

LAUREL BAY CROSSING

346-350 SHANKLIN RD, BEAUFORT, SC 29906



RETAIL SPACE FOR LEASE

Harbor
COMMERCIAL PARTNERS

Contact:

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Partner

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PROPERTY INFORMATION

TAX MAP ID	R100 024 000 0374 0000
COUNTY	BEAUFORT
MUNICIPALITY	BEAUFORT
YEAR BUILT	2001
ZONING	C4-CCMU
PARKING	ON-SITE SURFACE PARKING
VPD	23,000
ANCHOR TENANT	FOOD LION
NNN	\$3.35 PSF

OFFERING

UNIT	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
350, UNIT 2	1,400 SF	CALL FOR PRICING	NNN	NOW
350, UNIT 3	1,400 SF	CALL FOR PRICING	NNN	NOW
350, UNIT 2/3	2,800 SF	CALL FOR PRICING	NNN	NOW

HIGHLIGHTS

Laurel Bay Crossing is a 47,930 SF Food Lion anchored center with two entrances into the center and two 1,400 SF spaces available for lease. Spaces are next to each other and can be combined at Tenant's expense. They are located in line with Food Lion. There is signage availability on the pylon.

Laurel Bay Crossing is located at the intersection of Shanklin Road and Laurel Bay Road, across from Magnolia Park Community and Family Dollar.

LAUREL BAY CROSSING

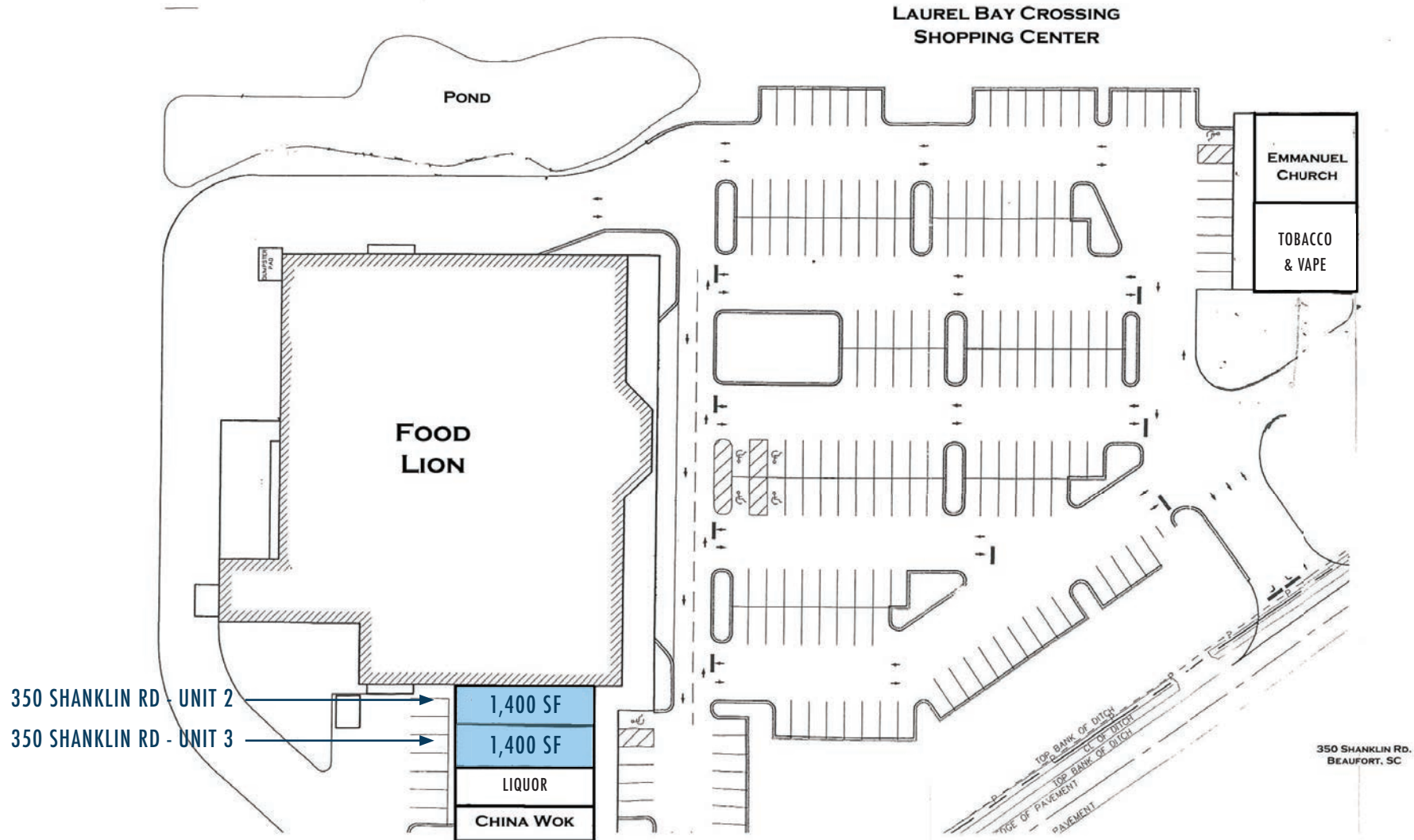
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SITE PLAN



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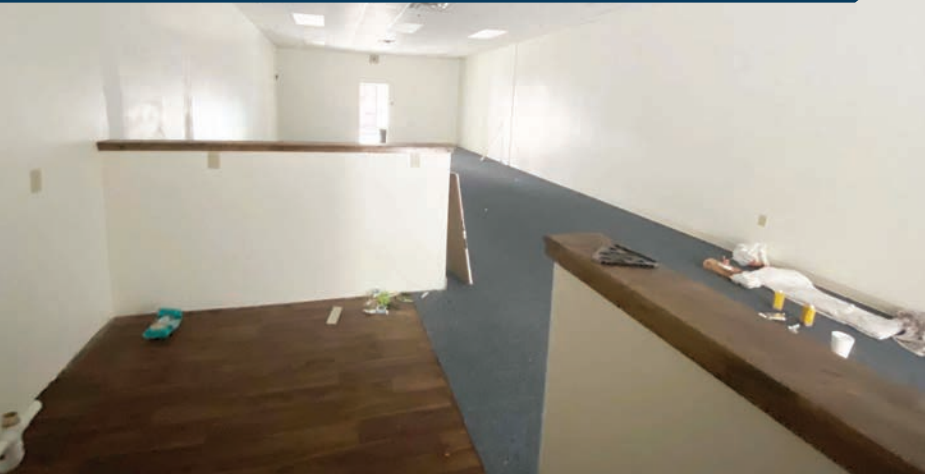
PHOTOS - 350 SHANKLIN RD, UNIT 2



LAUREL BAY CROSSING

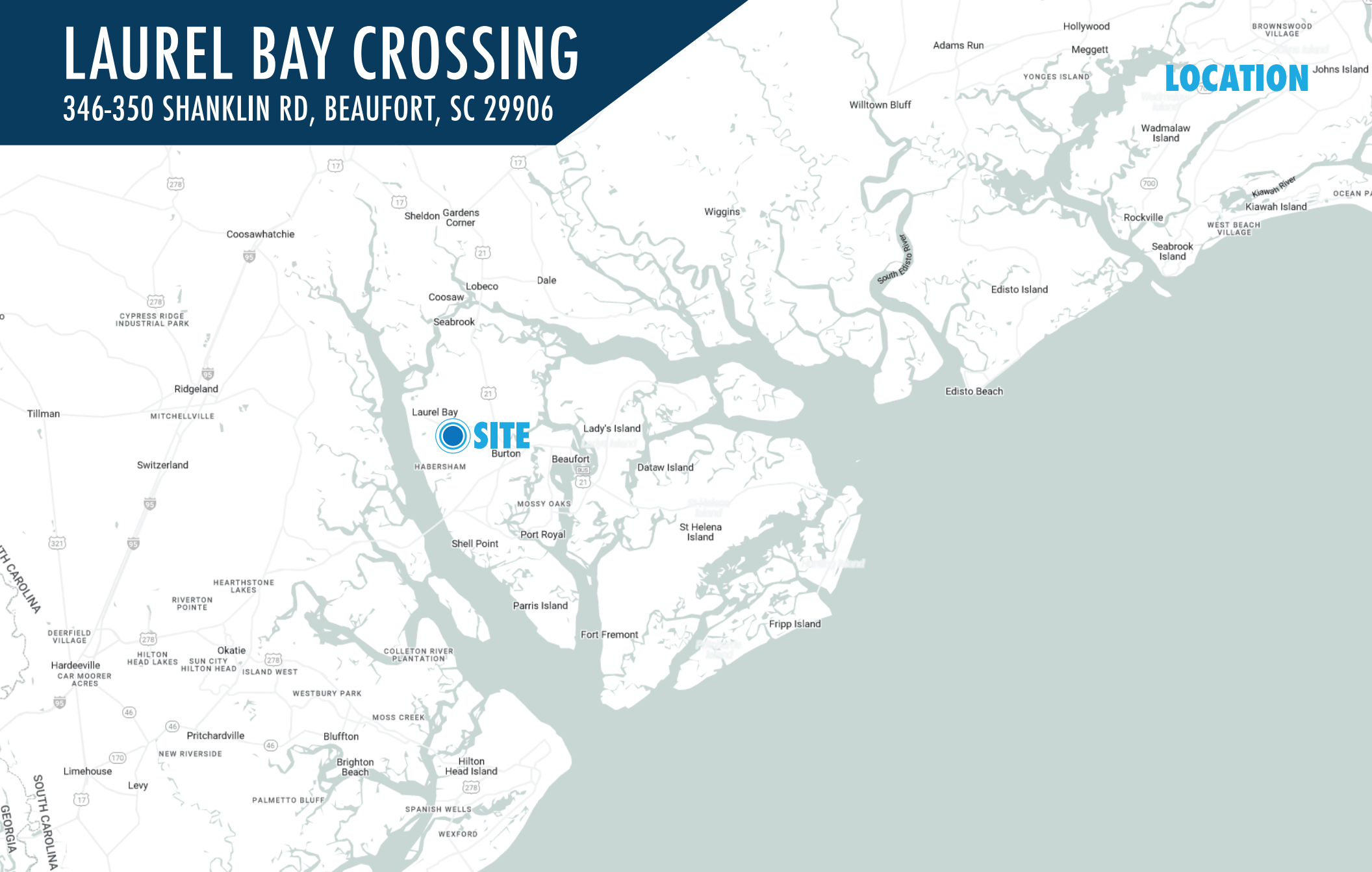
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PHOTOS - 350 SHANKLIN RD, UNIT 3



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DEMOGRAPHICS

ONE MILE

THREE MILE

FIVE MILE



POPULATION

2,430

15,056

26,897



TOTAL BUSINESSES

44

371

979



MEDIAN AGE

37.6

32.9

35.3



AVG HOUSEHOLD INCOME

\$63,860

\$69,890

\$73,643



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