

**FOR SALE**

**247 ROBERT SMALLS PARKWAY**

247 ROBERT SMALLS PARKWAY BEAUFORT, SC 29906



**VM** | REAL ESTATE



**CONTACT**

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# PROPERTY OVERVIEW

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## OFFERING SUMMARY

Sale Price:	\$2,790,000
Building SF:	13,950 SF+/-
Acreage:	1.75 Acres +/-
Zoning:	C5RCMU
Market:	Beaufort

## PROPERTY HIGHLIGHTS

- Freestanding 13,950 SF Retail / Flex Building on 1.75 Acres
- Prominent Visibility to High Traffic Counts on Hwy 170
- Large Fenced Yard Behind Building
- Dock High Loading
- High Ceilings

## PROPERTY OVERVIEW

13,950 sf retail / flex building, situated on 1.75 acres on Highway 170, in Beaufort's main retail corridor. Built in 1996 and enlarged and renovated in 2014. The building is sprinklered and is currently configured with a large showroom, 2,000 sf +/- of warehouse with loading dock and 12x12 roll up door, two restrooms, an office and a break/file room. Large retail windows across the front of the building and high ceilings throughout. The property has a large fenced area in the back and a dedicated monument on Highway 170. Zoning allows for most commercial uses. Seller may consider leasing to the right tenant.

## LOCATION OVERVIEW

Located on Highway 170 in the center of Beaufort's main retail corridor. The property is surrounded by major retailers including Lowes, Publix, Harbor Freight, Sherwin Williams, Belks and Walmart to name a few, and dozens of national brand restaurants, banks and car dealerships. Beaufort is experiencing tremendous growth and the property is well situated to draw from the entire Beaufort county market. The property is about 40 minutes from Hilton Head and just under 90 minutes from Charleston. Demographics confirm nearly 50,000 residents within a five mile radius with average household incomes of over \$103,000. Beaufort also receives millions of visitors each year. High traffic with 2023 Traffic counts of approximately 21,000 vpd passing the property.

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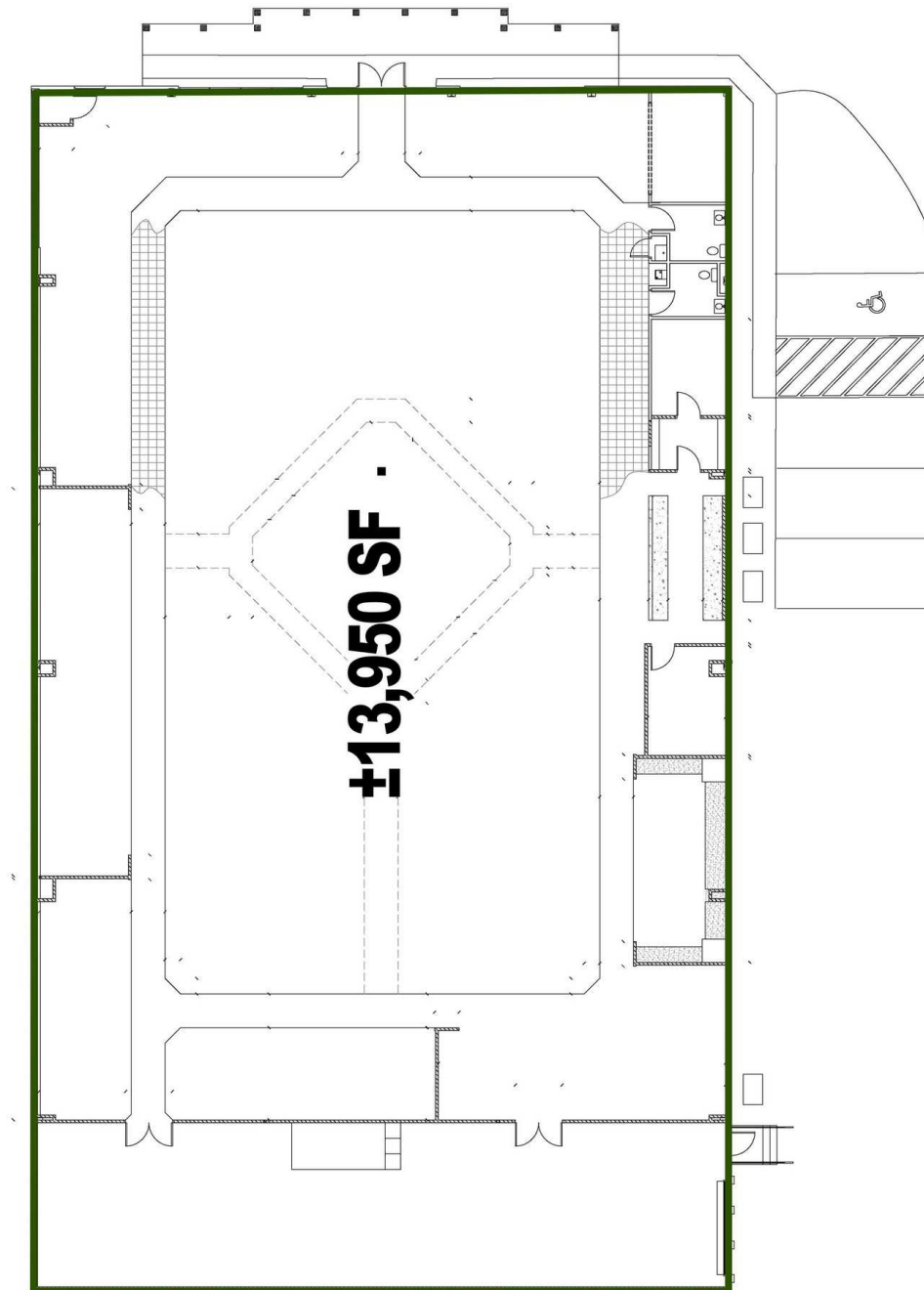


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# FLOOR PLAN

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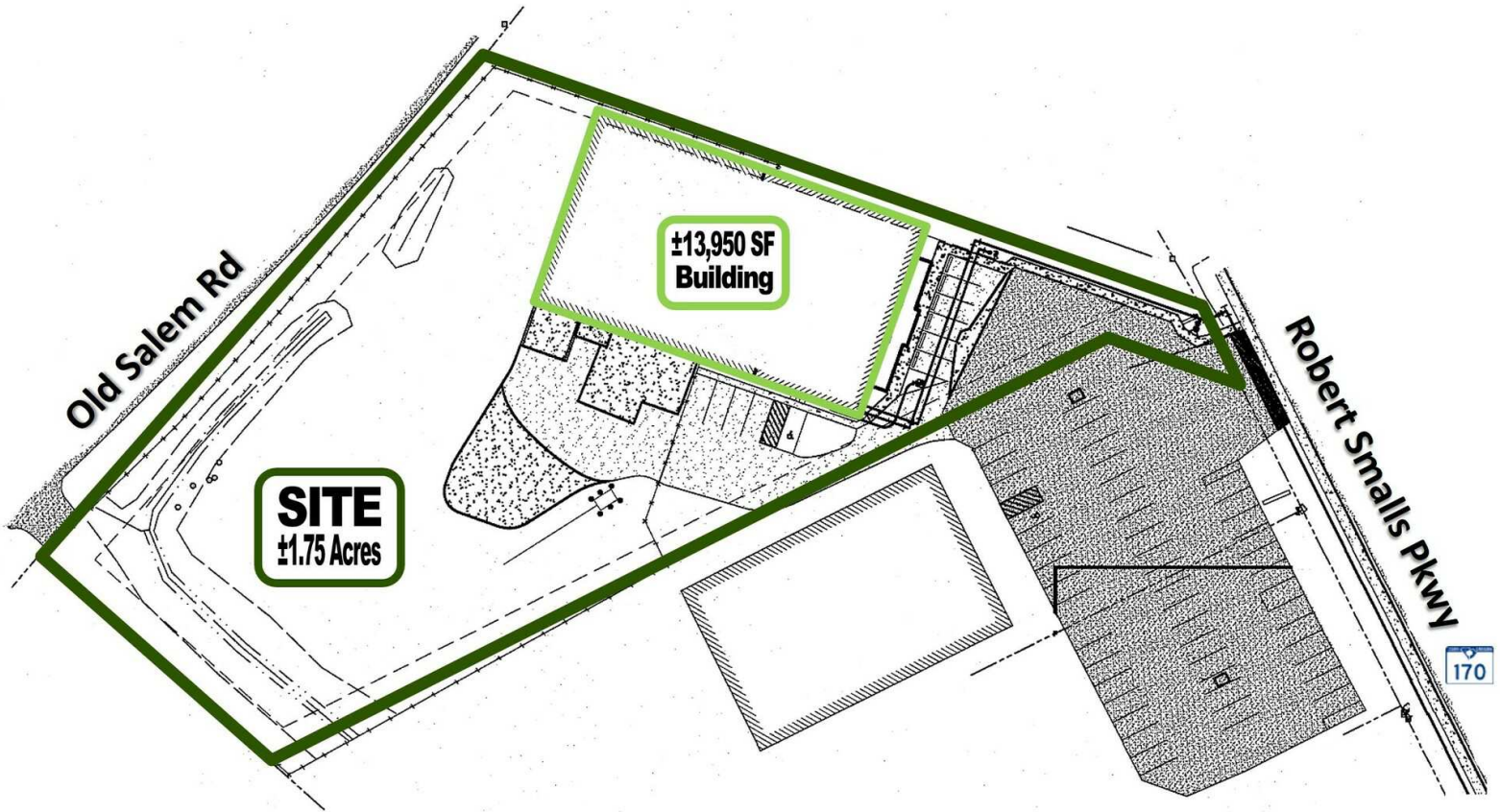


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# SITE PLAN

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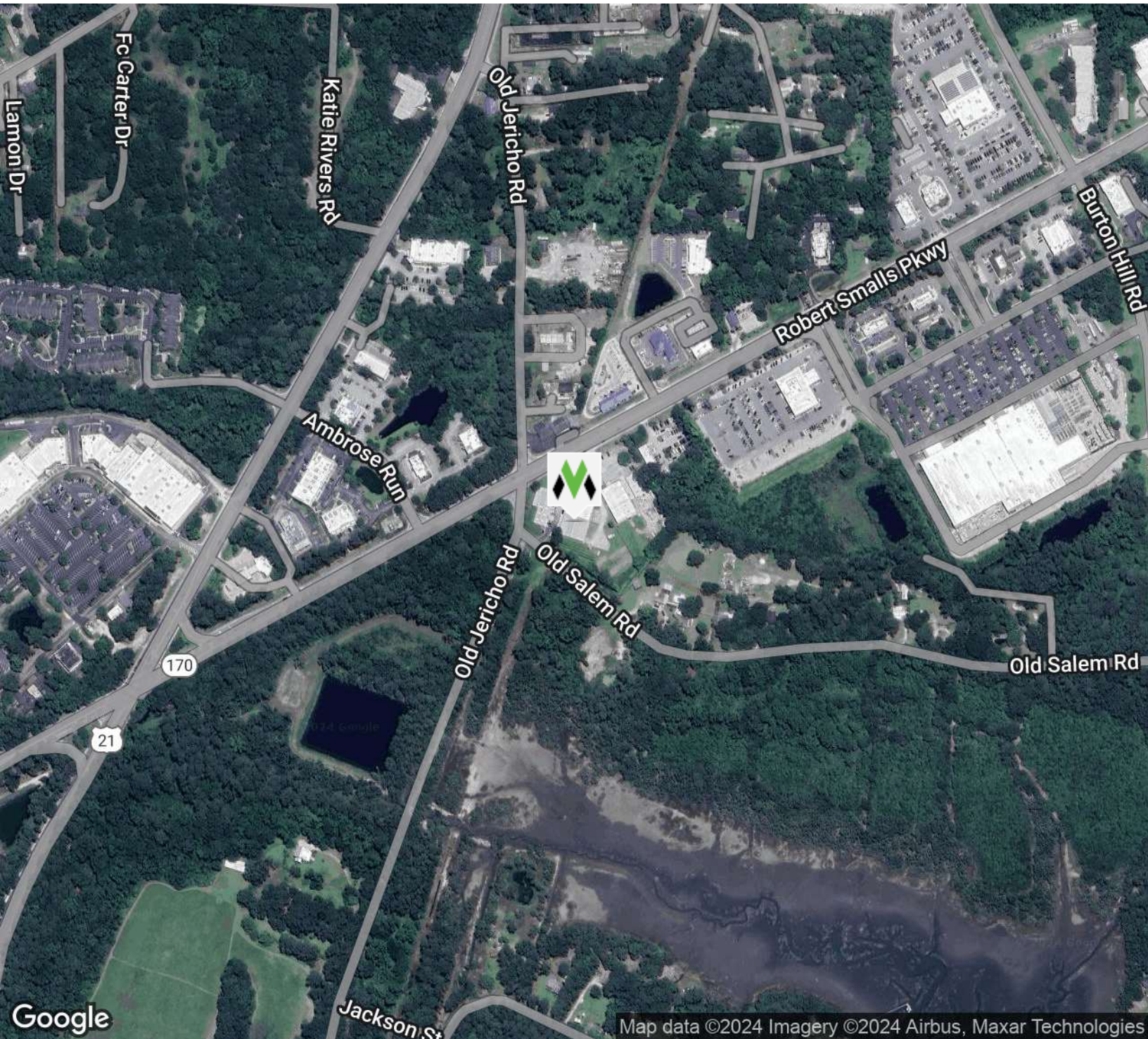


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# LOCATION MAP

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# RETAILER MAP

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# PICTURES

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