



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 331-C - 2,571 SF  
Suite 331-D - 2,489 SF  
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

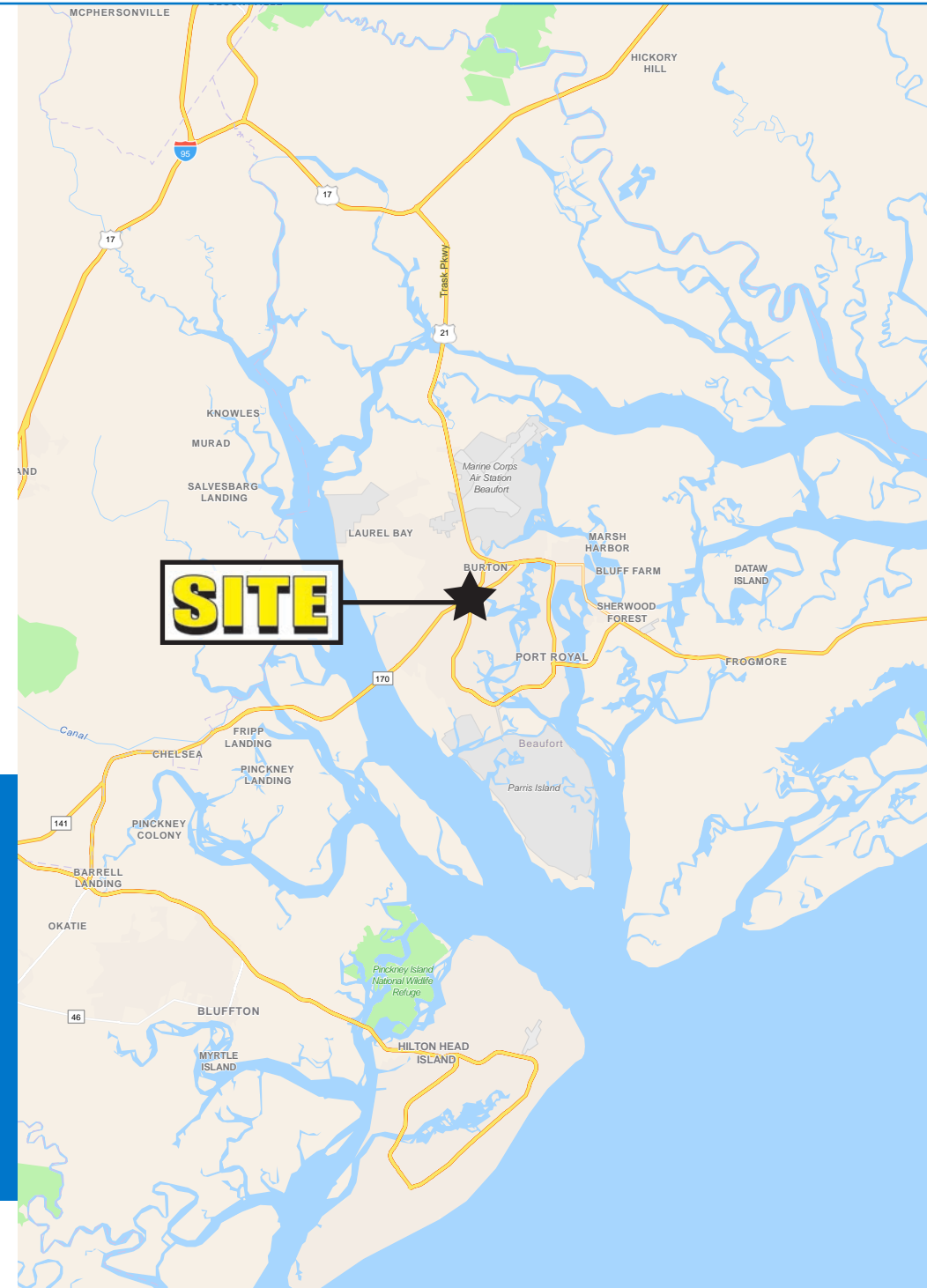
- Regional shopping center development located at major crossroads in Beaufort, SC
- Current tenants include Hobby Lobby, Five Below, Old Navy, Ross, Ulta, Rack Room Shoes, and Aldi
- Multiple access points along both Robert Small Parkway and Parris Island Gateway

### LEASE RATE

Call to discuss

### COUNTY

Beaufort



#### 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	2,571 SF AVAILABLE	341-C	America's Best Contacts & Eyeglasses	351-C	2,507 SF AVAILABLE
D	Ulta				331-D	2,489 SF AVAILABLE	341-D	Mattress Firm	351-D	Surcheros
E	TJ Maxx									
F	Ross									
G	Old Navy									
H	Five Below									
I	Hobby Lobby									

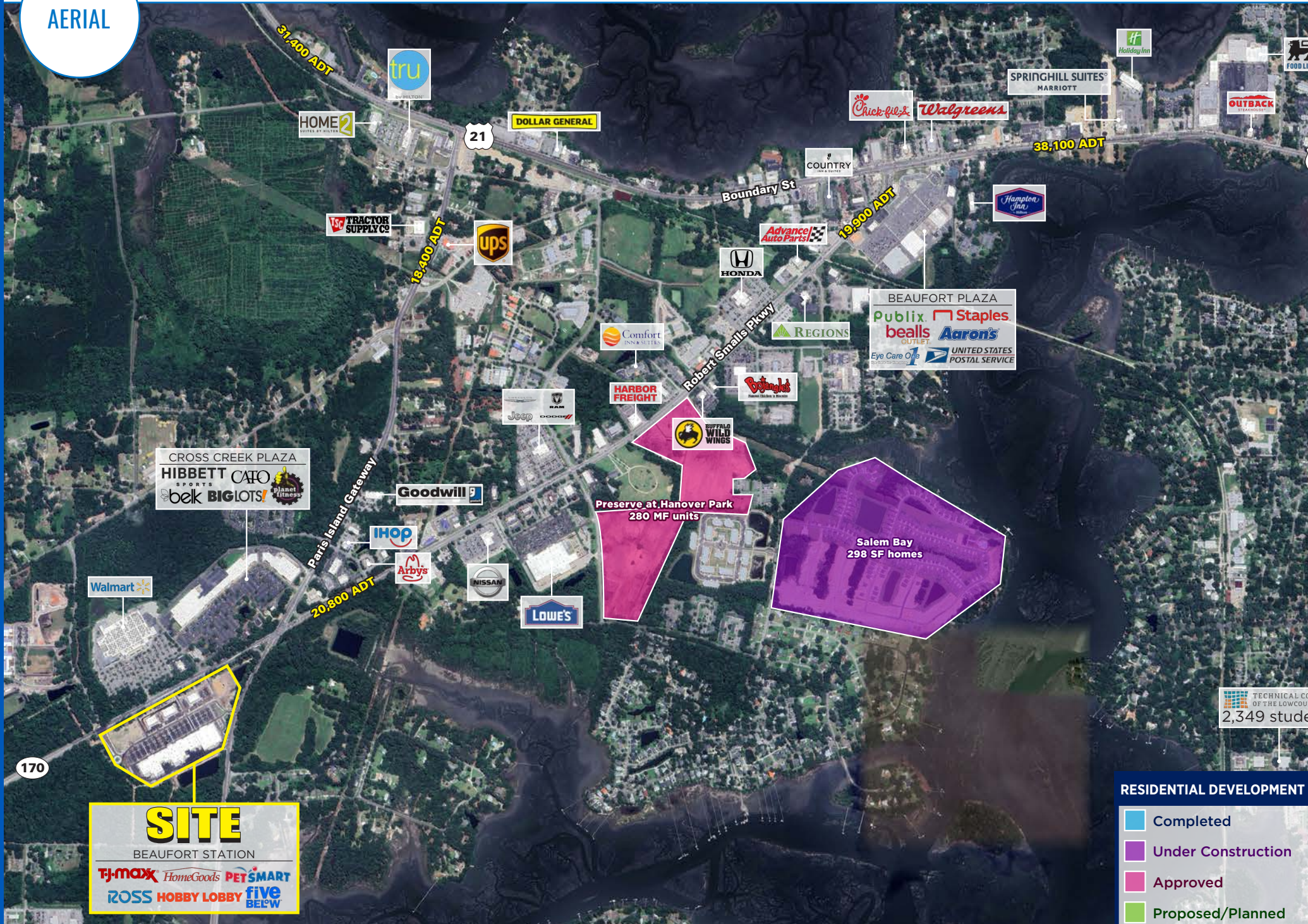


AERIAL





AERIAL





SITE  
PHOTOS

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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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