

FOR LEASE

SHOPPES AT MIDTOWN

864 PARRIS ISLAND GATEWAY BEAUFORT, SC 29906



VM | REAL ESTATE 



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

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OFFERING SUMMARY

Available SF:	1,680 SF
Lease Rate:	\$15.00/SF/YR (NNN)
NNN:	\$4.50/SF/YR
Market:	Port Royal

PROPERTY HIGHLIGHTS

- Prime Retail Space
- Excellent Visibility to Parris Island Gateway (Hwy 802) Traffic
- Food Lion Anchored Shopping Center
- Other Tenants: Subway, Jackson Hewitt Tax Service, Benchmark PT, McDonald's, Pizza Hut, Miracle Ear, Enmark, & Palm Beach Tan
- Heart of Port Royal CBD; Near Parris Island Marine Base
- Great Visibility; High Traffic Counts; High Growth

PROPERTY OVERVIEW

Prime retail space in the out-parcel building located at the entrance to the bustling Midtown Shopping Center. Midtown Shopping Center is a consistently busy grocery anchored center in the heart of Port Royal's business district. We currently have a prominent 1,680 sf end cap available with an essentially wide open layout and tons of natural light coming in from the two walls of windows. This unit affords excellent visibility and would be ideal for any retail or service retail tenant. Other tenants at the center include McDonald's, Subway, Palm Beach Tan, Benchmark Physical Therapy, Miracle Ear, Enmark, Jackson Hewitt Tax Service, Pizza Hut, a veterinarian, several restaurants, a liquor store, and numerous others. There are several points of access to the center and abundant parking for tenants and customers.

LOCATION OVERVIEW

The Shoppes at Midtown has great visibility and exposure to the high traffic counts on Parris Island Gateway (Highway 802). With its proximity to Parris Island, a large military base, this very busy area boasts a population of approximately 38,000 residents within a 5-mile radius with annual household incomes over \$98,000. It is less than 3 miles to the Robert Smalls Parkway (Highway 170), which is the major highway running through Beaufort, providing easy access to all of the sea islands as well as Bluffton, Hilton Head Island and Savannah.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

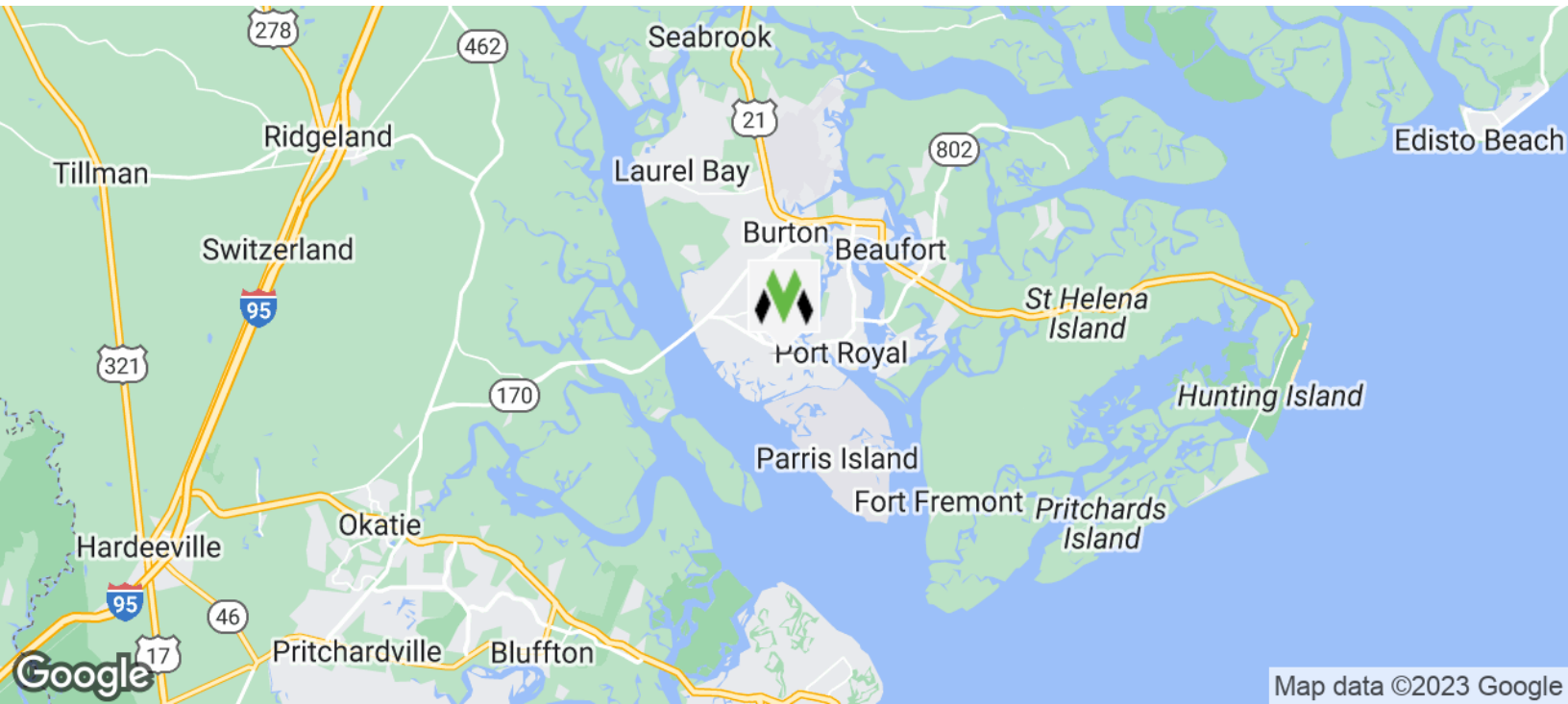


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LOCATION MAPS

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