



For Lease

346 Robert Smalls Pwky
Beaufort, SC

±5,655-square-foot former
restaurant available for
lease, ground lease or
redevelopment



Accelerating success.

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The building

- This property is located at the intersection of Robert Small Blvd and US Hwy 21. The combined VPD for both roads is $\pm 37,500$.
- Located in Cross Creek Plaza, this busy shopping center houses major retailers including, Walmart, Planet Fitness, Belk, PetSmart, TJ Maxx and Sonic.
- Excluding Walmart, Cross Creek Plaza saw $\pm 265,200$ monthly visits in May 2021.
- The property has the potential to redevelop into a multi-tenant building.



Building specifications

Lease price	\$120,000/ yr
Lot size	± 1.48 acres
Building size	$\pm 5,655$ sf

Nearby tenants



Area demographics (5 miles)



Population
(2020)
45,077



Projected Average
Household Income (2025)
\$79,027



Projected Population
(2025)
48,593



Average Household Size
(2020)
2.44

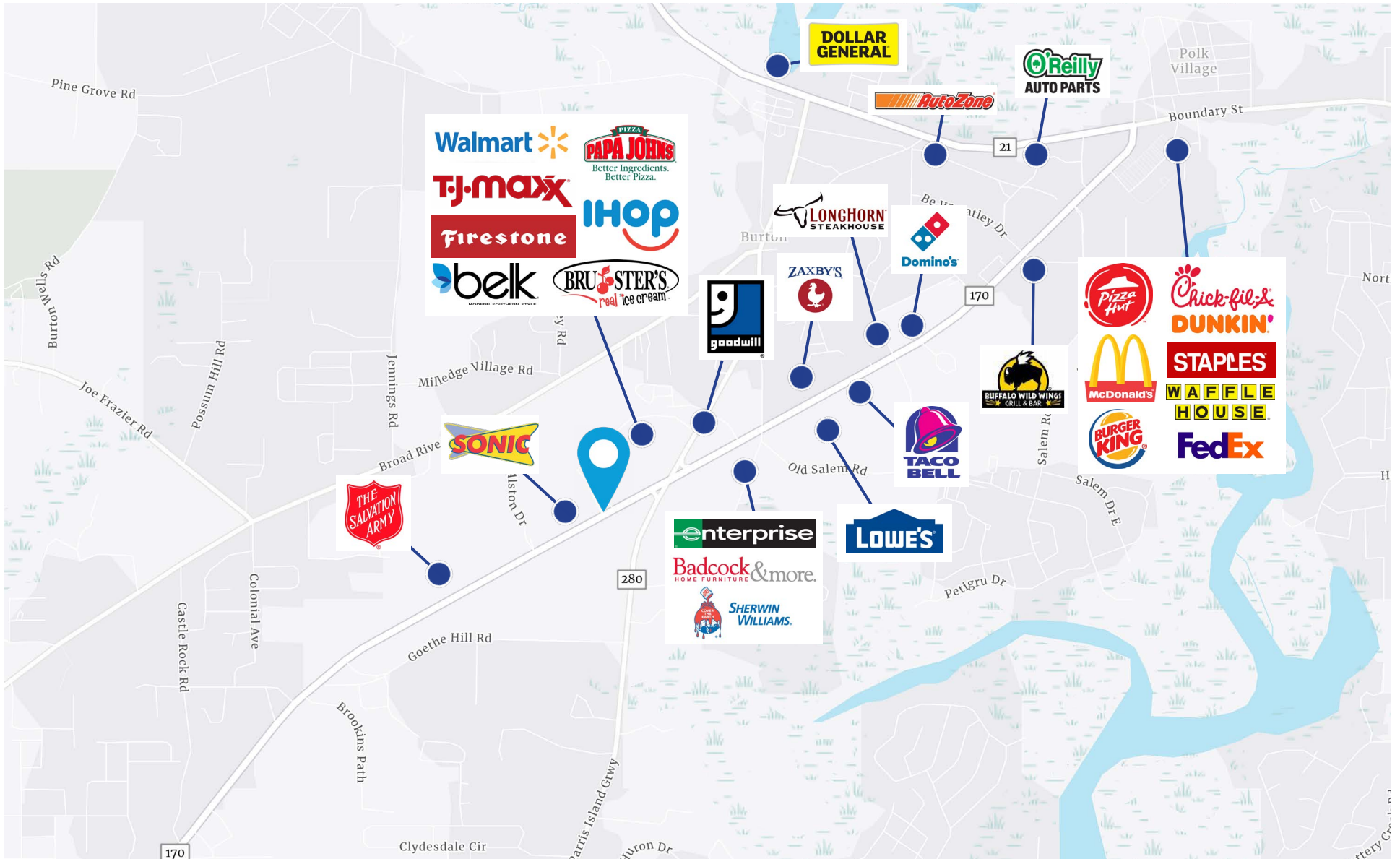


Average Household
Income (2020)
\$72,601



Median Age
(2020)
32.9%





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