



**PRINCIPAL
ADVISORS**

COMMERCIAL REAL ESTATE

RATE

**\$20.69
/SF**

BUILDING SIZE

**4,350
SF**

LEASE TYPE

**MODIFIED
GROSS**



FOR LEASE

**46 ROBERT SMALLS PKWY
BEAUFORT, SC 29906**



843-380-2530, EXT 700



www.principalrem.com



rrobinson@principalrem.com

RETAILER MAP: HALF-MILE RADIUS

Beaufort Plaza | Beaufort, SC

 Publix SUPER MARKETS	 BAM! BOOKS & MILLION	 burkes outlet
 FIVE GUYS BURGERS & FRIES	 CVS PHARMACY	 Staples
 Ameris Bank	 South Atlantic Bank	 AT&T



SPANISH MOSS TRAIL



W



PHOTO GALLERY



PHOTO GALLERY



PROPERTY DESCRIPTION

Now available for lease under new ownership, this fully climatized $\pm 4,350$ SF flex/retail building along Beaufort County's rapidly growing Hwy 170 corridor offers excellent visibility, direct frontage on the Spanish Moss Trail, and a signalized corner location across from Publix and Beaufort Plaza. The versatile layout can be subdivided into multiple units--ownership welcomes creative concepts and encourages tenants to bring all ideas to the table. Significant improvements have been completed, including full interior/exterior paint, new polished-concrete flooring, and space demo/cleanup, with additional tenant improvement allowances negotiable. Ideal for retail, service, fitness, entertainment, or flex users seeking high exposure in a strong growth corridor. Available for occupancy now.

LOCATION DESCRIPTION

46 Robert Smalls Pkwy is exceptionally well positioned at the intersection of Hwy 170 and Hwy 21, placing it in the middle of Northern Beaufort County's strongest growth corridors. Along Hwy 170, the site benefits from proximity to the newly developed Beaufort Station shopping center, the newly redeveloped Beaufort Plaza shopping center, the brand new 50-unit townhome complex from Tri Pointe Homes, and the 328-unit Pointe Grand Apartments, all of which continue to add retail momentum and residential density to the area. Along Hwy 21, the property is near Home2 Suites, the newly opened Wendy's and Cook Out, and within a 3-mile radius Beaufort Commerce Park, further strengthening the corridor's commercial draw. The site also fronts the Spanish Moss Trail, a major recreational amenity that has continued expanding toward Port Royal, adding another layer of visibility, connectivity, and long-term appeal. Altogether, this location offers a rare combination of access, exposure, surrounding growth, and trail frontage that makes it especially attractive for a future occupant.

TRAFFIC COUNT



HWY-170

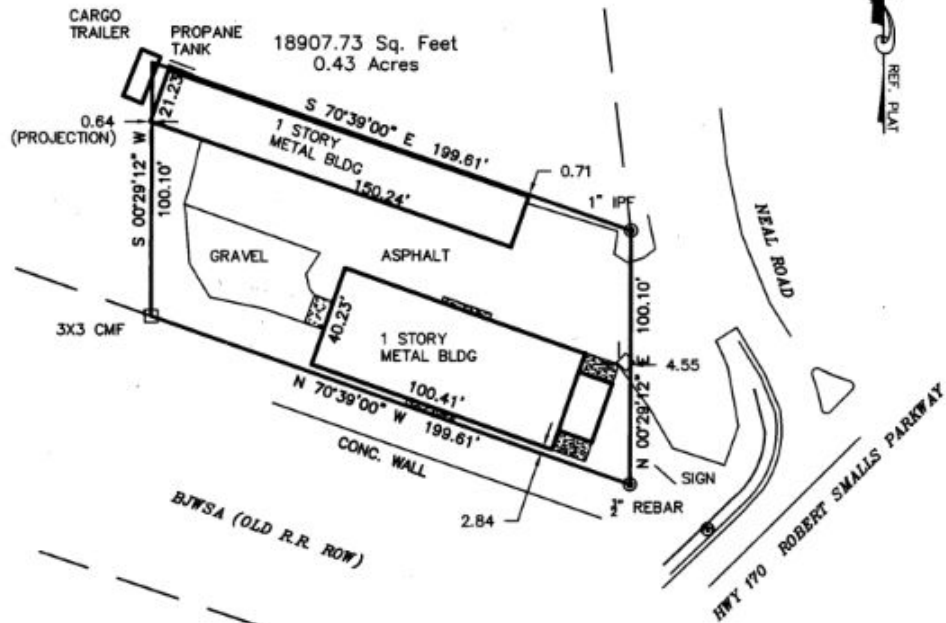
35,000 EST. AADT
REF. 2025 SCDOT



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N/F MARK A. BUSKIRK



SITE

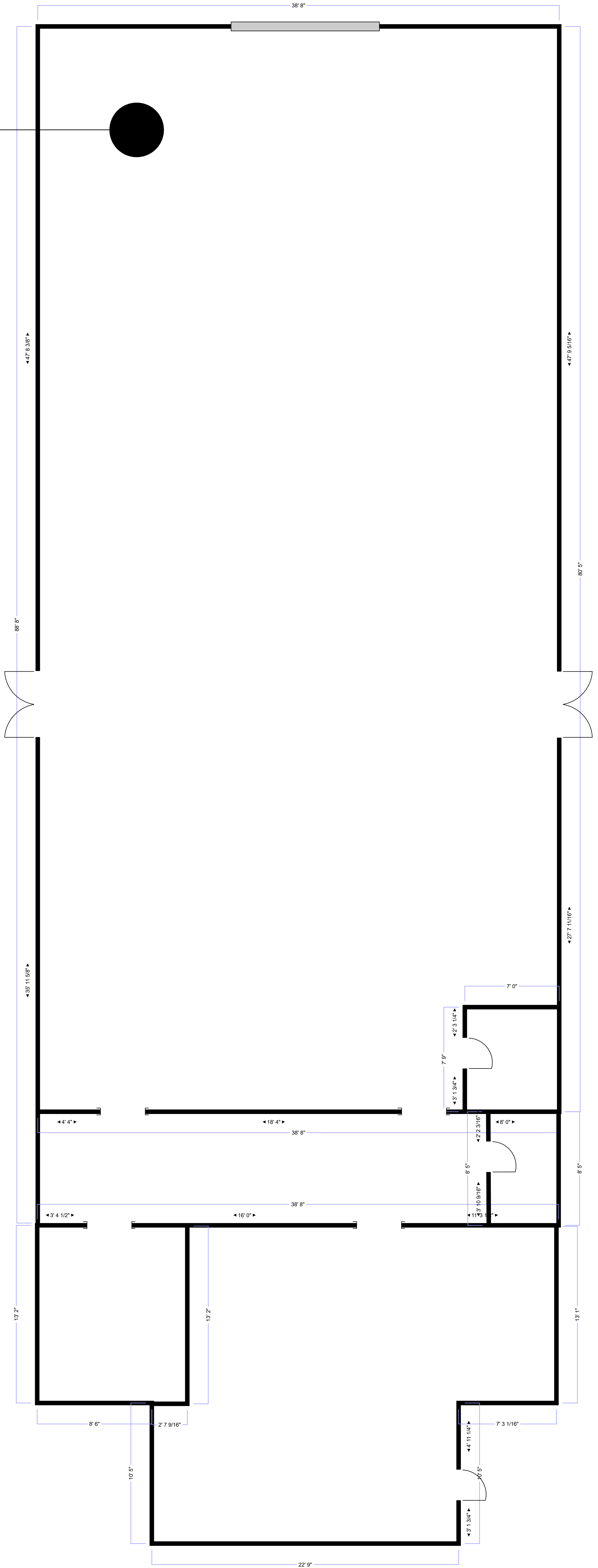
ASBUILT SURVEY PREPARED FOR
RICHARD MARTIN



46 Robert Smalls Pkwy.
As-built Floor Plan
+/- 4,350 SF

WAREHOUSE
+/- 3,112 SF

CEILINGS
20' 1" = CENTER
14' = SIDES





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PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR PROPERTY DETAILS.**