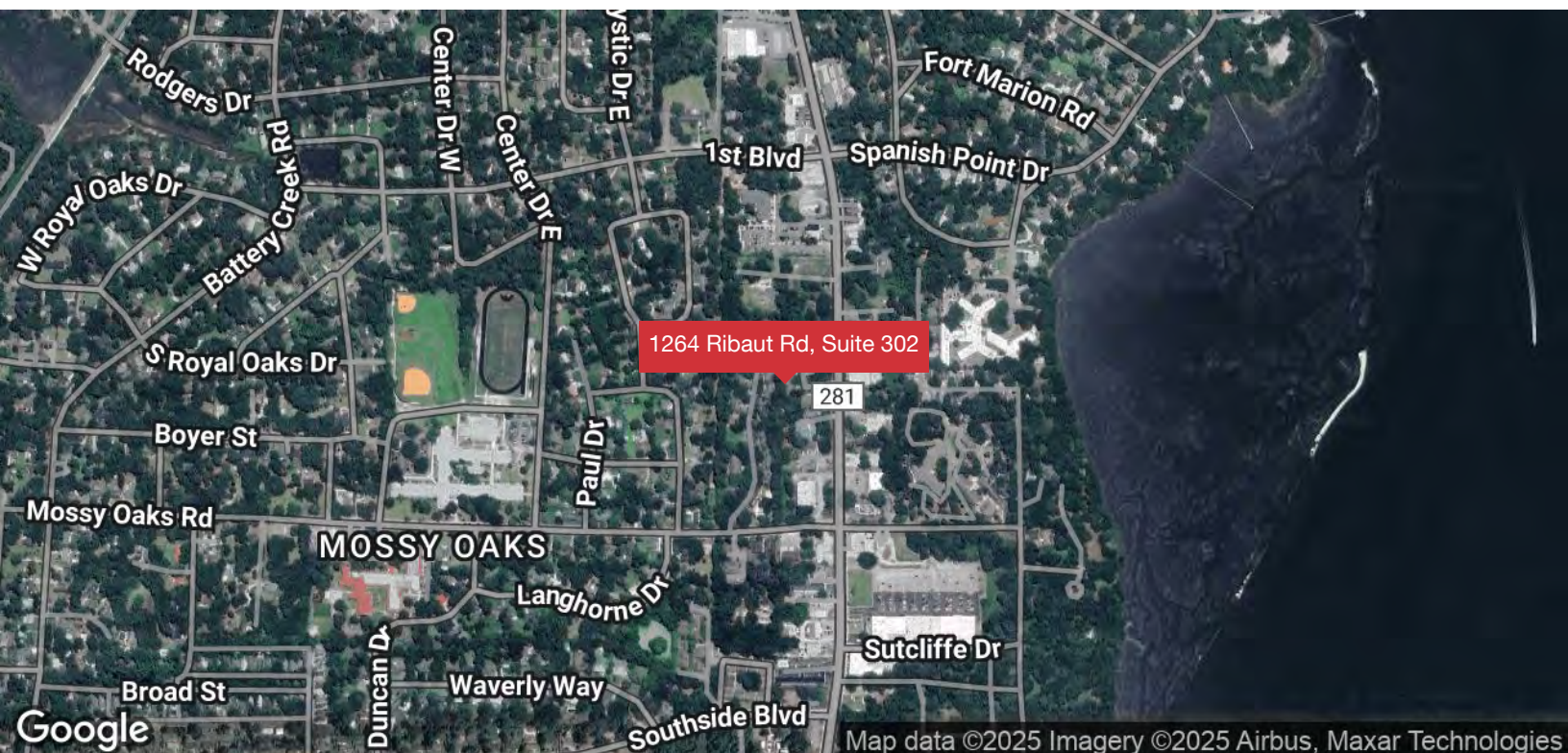
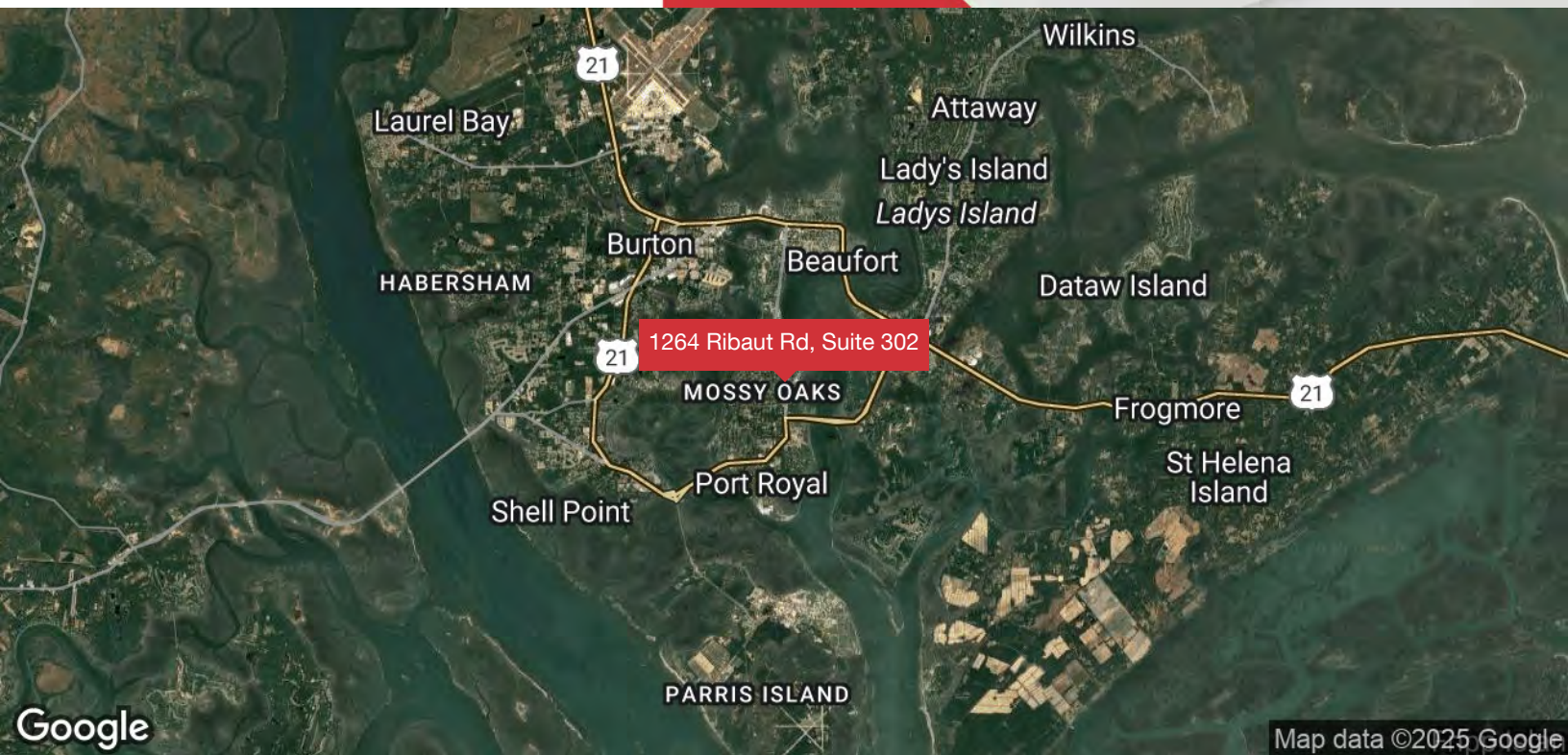
## For More Information

**David Bachelder Jr.**

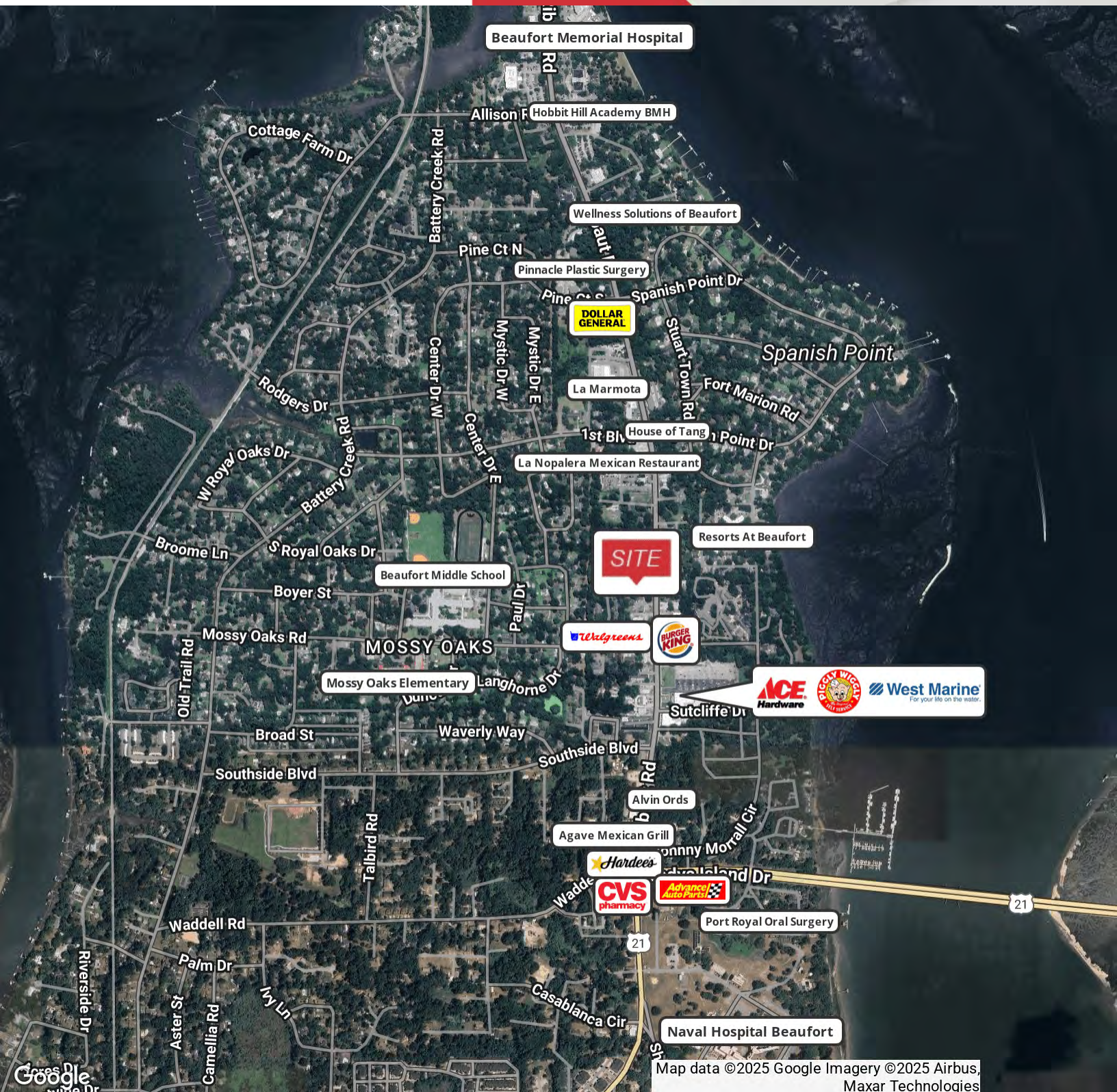
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davidjr@naicarolinacharter.com

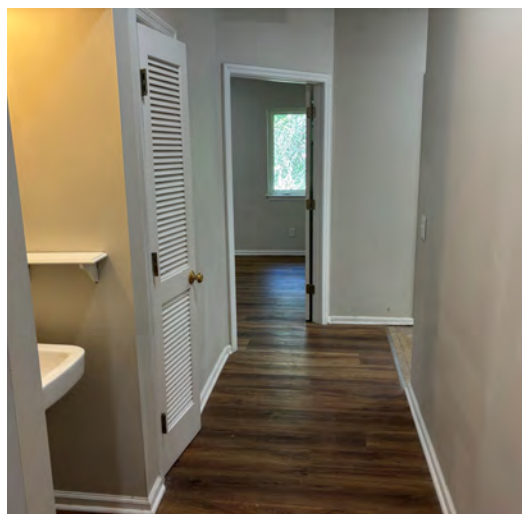
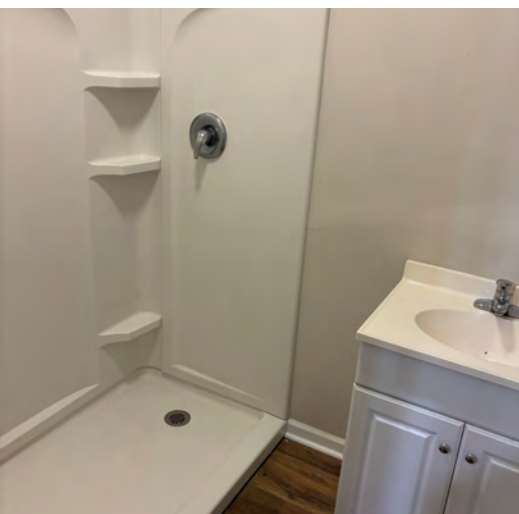
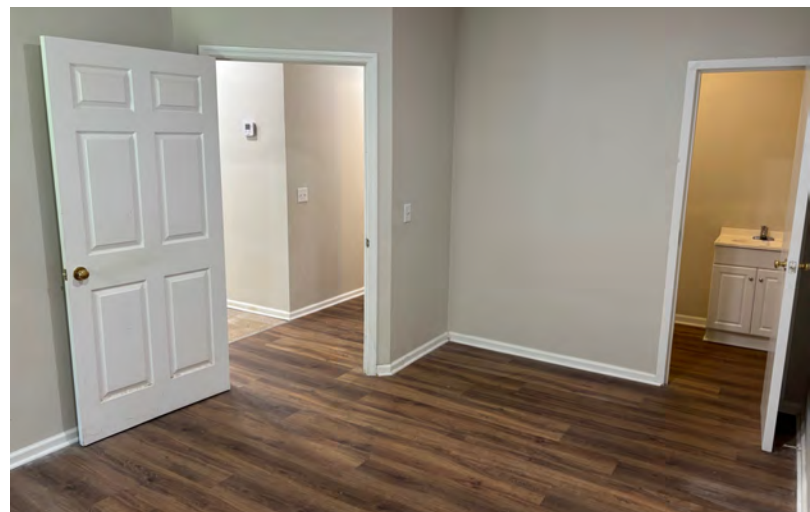
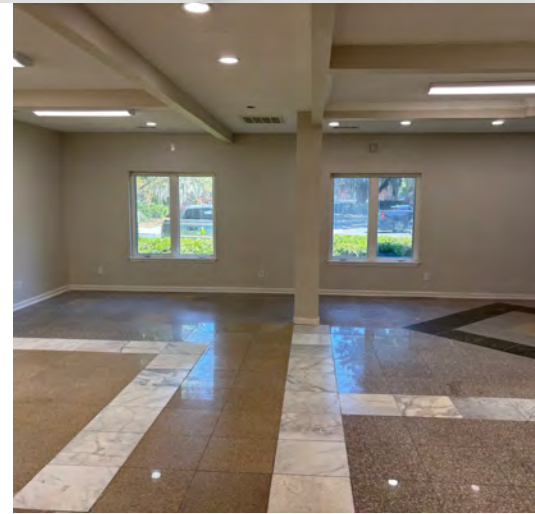


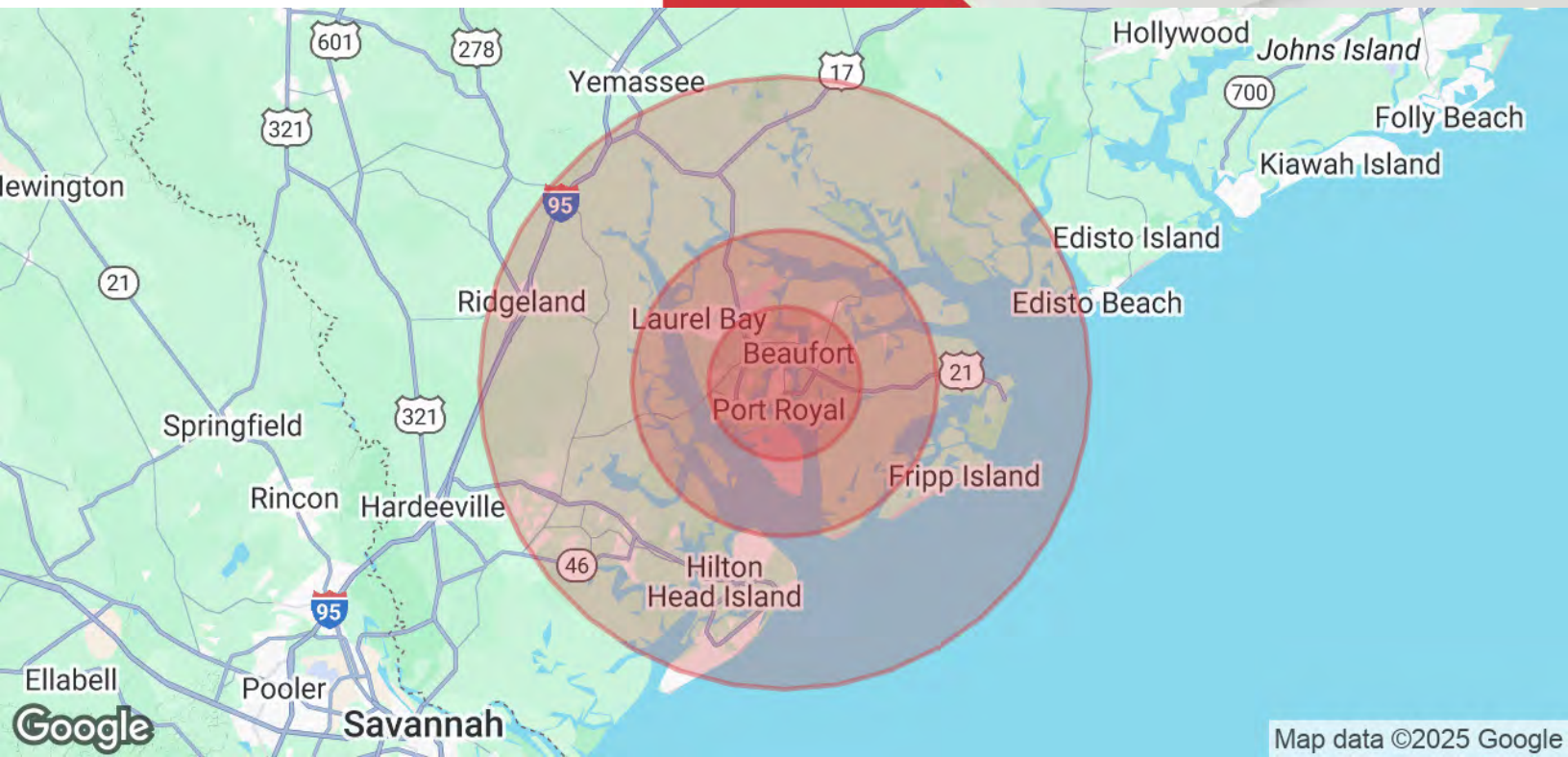












## Population

	5 Miles	10 Miles	20 Miles
Total Population	46,159	78,807	217,627
Average Age	39	41	46
Average Age (Male)	37	40	45
Average Age (Female)	40	42	47

## Households & Income

	5 Miles	10 Miles	20 Miles
Total Households	17,222	30,436	89,902
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$91,202	\$94,510	\$107,244
Average House Value	\$446,668	\$443,287	\$526,190

*Demographics data derived from AlphaMap*