



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



PRINCIPAL  
ADVISORS

COMMERCIAL REAL ESTATE

## 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.

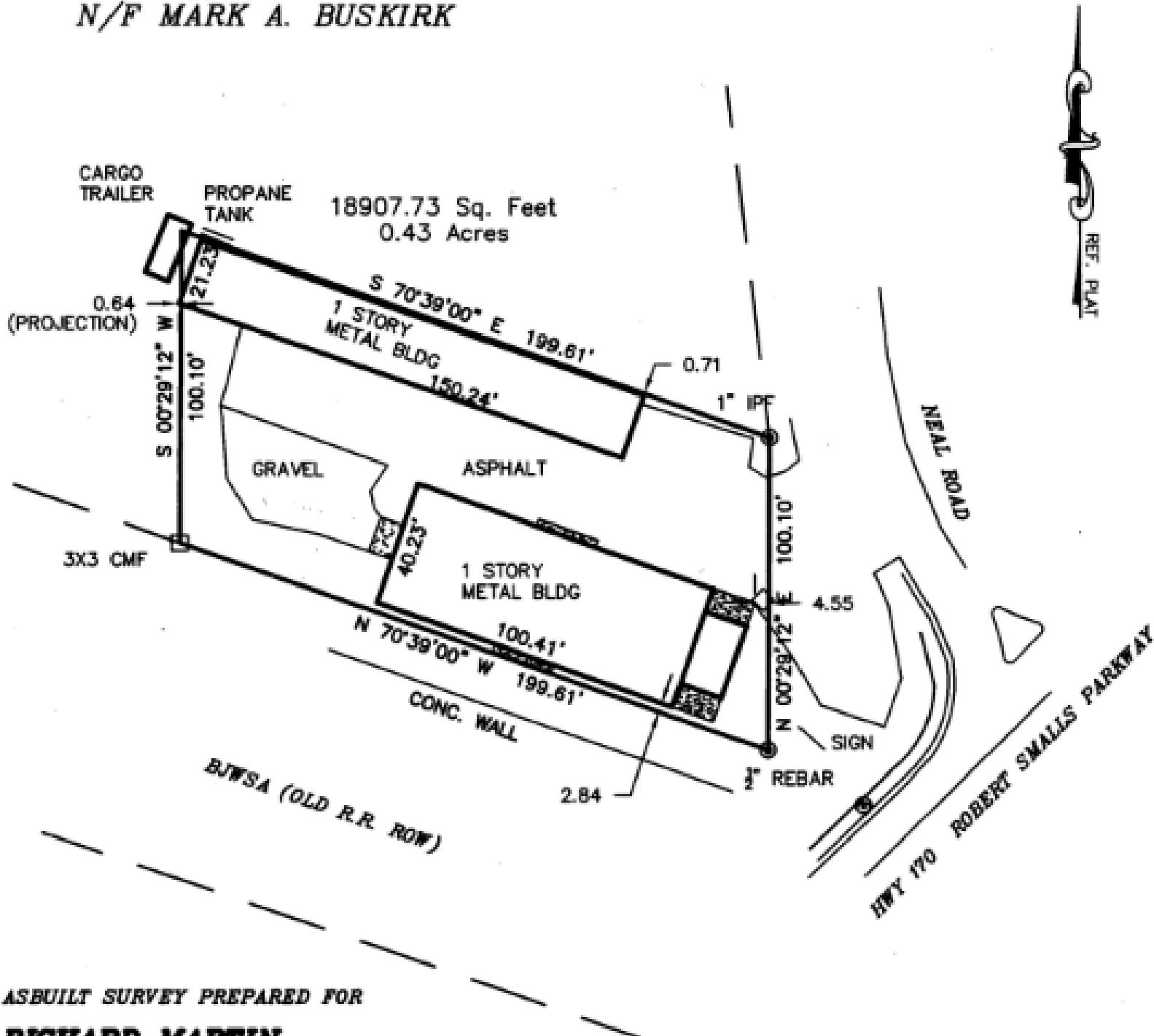
# PLAT



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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

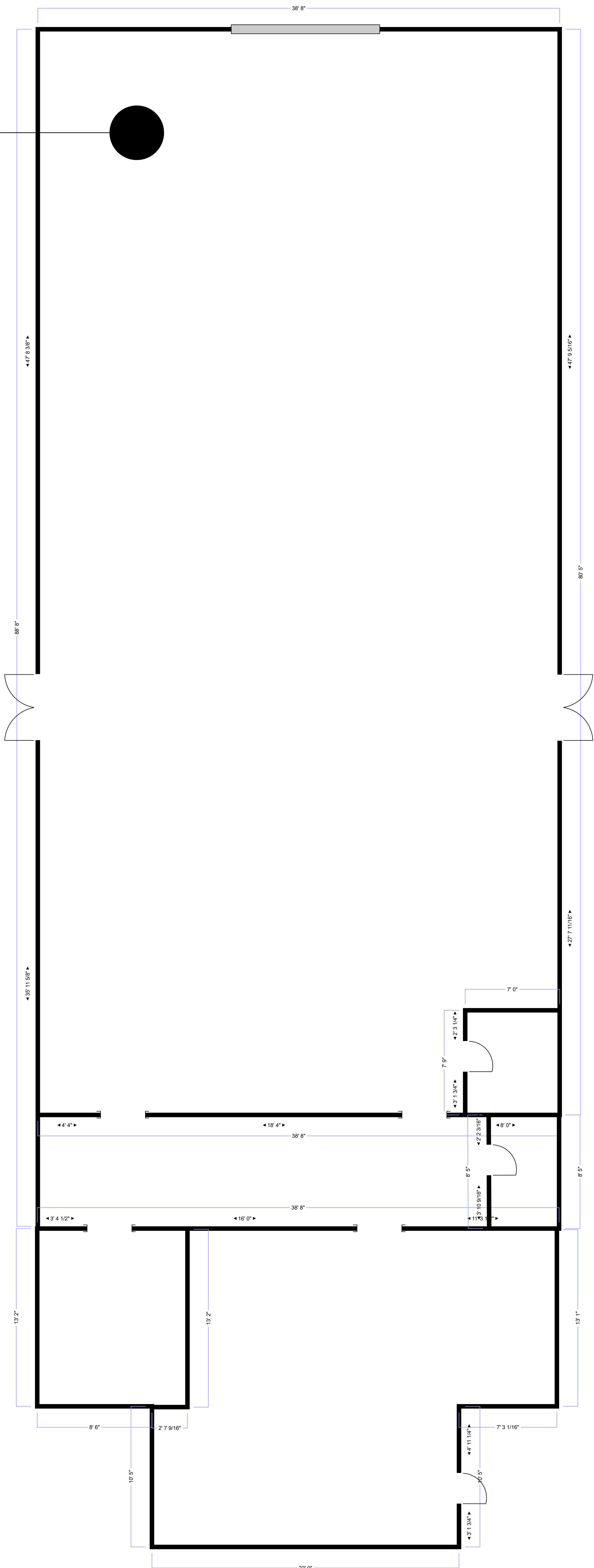
# AERIAL VIEW



**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)

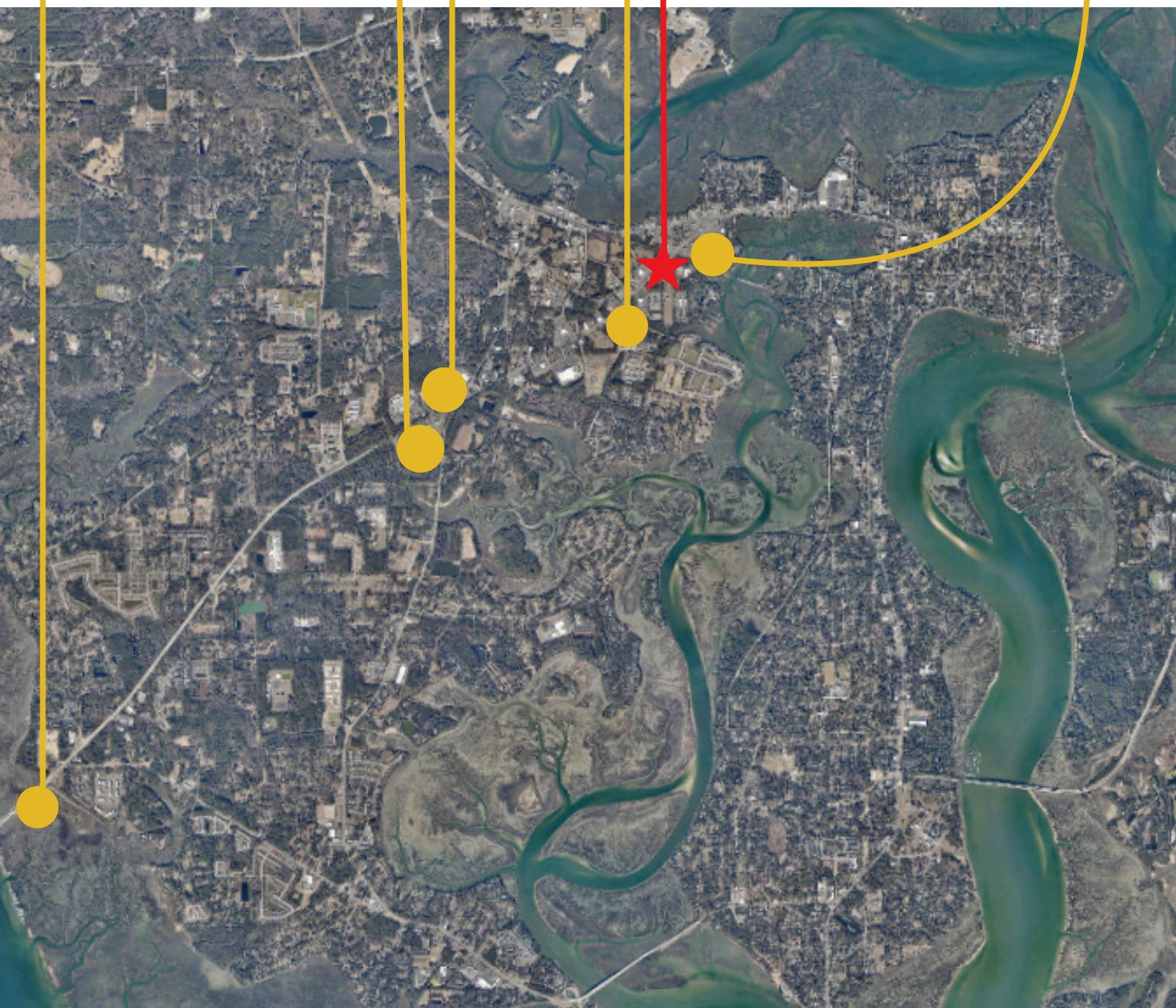
BEAUFORT  
STATION

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



## ***Reynolds Robinson***

**Managing Partner**

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