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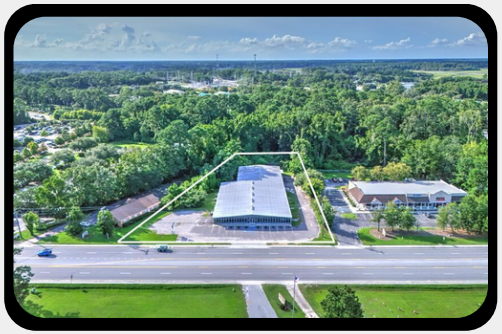

FOR LEASE

164 ROBERT SMALLS PARKWAY
BEAUFORT, SC 29902

SQUARE FT	LEASE TYPE	BASE RENT	NNN
19,250	NNN	$15/SF	$1.09/SF

843-380-2530, EXT 700
www.principalrem.com
rrobinson@principalrem.com

843-380-2530, EXT 701
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glahay@principalrem.com

LISTING DESCRIPTION

This 19,250 SF retail/flex building on 1.09 acres offers visibility and exposure along Highway 170 / Robert Smalls Parkway.
The property features approximately 12,650 SF of well-conditioned retail/showroom space with a large open layout, epoxy floors, glass storefront, restrooms, dressing rooms, and back-of-house office space, along with an additional 6,615 SF of warehouse space equipped with two bay doors. Tenants will benefit from ample on-site parking and a highly visible monument sign fronting the parkway. Positioned near the new 280-unit Preserve at Hanover Park apartments and within one mile of Harbor Freight, Lowe's, Discount Tire, Zaxby's, Taco Bell, and multiple shopping centers, the site is well suited for a big-box retailer, fitness or recreation user, or other destination concept. The property is available now at $15/SF NNN.

PROPERTY DESCRIPTION

Situated along Beaufort County's Hwy 170, a primary gateway connecting Beaufort, Port Royal, Bluffton/Hilton Head, and Savannah, this rapidly growing corridor continues to see significant retail reinvestment and residential expansion. The area is anchored by major developments such as Beaufort Station, a 200,000+ SF power center featuring national retailers including Hobby Lobby, and the redeveloped Beaufort Plaza anchored by Publix, creating strong commercial synergy and daily traffic. Additional nearby development includes a new 50-unit townhome community by Tri Pointe Homes, further boosting residential density and local spending power. With a 5-mile population exceeding 30,000 residents, average household incomes over $85,000, traffic counts ranging from 30,000–40,000 VPD, and ongoing infrastructure investment, Hwy 170 has emerged as Beaufort County's most dynamic and high-demand growth corridor for retail and service-based users.

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DEMOGRAPHICS & TRAFFIC COUNT

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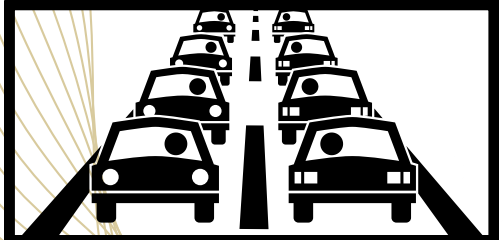
RADIUS FROM SITE	POPULATION +/-	Median HH Income	EST. 5-YEAR GROWTH
1 MILE	2,291	$44,484	+10.69%
3 MILE	17,293	$54,118	+10.40%
5 MILE	46,321	$59,767	+10.46%

TRAFFIC COUNT



~25,000 AADT (2024 SCDOT)

HWY-170 Retailer Map

164 Robert Smalls Pkwy
(SUBJECT PROPERTY)

PROPERTY PHOTOS

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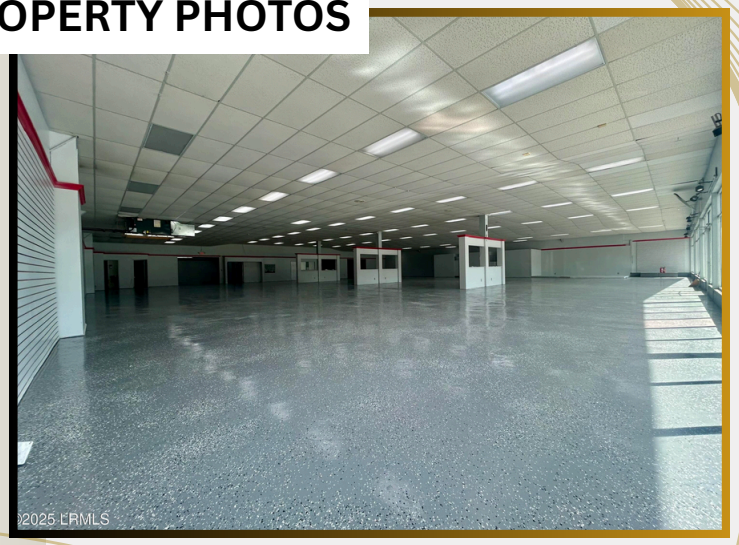

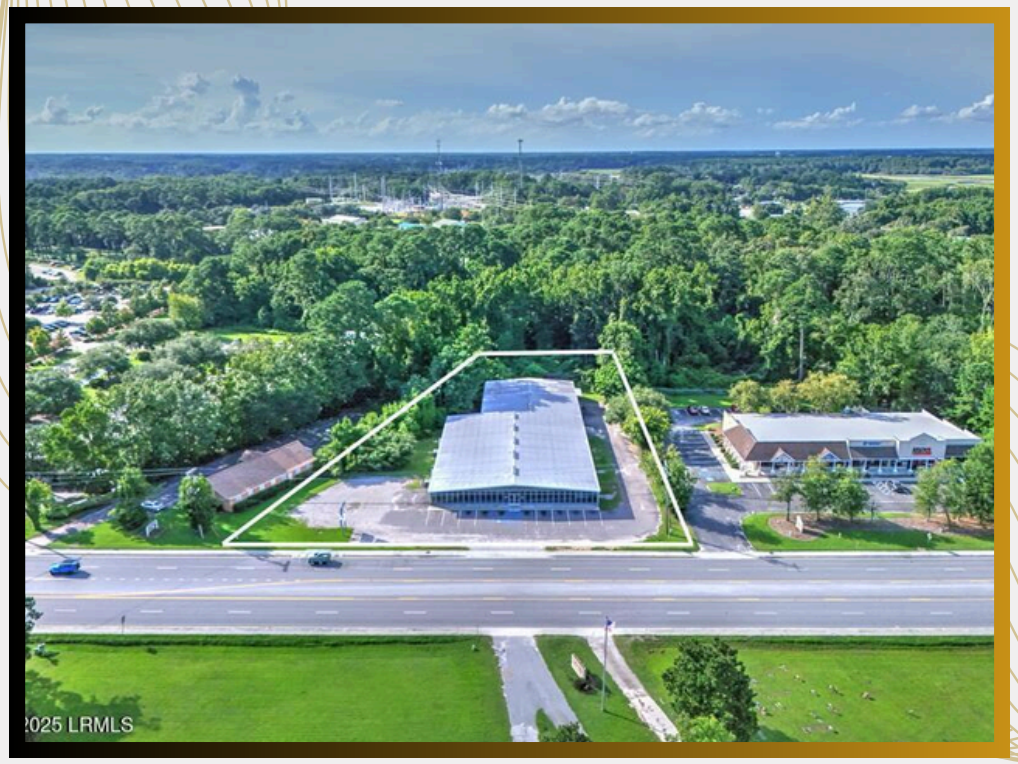

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR PROPERTY DETAILS.