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COMMERCIAL REAL ESTATE



FOR SALE

46 ROBERT SMALLS PKWY

Beaufort, SC 29906

\$1,200,000

ASKING PRICE

+/-7,500

RSF

+/-0.46

ACRES

**TWO
BUILDINGS**



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OFFERING DETAILS



PROPERTY HIGHLIGHTS

- **HWY-170 FRONTAGE**
- **35,000+ VPD**
- **AJACENT TO SPANISH MOSS TRAIL**
- **ACTIVE STORAGE FACILITY**
- **ANNEXED INTO CITY OF BEAUFORT**
- **T5-UC ZONING**
- **LARGE FLEX/RETAIL BUILDING**
- **LARGE PARKING LOT**
- **VALUE-ADD OPPORTUNITY**

PROPERTY DETAILS

Prime opportunity to acquire a highly visible corner parcel along Beaufort County's rapidly developing Hwy 170 corridor. The property includes a 4,350 SF flex retail building—formerly a mini golf facility—and a 3,150 SF storage building with 16 units ranging from 50–600 SF. Positioned directly across from Publix and Beaufort Plaza Shopping Center, the site fronts the popular Spanish Moss Trail and features a grandfathered monument sign. Ideal for an owner-occupant with the main building now vacant, while the storage units provide steady supplemental income. Whether you're an investor, operator, or developer, this location offers undeniable visibility, versatility, and upside potential.

LOCATION DETAILS

Beaufort County's Hwy 170—a primary gateway linking Beaufort, Port Royal, Bluffton/Hilton Head, and Savannah—continues to densify with retail reinvestment and housing. The corridor is loaded with new development such as Beaufort Station, a 200,000+ SF power center featuring national retailers such as Hobby Lobby, and the redeveloped Beaufort Plaza anchored by Publix. Nearby, Tri Pointe Homes is developing a 50-unit townhome community, further strengthening residential density and local spending power. The surrounding 5-mile radius boasts a population exceeding 30,000 residents with average household incomes over \$85,000, driving sustained demand for retail and service-based businesses. With strong demographics, active development, traffic counts varying from 30-40K VPD, and continued infrastructure investment, Hwy 170 has emerged as Beaufort County's most dynamic growth corridor.

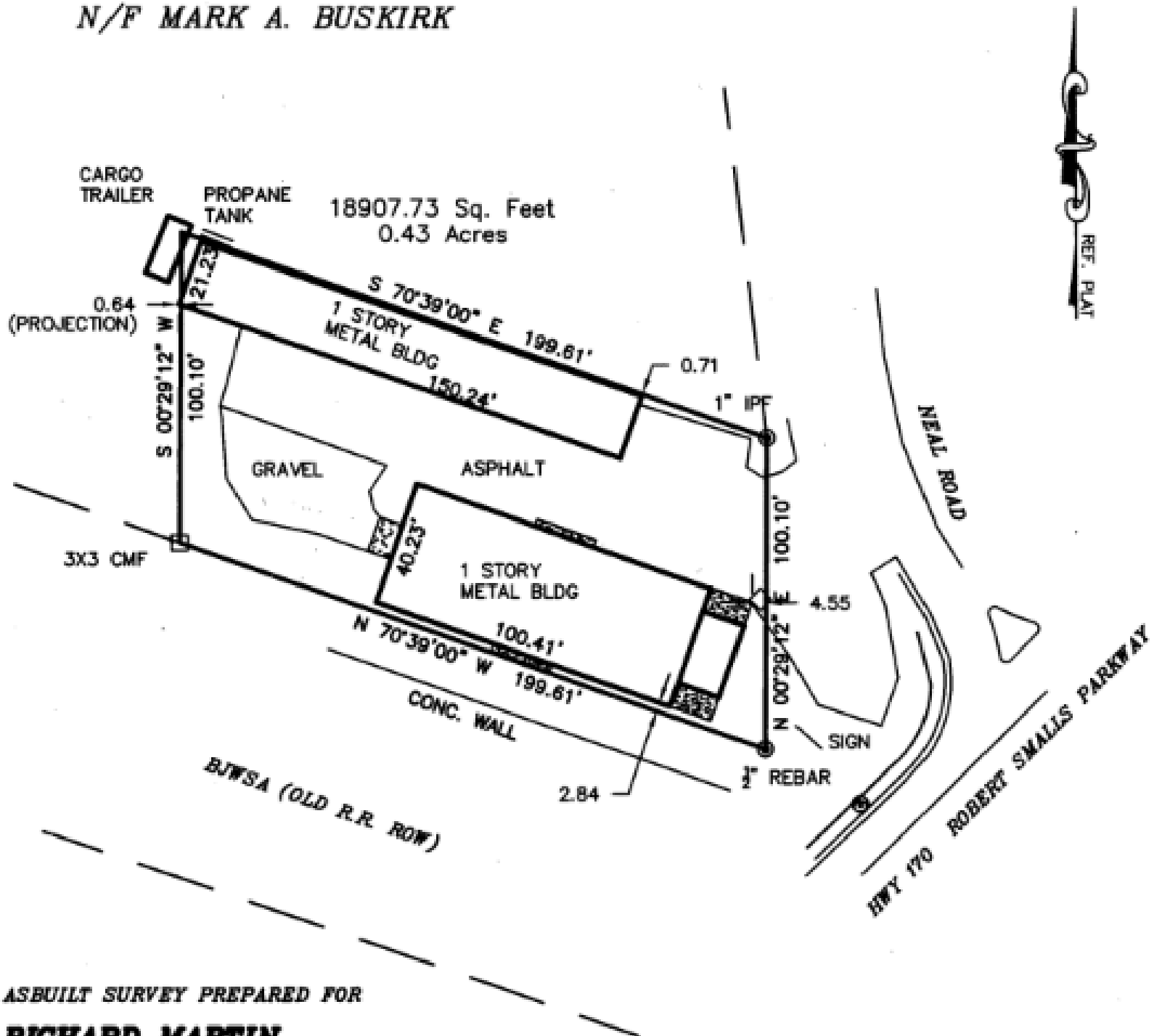
PLAT



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N/F MARK A. BUSKIRK



ASBUILT SURVEY PREPARED FOR

RICHARD MARTIN

THIS PROPERTY BEING A PORTION OF LAND AS SHOWN ON A PLAT BY DAVID E. GASQUE DATED 6/13/90
AND RECORDED IN PLAT BOOK 39 PAGE 66 BEAUFORT COUNTY RMC.
PORT ROYAL ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
TAX MAP: R100-029-000-004F-0000

AERIAL VIEW



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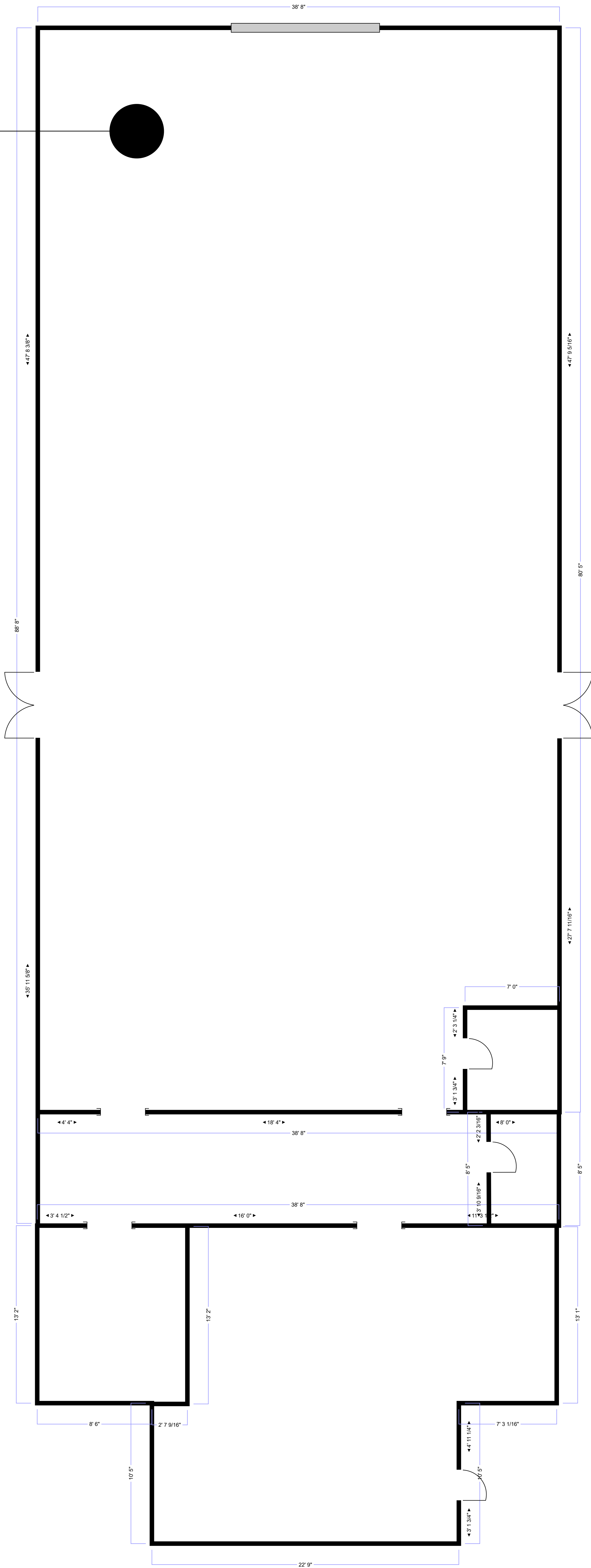
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46 Robert Smalls Pkwy
As-built Floor Plan
+/- 4,350 SF

WAREHOUSE
+/- 3,112 SF

CEILINGS
20' 1" = CENTER
14' = SIDES



HWY-170 MAP



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BROAD RIVER
BRIDGE
(LEADING TO
BLUFFTON,
HHI,
SAVANNAH)

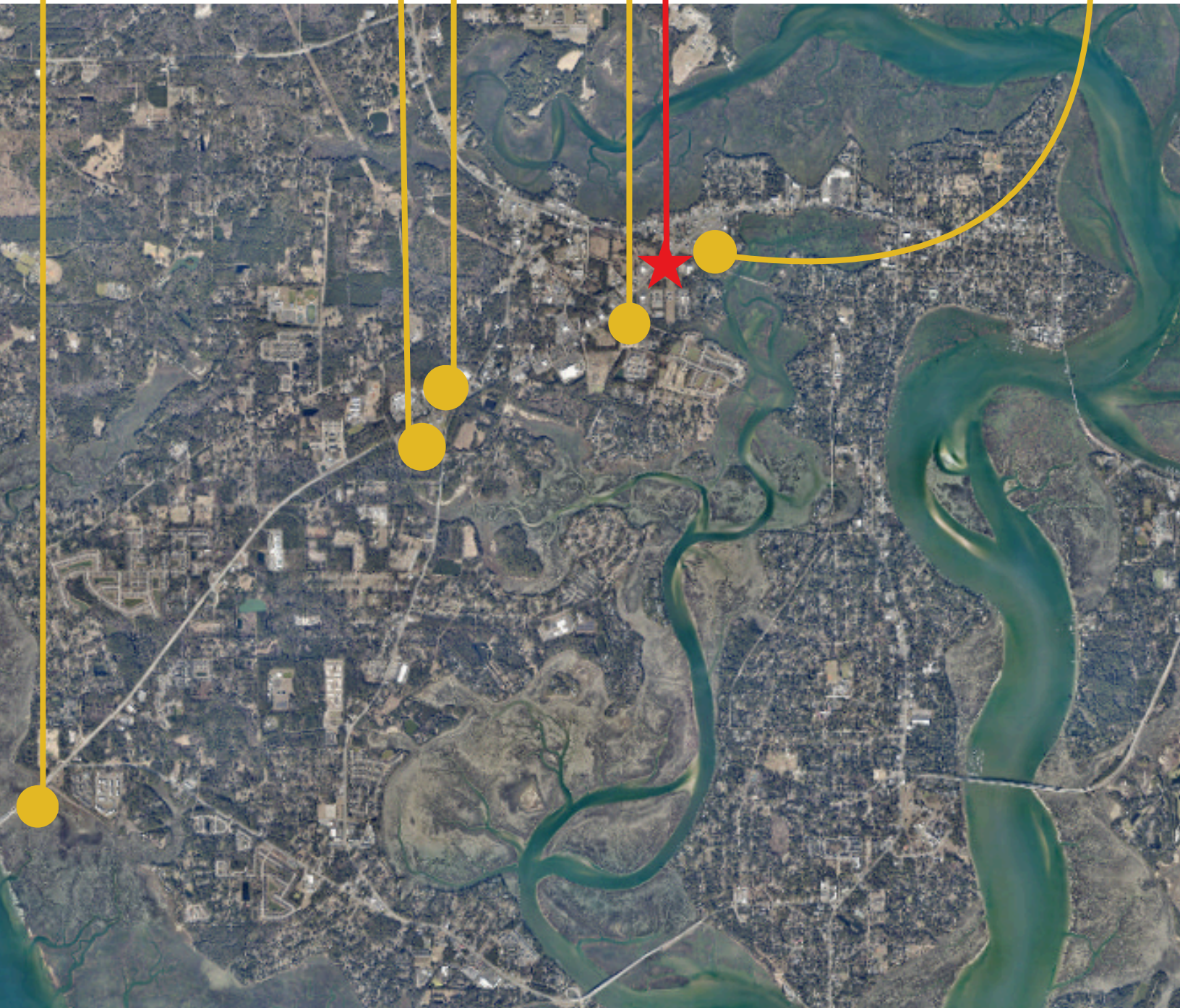
BEAUFORT
STATION

CROSS
CREEK
SHOPPING
CENTER

TRI POINTE
HOMES
DEVELOPMENT

SITE

BEAUFORT
PLAZA



DEMOGRAPHIC REPORT



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RADIUS	POPULATION	MEDIAN HH INCOME	EST. 5-YR POPULATION GROWTH
1 MILE	2,291	\$44,484	+10.69%
3 MILE	17,293	\$54,118	+10.4%
5 MILE	46,321	\$59,767	+10.46%

RENT ROLL



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UNIT	OCCUPANCY	SF	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION
1	OCCUPIED	600	\$550.00	\$6,600.00	MTM
2	OCCUPIED	200	\$100.00	\$1,200.00	MTM
3	OCCUPIED	200	\$150.00	\$1,800.00	MTM
4	VACANT	200			
5	VACANT	200			
6	VACANT	200			
7	OCCUPIED	200	\$150.00	\$1,800.00	MTM
8	OCCUPIED	200	\$185.00	\$2,220.00	MTM
9	OCCUPIED	200	\$185.00	\$2,220.00	MTM
10	OCCUPIED	200	\$150.00	\$1,800.00	MTM
11	OCCUPIED	200	\$185.00	\$2,220.00	MTM
12	OCCUPIED	200	\$185.00	\$2,220.00	MTM
13	OCCUPIED	50	\$65.00	\$780.00	MTM
14	OCCUPIED	50	\$65.00	\$780.00	MTM
15	OCCUPIED	50	\$65.00	\$780.00	MTM
16	OCCUPIED	50	\$55.00	\$660.00	MTM
MAIN BUILDING	VACANT	4,350			
TOTALS			\$2,090	\$25,080.00	



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Reynolds Robinson

Managing Partner

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR
PROPERTY DETAILS.