

Be a part
of the new,
reimagined
Beaufort Plaza
Shopping
Center

PROJECTED GLA 224,400 SF

AVAILABLE

Anchor, Jr. Anchor, Inline Shop Space, and Outparcels

Outparcels available for ground lease, build-tosuit, or inline shop space Prominently located as the gateway to Beaufort at Robert Smalls Parkway and Boundary Street, the reimagined Beaufort Plaza is the Primary Grocery-Anchored Shopping Destination for a majority of Beaufort County with New Tenant Announcement Coming Soon!

THE TRANSFORMATION INCLUDES:



New facade and parking lot improvements



New sidewalks and streetscapes



A newly opened intersection creating excellent visibility



New lighting to create the best retail experience in Beaufort



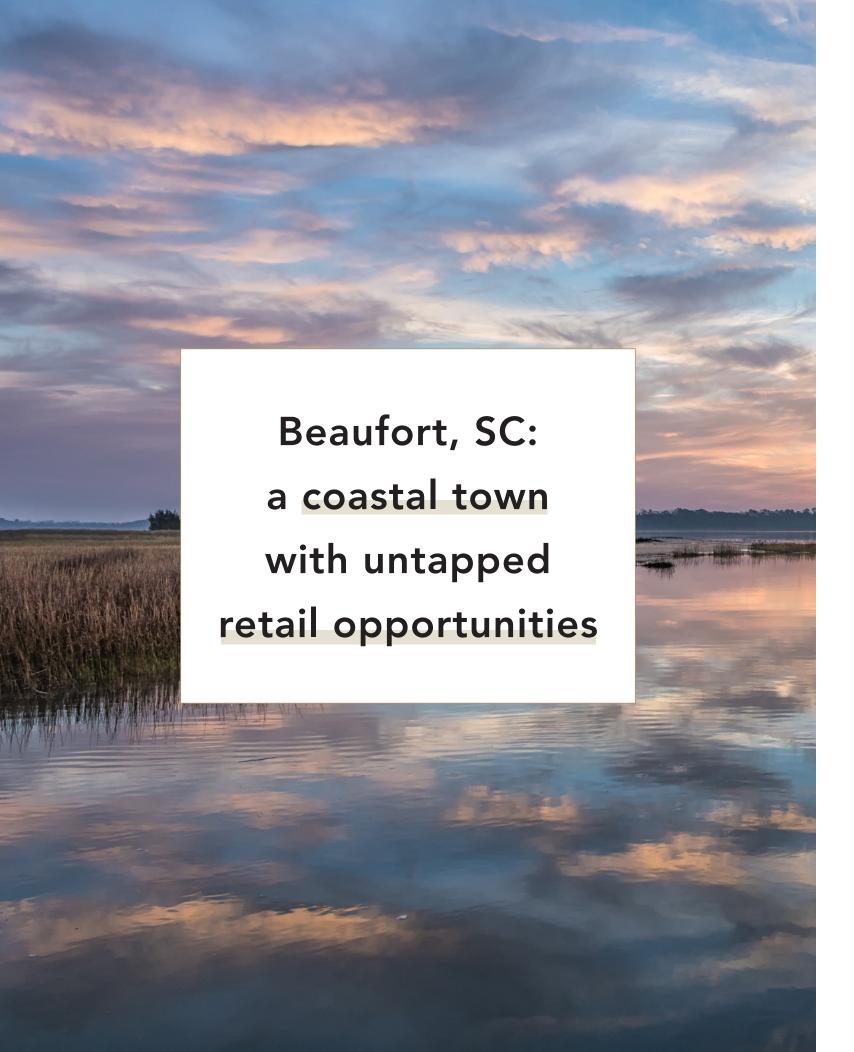
Beautiful, coastal landscaping



New anchor stores, inline shop spaces, and outparcel opportunities for retail experiences and restaurant

Additionally, Beaufort boasts nearly **3 million** visitors annually who enjoy golf, fishing, the beaches, and enjoying the historic beauty. Beaufort Plaza is the prime choice to locate a retail store or restaurant in the south's best small town!





The South's Best Small Towns SOUTHERN LIVING 2019 Best Retirement Getaways TRAVEL CHANNEL 2015 1 of 52 Places To Go in 2016 **NEW YORK TIMES 2016** Named "Town to Visit" in 2018 U.S. NEWS AND WORLD REPORT

The best retail





ACCESS

Two signalized intersections and Three full access points

AVAILABLE

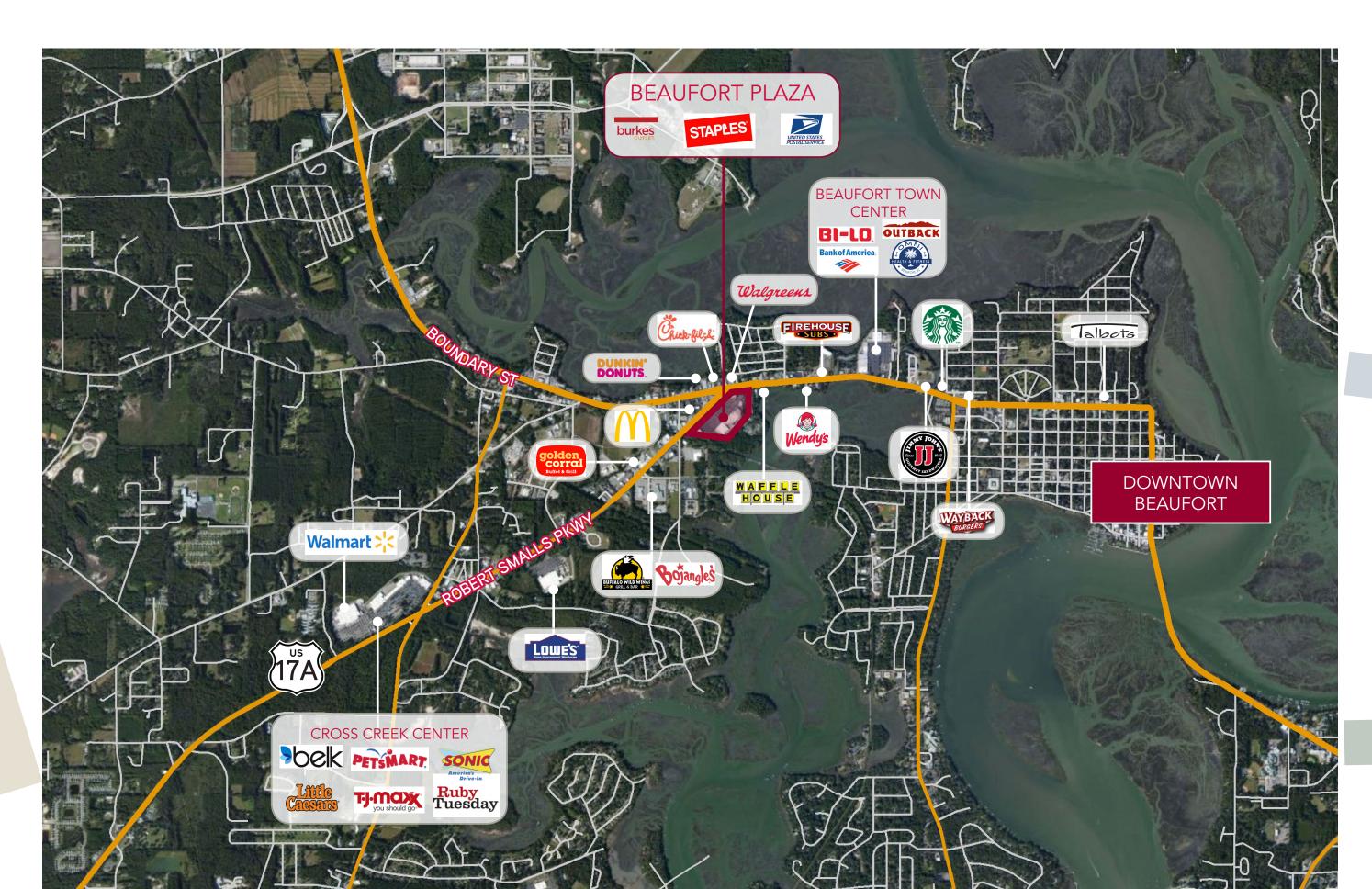
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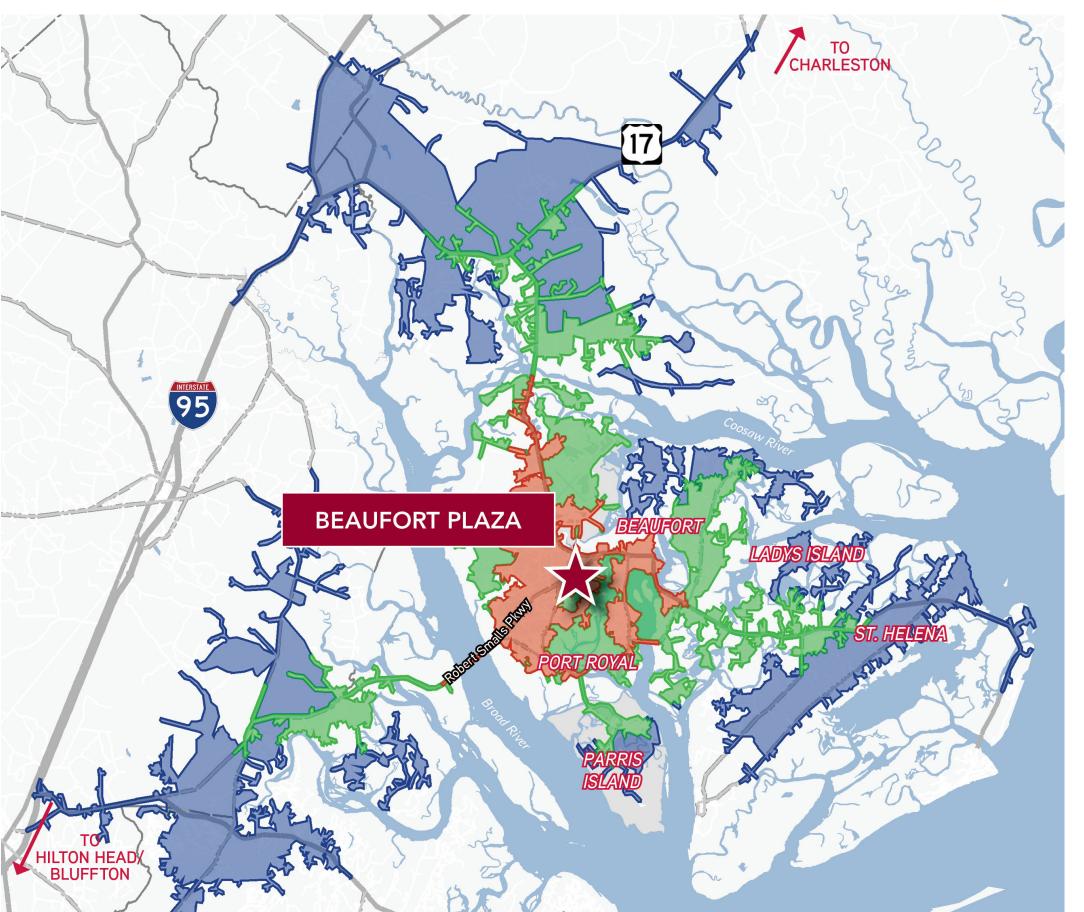
TENANT OPPORTUNITIES		
Suite	SF	
Outparcel 1A	6,000	
Outparcel 1B	2,500	
Outparcel 2	4,000	
Outparcel 4	3,600	
Outparcel 5	6,600	
Outparcel 6	4,800	
Outparcel 7	6,600	
Outparcel 8	4,800	
Outparcel 9	5,500	
(7) Parcel 3 Shops (11A1)	1,800 Each	
Store Unit 11D	10,500	
Store Unit 11E2	1,638	
Store Unit 11E3	1,775	

*Sizes are flexible, call for more details.

High Gravity Retail Trade Area



The Demographics



DRIVE TIME DEMOGRAPHICS (2019)			
	10 Min (Red)	20 Min (Green)	30 Min (Blue)
Population	33,016	57,869	94,181
Households (HH)	12,930	21,573	36,996
Avg. HH Income	\$67,489	\$71,331	\$76.436
Median Age	32.5	32.0	38.0

Source: ESRI 2019

Beaufort is home to a thriving and growing residential and business base with major employers such as:

- The USMC Parris Island

17,000 Marine trainee recruits annually

- Beaufort Memorial Hospital

197 beds & medical staff of nearly 230 board-certified or board-eligible providers

-Marine Corps Air Station Beaufort

700 Marines and Sailors along with 600 civilian personnel who ensure approximately 3,400 personnel are readily deployable

- Beaufort County Schools

Consist of over 22,000 students

Elyse Welch, CCIM 843.203.1111 EWelch@Lee-Associates.com

Lindsey Halter 843.277.4322 LHalter@Lee-Associates.com

John Orr, CCIM 843.906.0043 JOrr@Lee-Associates.com





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