



**PRINCIPAL  
ADVISORS**

COMMERCIAL REAL ESTATE



**FOR LEASE**

**27B KEMMERLIN LANE  
BEAUFORT, SC 29907**

**SQUARE FT**

**+/- 1,500**

**LEASE TYPE**

**NNN**

**BASE RENT**

**\$24.67  
/SF**

**NNN**

**\$4.13  
/SF**



**843-380-2530, EXT 700**



**www.principalrem.com**



**rrobinson@principalrem.com**

## LISTING DESCRIPTION

Unique opportunity to lease ±1,500 SF of well-conditioned office space in the heart of Lady's Island. Originally built as a doctor's office, the space features 7 treatment rooms with plumbing stubbed and capped in each room. This is a very versatile space that is ideal for medical, wellness, salon, or traditional office use. Property includes two ADA restrooms, kitchenette, newly renovated lobby, front and rear covered patios, ~15 shared parking spaces, roof replaced December 2025, and new HVAC in 2025. Property is located in Kemmerlin Business Park behind Truist Bank.

## LOCATION DESCRIPTION

Kemmerlin Business Park on Ladys Island was developed in the early 2000s as a commercial regime before transitioning to individually owned parcels, creating a stable, long-term ownership environment. Today, the park is predominantly occupied by reputable, local medical and wellness providers along with select professional service users, establishing it as one of the island's primary office hubs. Anchored at its entrance by Truist along Ladys Island Drive, the park benefits from immediate proximity to the high-traffic U.S. Route 21 corridor—one of Beaufort's most active retail intersections—featuring national retailers such as Publix, Harris Teeter, McDonald's, Food Lion, Sonic Drive-In, Wendy's, AutoZone, and Subway, among others. This is an ideal location for medical users looking to establish a presence on Ladys Island.

## DEMOGRAPHICS (LADYS ISLAND, SC)

POPULATION	MEDIAN HH INCOME
15,190 (2024 US CENSUS)	\$97,446 (2024 US CENSUS)

## DEMOGRAPHICS (BEAUFORT COUNTY, SC)

POPULATION	MEDIAN HH INCOME
201,775 (2024 US CENSUS)	\$86,573 (2024 US CENSUS)



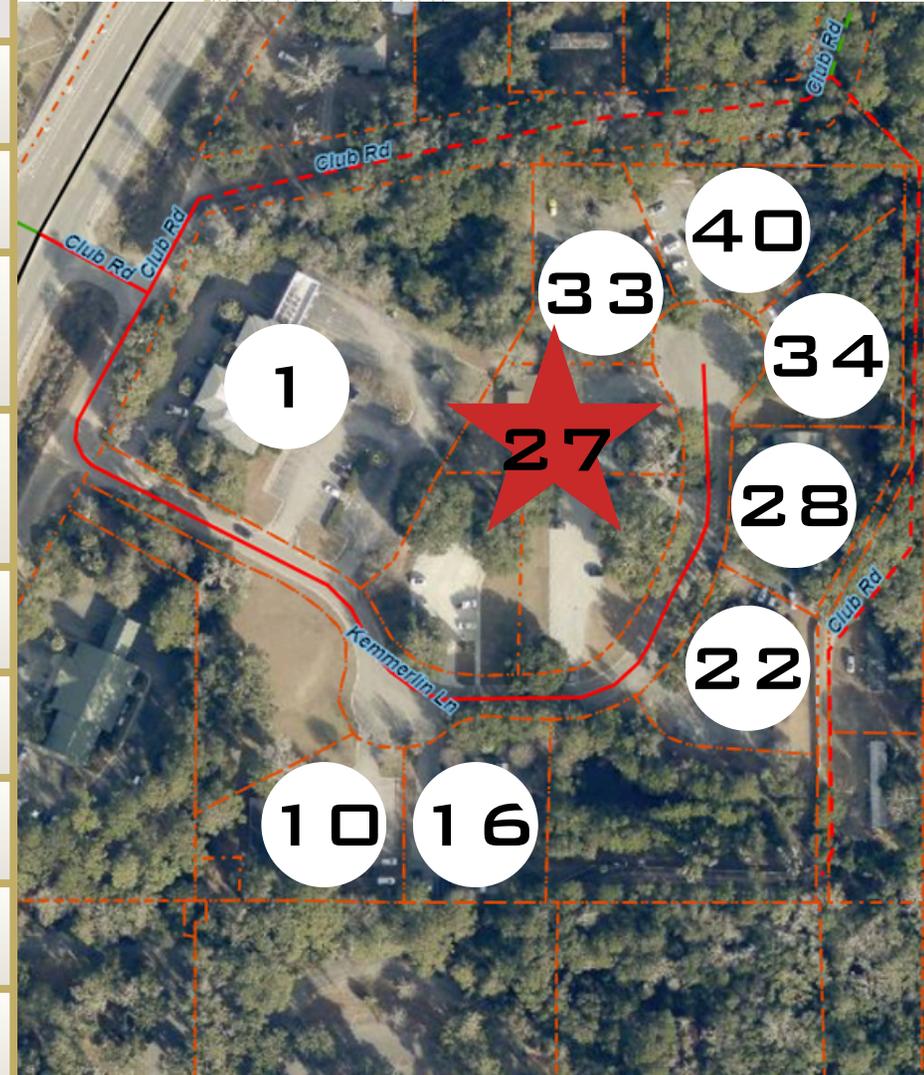
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# KEMMERLIN BUSINESS PARK DIRECTORY



ADDRESS	OCCUPANT
1 Kemmerlin Lane	Truist Bank
10 Kemmerlin Lane	L. Laffitte M.D.
16 Kemmerlin Lane	Nephrology & Hypertension Medical Associates
22 Kemmerlin Lane	Beaufort-Jasper County Realtors
27A Kemmerlin Lane	Chiropractic In Motion
<b>27B Kemmerlin Lane</b>	<b>AVAILABLE</b>
28 Kemmerlin Lane	Turbeville Insurance Agency
33 Kemmerlin Lane	Carolina Eyecare Physicians
34 Kemmerlin Lane	Coastal Pediatric Dentistry
40 Kemmerlin Lane	Beaufort Smiles



# FLOOR PLAN

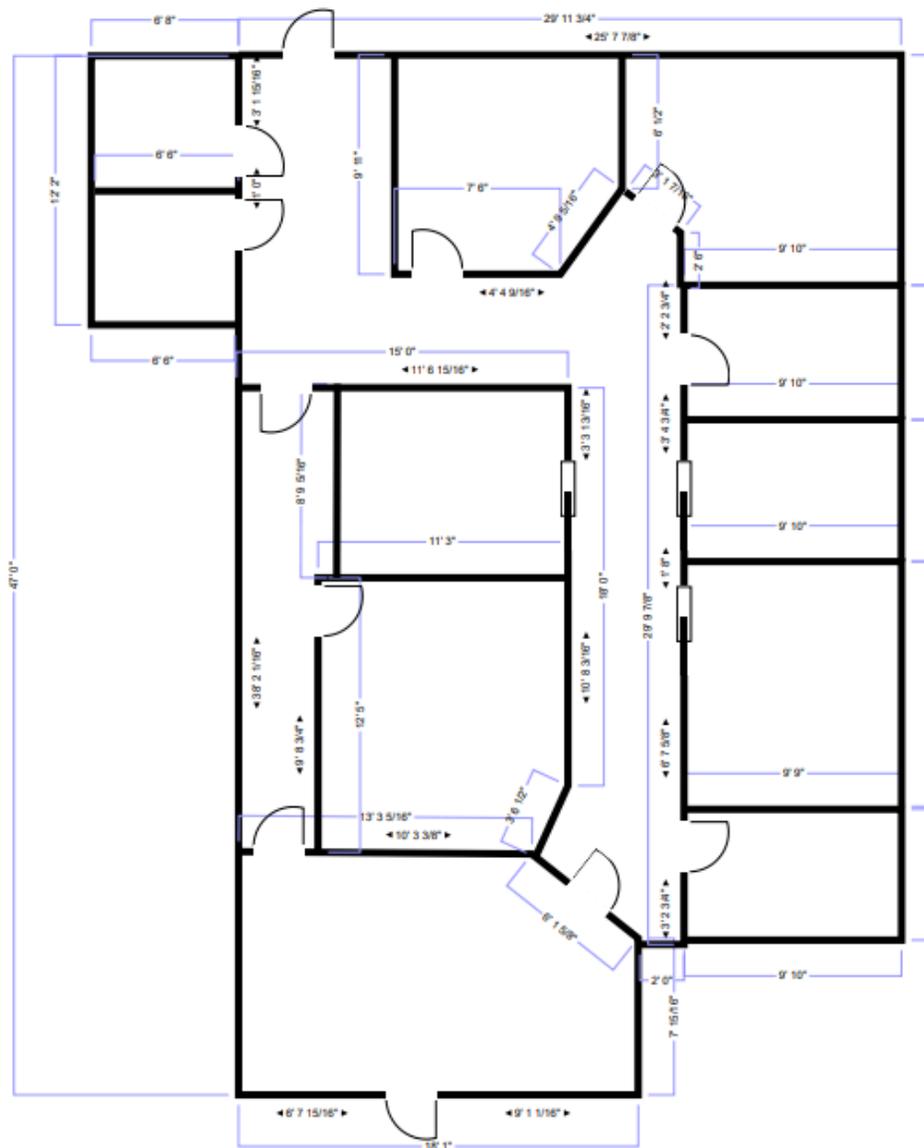


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**27-B KEMMERLIN LANE.**

**~1,500 SF**



# PROPERTY PHOTOS



# PROPERTY PHOTOS





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## **REYNOLDS ROBINSON**

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