



# ±0.64 ACRE PAD READY SIGNALIZED CORNER

1451 RIBAUT RD, PORT ROYAL, SC



## PARCEL LEGEND

Size	Availability	Sale Price	Lease Rate	Ideal Use
±0.64 Acres	Sale or Ground Lease	\$800,000	Contact Broker	QSR / Coffee / Oil / Bank

## OFFERING MEMORANDUM

±0.64 ACRE SIGNALIZED CORNER PAD  
FULL MOTION ACCESS & RIGHT IN RIGHT OUT  
LADYS ISLAND DR 29K VPD | RIBAUT RD 20K VPD



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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

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# EXECUTIVE SUMMARY



±0.64 ACRE PAD





# RETAIL OPPORTUNITY

## WHY THIS SITE?



### LOCATION

Prime Retail Location



### TRAFFIC COUNT

48,600 Combined VPD



### ACCESS

Full Motion & RI-RO



### SITE CONDITION

Pad Ready Development Site



### STRONG DEMOGRAPHICS

\$86K MHI in 3 Mile Ring



### TRAFFIC SIGNAL

Located at Signalized Intersection



### ZONING

Commercial Zoning (T4 UC)

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present ±0.64 acres at 1451 Ribaut Road in Port Royal, South Carolina, for ground lease or sale. This pad-ready, signalized hard-corner parcel offers full-motion access on Ribaut Road and right-in/right-out access on Lady's Island Drive—intersections that carry a combined traffic count of over 48,600 vehicles per day.

Positioned directly adjacent to the Naval Hospital Beaufort and surrounded by CVS, Hardee's, and Advance Auto Parts, the site benefits from consistent daytime traffic, commuter volume, and tourism flow from Fripp Island. Its compact layout supports typical drive-thru configurations and is well-suited for national QSR, oil change, coffee, or urgent care users.

Zoned T4UC, the site allows a wide range of commercial uses and sits just west of the region's dominant retail corridor anchored by Publix and Harris Teeter. As the last commercial site heading east toward Sea Island Parkway and the first westbound from Fripp Island, 1451 Ribaut offers a high-visibility, strategically located opportunity in one of Beaufort County's most active corridors.



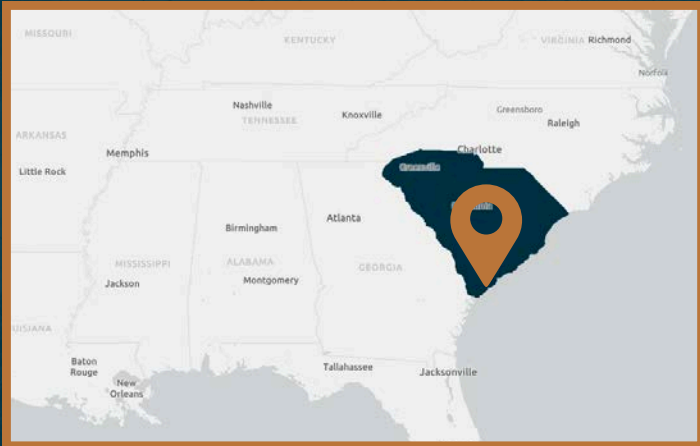
# LOCATION OVERVIEW

## HIGH TRAFFIC TRADE AREA



### NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

Navy Hospital Beaufort	0.8 Miles
Gibbs Island	1.3 Miles
Succession Golf Course	2.2 Miles
Population	20,185
Median Household Income	\$85,390
Piggly Wiggly	0.5 Miles
Beaufort Middle School	1.1 Miles
Southside Park	1.0 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	6,321	20,185	45,907
Median HH Income	\$84,567	\$85,390	\$75,906
2020-2025 Growth	3.33%	7.77%	6.58%
Households	3,006	8,881	17,329







Gibbs Island


Secession Golf Club

 **FRESENIUS  
KIDNEY CARE**

Naval Hospital Beaufort

Mac's Seafood Express




 28,800 VPD

Bethlehem Baptist Church

RIGHT IN, RIGHT  
OUT ACCESS POINT



**±0.64 ACRE PAD**

 19,800 VPD

**RIBAUT RD**

FULL MOTION  
ACCESS POINT



**LADY'S ISLAND DR**









Bethlehem Baptist Church

FRESENIUS KIDNEY CARE

FULL MOTION ACCESS POINT

RIGHT IN, RIGHT OUT ACCESS POINT

±0.64 ACRE PAD

LADYS ISLAND DR

28,800 VPD

RIBAUT RD

19,800 VPD

Hardee's

CVS pharmacy

Advance Auto Parts





Gibbs Island

Parris Island

Naval Hospital Beaufort

Advance  
Auto Parts

RIGHT IN, RIGHT  
OUT ACCESS POINT

LADYS ISLAND DR



28,800 VPD

±0.64 ACRE PAD

CVS  
pharmacy

Hardee's

FULL MOTION  
ACCESS POINT



FRESENIUS  
KIDNEY CARE

Bethlehem  
Baptist Church



19,800 VPD

RIBAUT RD





19,800 VPD

RIBAUT RD



FULL MOTION  
ACCESS POINT

±0.64 ACRE PAD

RIGHT IN, RIGHT  
OUT ACCESS POINT



28,800 VPD

LADY'S ISLAND DR







DG

bp

PHYSICIANS  
FOOTCARE

Resorts at Beaufort

MUSC Health  
Medical University of South Carolina

Gibbs Island

Beaufort Middle School

Walgreens

Super 8

Hardee's

ACE  
Hardware

BURGER  
KING

Safe Harbor Port Royal Landing

SUBJECT  
PROPERTY

LADY ISLAND DR

Advance  
Auto Parts

CVS

NOVANT  
HEALTH

Southside Park

The Preserve at Port Royal

Navy Hospital Beaufort

Port Royal Dentistry

Beaufort Eye Center

BEAUFORT RIVER

Port Royal Medical Pavilion

the  
Y

Port Royal Community Center

TOWARDS SHELL POINT

TOWARDS GIBBS ISLAND

SECESSION GOLF CLUB

BATTERY CREEK

Fish Camp on 11<sup>th</sup> Street

RIBAUT RD

19,800 VPD

28,800 VPD

30,500 VPD









# PLAT



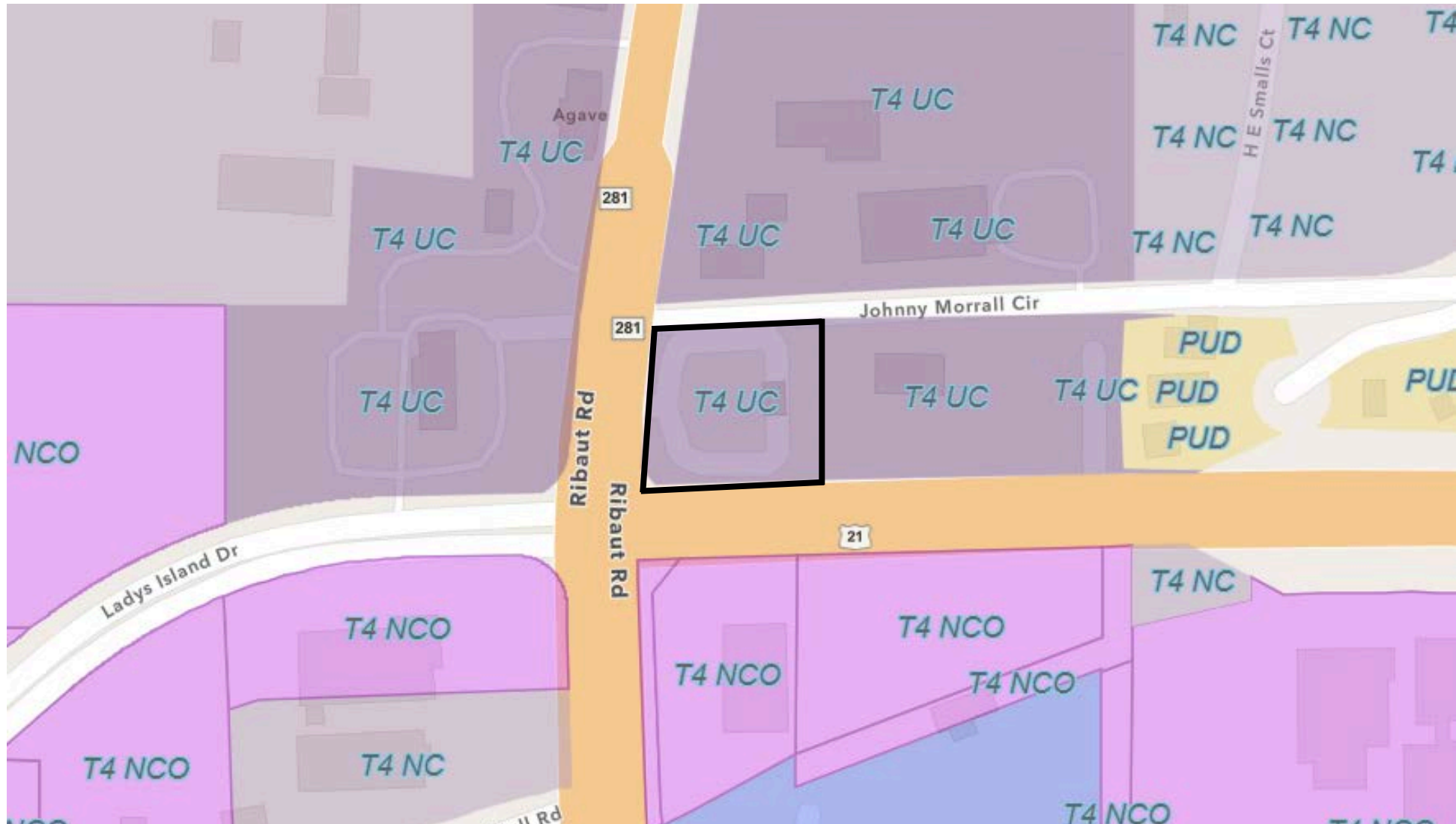


# ±0.64 AC SIGNALIZED CORNER ACCESS MAP





# ±0.64 AC SIGNALIZED CORNER ZONING MAP







# AREA OVERVIEW

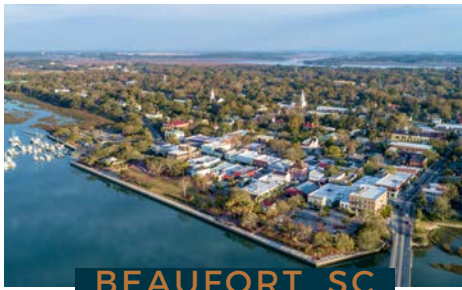




# WHY? BEAUFORT

## OVERVIEW

Beaufort, South Carolina is a dynamic and growing coastal community known for its strategic location, tourism-driven economy, and military presence. Located between Savannah and Charleston, Beaufort serves as a regional hub for healthcare, defense, and retail. Its strong daytime population, anchored by Naval Hospital Beaufort and Marine Corps Air Station Beaufort, supports consistent commercial demand. **The city's blend of quality-of-life appeal and steady growth has made it a key destination for both residents and businesses across the Lowcountry.**



BEAUFORT, SC



FRIPP ISLAND

### FRIPP ISLAND & SEA ISLANDS ACCESS

Beaufort serves as the primary gateway to Fripp Island, Hunting Island, and other Sea Islands.

- Fripp Island is a private, resort-style island community known for its beaches, golf courses, and vacation homes.
- Hunting Island State Park is South Carolina's most-visited state park, drawing nearly 1 million annual visitors for its beach, lighthouse, and nature trails.



### A WELL CONNECTED CITY

Beaufort is located just off U.S. Highway 21, providing direct access to I-95 and regional corridors like US-278 and SC-170.

The city is approximately:

- 35 minutes from Hilton Head
- 45 minutes from Savannah
- 1 hour 15 minutes from Charleston

Beaufort County Airport supports regional general aviation and connects to broader logistics networks.



### MILITARY & DEFENSE HUB

Beaufort's economy is supported by three major military installations:

- Marine Corps Air Station Beaufort
- Naval Hospital Beaufort
- Marine Corps Recruit Depot Parris Island

**These bases contribute over \$1.5 billion annually to the local economy and provide a steady workforce and demand base.**



### STRONG HEALTHCARE PRESENCE

Naval Hospital Beaufort anchors the regional medical corridor, alongside Beaufort Memorial Hospital, the largest full-service hospital between Charleston and Savannah.

**This healthcare infrastructure supports both the resident population and seasonal influx from tourism.**



### TOURISM & QUALITY OF LIFE

**Beaufort is consistently ranked among the most charming small towns in America. Its waterfront parks, historic district, and vibrant downtown draw visitors year-round.**

The area offers:

- Waterfront lifestyle with marinas and golf
- Strong second-home and retiree demand
- Steady seasonal tourism from Hilton Head and Fripp Island

2<sup>nd</sup>

Oldest City  
in South  
Carolina

192K

County  
Population

270K

CSRA  
Labor Force

20%

Population  
Growth Since  
2020

\$74K

Median  
Household  
Income

27K

Projected Population  
Growth in Next the  
5 Years



# WHY? SOUTH CAROLINA

## KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



**South Carolina's population is expected to increase significantly, driven by migration and economic growth.**



**The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.**



**Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.**



**South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.**

### TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. **South Carolina**
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

*Per Site Selection*

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



### ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

**By 2040, the state's population is expected to exceed 6,000,000 residents.**

Reflecting a strong commitment by both new businesses and new residents



### ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

**The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.**

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



### FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

**South Carolina continues to be a leader in job growth.**

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



### INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

**South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.**

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

## 5M

Total State Population

## 58%

Labor Force Participation

## 150K

Jobs Created Last 5 Years

## 90B

Invested in SC in Last 5 Years

## 6.2M

2040 Projected State Pop.

## 70%

Growth in Trade at Port of Savannah Over the Last Decade



**For inquiries,  
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