



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 ±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 ±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	±5,655 sf

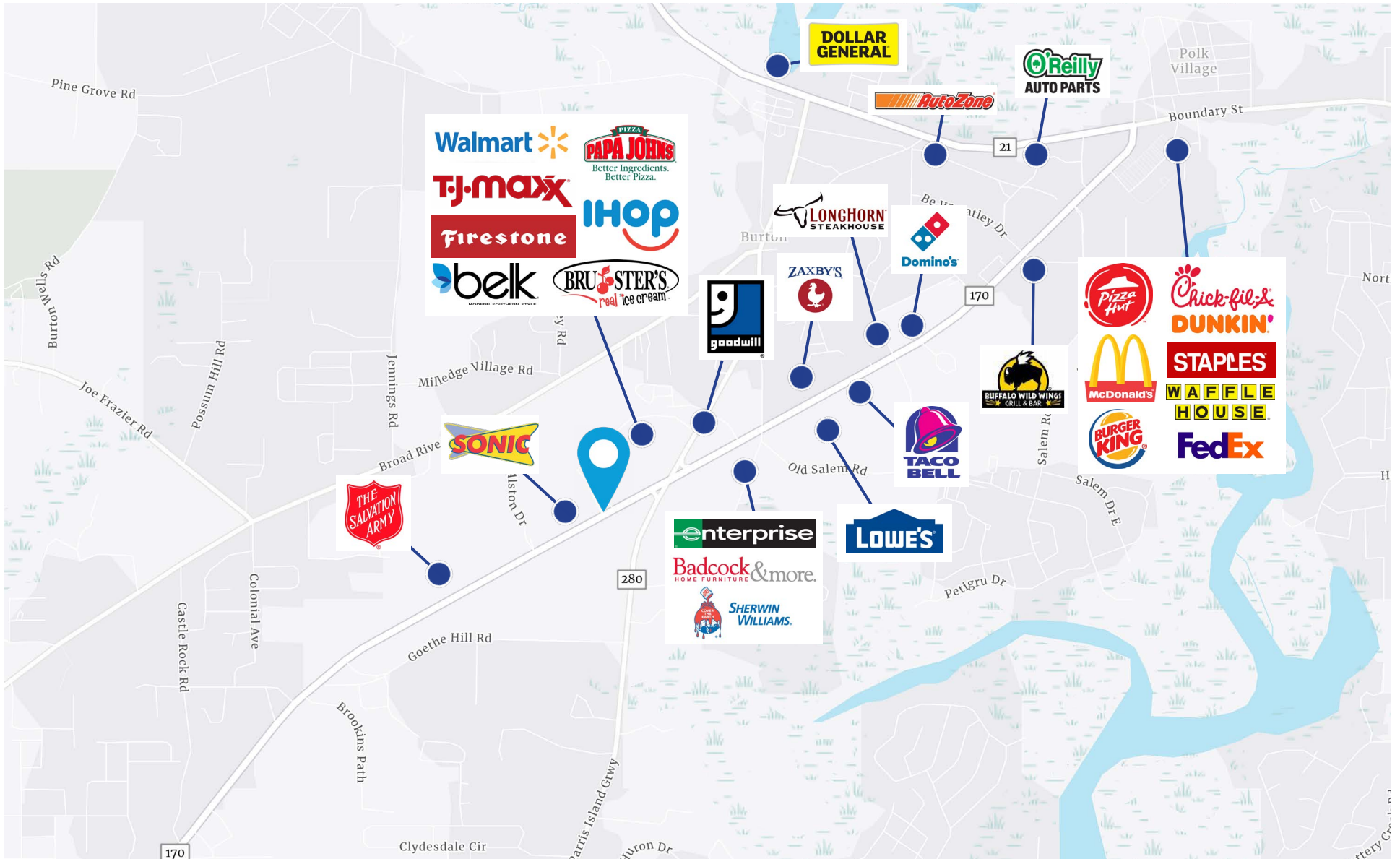
Nearby tenants



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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