



330 ROBERT SMALLS PKWY | BEAUFORT, SC

CROSS CREEK PLAZA

UP TO 5,788 SF AVAILABLE FOR LEASE



PROJECT
DETAILS

AVAILABLE SPACE

Suite 334: 5,788 SF
 Suite 330-12: 1,440 SF
 Suite 330-15A: 1,440 SF
 Suite 330-15B: 1,920 SF
 Suite 330-16: 4,320 SF

TRAFFIC COUNTS

20,800 ADT on Robert Smalls Pkwy
 18,700 ADT on Paris Island Gateway

PROPERTY HIGHLIGHTS

- Up to 5,788 SF available with multiple suite options (1,400 - 5,788 SF)
- Positioned along Robert Smalls Pkwy, a primary retail corridor serving Beaufort
- Co-tenants include: Belk, Planet Fitness, Academy Sports, Hibbett, and many others
- Strong visibility with 20,800 ADT on Robert Smalls Pkwy and 18,700 ADT on Paris Island Gateway
- Serves a growing coastal market supported by military presence (Parris Island & MCAS Beaufort) and tourism
- Daytime population supported by nearby employment and service-based demand drivers
- Affluent and stable trade area with ~\$72K average HH income within 5 miles

LEASE RATE

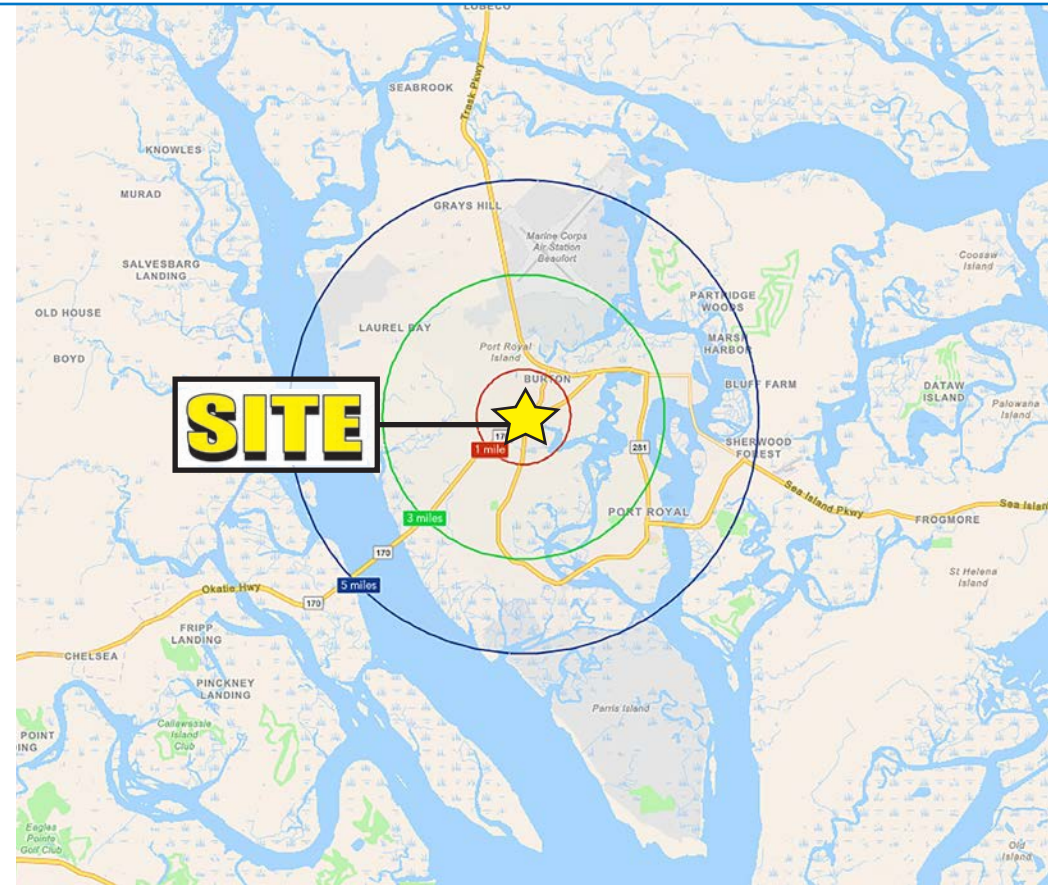
Call to discuss




COUNTY

Beaufort

MARKET

Beaufort



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	823	10,433	19,044
 TOTAL POPULATION	2,130	26,199	46,743
 MEDIAN HH INCOME	\$61,156	\$71,961	\$72,676

AERIAL



SITE
 CROSS CREEK PLAZA

- Planet Fitness
- belk
- Academy Sports & Outdoors
- HIBBETT KAY SPORTS
- GameStop
- CAFO
- BIG LOTS!
- Great Clips
- GNC
- SHOE DEPT.
- T-Mobile

Walmart Supercenter

FIRST WATCH

20,800 ADT

Panda Express

Parker's Kitchen

Mattress Firm

BEAUFORT STATION

- ALDI
- TJ-MAXX
- HomeGoods
- PET SMART
- ROSS
- HOBBY LOBBY
- FIVE BELOW
- Bath & Body Works

8,700 ADT

31,400 ADT

18,400 ADT

TRACTOR SUPPLY CO.

DOLLAR GENERAL

UPS

20,800 ADT

HARBOR FREIGHT TOOLS

LONGHORN STEAKHOUSE

SPECTRUM PAINT

ZAXBY'S

Goodwill

IHOP

Arby's

enterprise

JORDAN MITCHELL

SHERWIN WILLIAMS

LOWE'S

19,900 ADT

Advance Auto Parts

O'Reilly Auto Parts

Wendy's

McDonald's

Waffle House

BEAUFORT PLAZA

Publix

Staples

bealls

Aaron's

Eye Care One

UNITED STATES POSTAL SERVICE

38,100 ADT

Chick-fil-A

Walgreens

Dunkin' Donuts

Calver's

Wendy's

McDonald's

Waffle House

BEAUFORT PLAZA

Publix

Staples

bealls

Aaron's

Eye Care One

UNITED STATES POSTAL SERVICE

20,800 ADT

DOLLAR TREE

TACO BELL

KFC

Buffalo Wild Wings

Bojangles

38,100 ADT

Chick-fil-A

Walgreens

Dunkin' Donuts

Calver's

Wendy's

McDonald's

Waffle House

BEAUFORT PLAZA

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UNITED STATES POSTAL SERVICE

38,100 ADT

Chick-fil-A

Walgreens

Dunkin' Donuts

Calver's

Wendy's

McDonald's

Waffle House

BEAUFORT PLAZA

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Eye Care One

UNITED STATES POSTAL SERVICE

TECHNICAL CO. OF THE LOWCOUNTRY
 2,349 Students

AERIAL



SITE PLAN



CRORF II CROSS CREEK PLAZA BEAUFORT, SC		
SUITE	TENANT	AREA (SF)
334	AVAILABLE/Storage	5,788
332-A	Planet Fitness	20,387
332-B	Belk	65,000
330-1	Cato	6,666
330-2	Kay Jewelers	1,709
330-3	Shoe Dept.	4,480
330-4	T-Mobile	2,880
330-5	1st Franklin Financial	1,440
330-6	GNC	1,404
330-7	One Main Financial	2,400
330-8	Mariner Finance	1,440
330-10	Glamour Beauty Supply	4,800
330-11	Smile Doctors	2,400
330-12	AVAILABLE	1,440
330-13	NY Men's Fashion	1,440
330-14	Acai Express	1,440
330-15A	AVAILABLE	1,440
330-15B	AVAILABLE	1,920
328	Big Lots	33,796
330-16	AVAILABLE	4,320
330-17A	Great Clips	1,350
330-17B	Beaufort Tobacco	1,266
330-18	Foxy Nails	1,050
330-19	City Gear	4,638
330-20	Little Caesar's	1,620
330-21	Papa John's	1,620
330-22	Maria's Mexican Kitchen	3,400
330-23	Rent-a-Center	3,400
330-24	Sumo Hibachi & Sushi	1,620
330-25	GameStop	1,710
324	Hibbett	8,331
320	Academy Sports	45,800
ATM	Wells Fargo	0
304	Bruster's Real Ice Cream	1,500

SITE
PHOTOS





SOUTH CAROLINA

BEAUFORT

Beaufort, South Carolina, is a historic coastal city located on Port Royal Island, known for its Lowcountry charm, natural beauty, and rich cultural heritage. Founded in 1711, it is the second-oldest city in South Carolina and is celebrated for its well-preserved antebellum architecture, oak-lined streets, and scenic waterfront views along the Beaufort River. The city is often regarded as a cultural hub of the Lowcountry, with a strong presence of Gullah-Geechee heritage, art galleries, and local festivals that highlight its deep ties to both history and community traditions.

In addition to its cultural appeal, Beaufort offers a high quality of life with access to outdoor recreation, including boating, fishing, and kayaking among its marshlands and waterways. Its economy is anchored by tourism, healthcare, military bases like Marine Corps Air Station Beaufort and Parris Island, and a growing presence of small businesses. The city's combination of historic charm, coastal lifestyle, and strategic location between Charleston and Savannah makes it both a popular travel destination and an increasingly desirable place to live and invest.



330 ROBERT SMALLS PKWY | BEAUFORT, SC

BEAUFORT STATION

UP TO 5,788 SF AVAILABLE FOR LEASE

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