

10,000 SF FLEX/SHOWROOM

Meybohm
COMMERCIAL

- M** Lease Rate: \$15.77 NNN | Sale Price: \$2,710,000
- M** ±107 Feet of Frontage on Boundary Street
- M** ±16-Foot Clear Heights



OFFERING MEMORANDUM | 2441 BOUNDARY STREET, BEAUFORT, SC 29906



OFFERING MEMORANDUM

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate | Sale Price
- Lease Period | Due Diligence Period
- Lease Guarantor | Earnest Money
- Intended Use | Special Stipulations

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SECTION 01 PROPERTY OVERVIEW

OFFERING MEMORANDUM

DEAL HIGHLIGHTS



PRICING

\$15.77/SF NNN | \$2,710,000



BUILDING SIZE

10,000 SF



LAND SIZE

0.61 acres



CEILING HEIGHTS

16' Ceiling Heights



ACCESS

Right In, Right Out



TRAFFIC COUNT

35,000 VPD

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 2441 Boundary Street in Beaufort, South Carolina for sale. This $\pm 10,000$ SF freestanding flex/showroom property is positioned along one of Beaufort's primary commercial corridors with approximately ± 107 feet of frontage on Boundary Street and strong daily traffic exposure. Situated on ± 0.61 acres, the property features a mostly open interior layout with ± 16 -foot clear heights, making it well-suited for showroom, retail-flex, service-oriented commercial, or light equipment users.

The single-story metal building offers functional flexibility for a variety of operators seeking visibility and regional accessibility within the Beaufort market. The site benefits from right-in/right-out access and proximity to the signalized intersection of Boundary Street and Robert Smalls Parkway, creating strong connectivity throughout the area. Surrounding national retailers and ongoing commercial growth further enhance the property's positioning for owner-users, regional operators, and expanding showroom concepts.

2441 Boundary Street is strategically located within Beaufort's primary commercial corridor, providing convenient access to major retail destinations, residential neighborhoods, and regional transportation routes throughout the Lowcountry. Positioned approximately 0.1 miles from the intersection of Boundary Street and Robert Smalls Parkway, the property benefits from exceptional visibility and high traffic counts within one of Beaufort's most active retail trade areas.

OFFERING MEMORANDUM

PROPERTY DETAILS



KEY DETAILS

Property Type	Industrial
Property Sub Type	Flex/Showroom
Building Size	10,000 SF
Lot Size	0.61 acres
Anchors	Publix, Chick-fil-A, Walgreens, McDonald's, Dunkin', Staples, Five Guys, and Chipotle
Access	Right In, Right Out
Boundary Street Traffic	35,000 VPD

INTERIOR PHOTOS



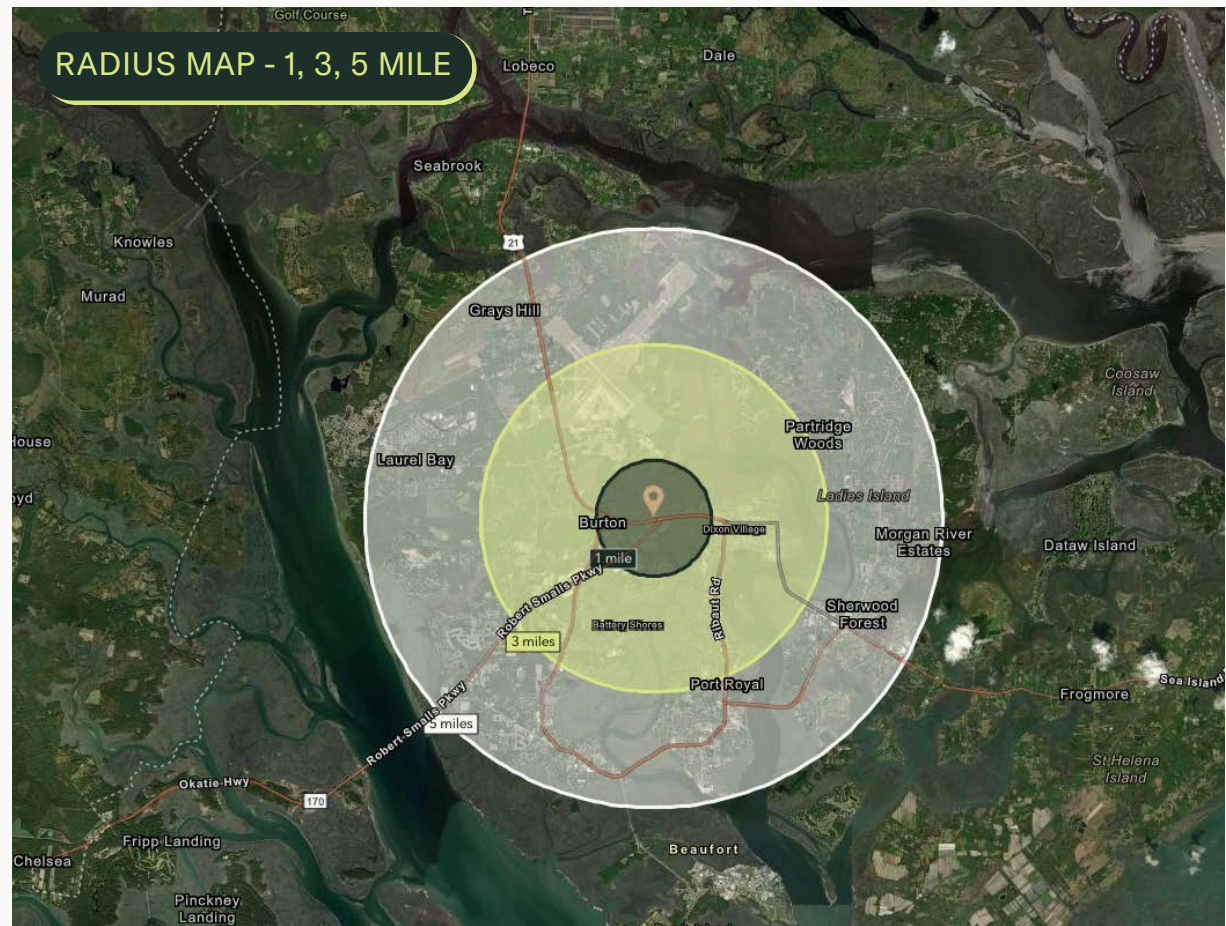
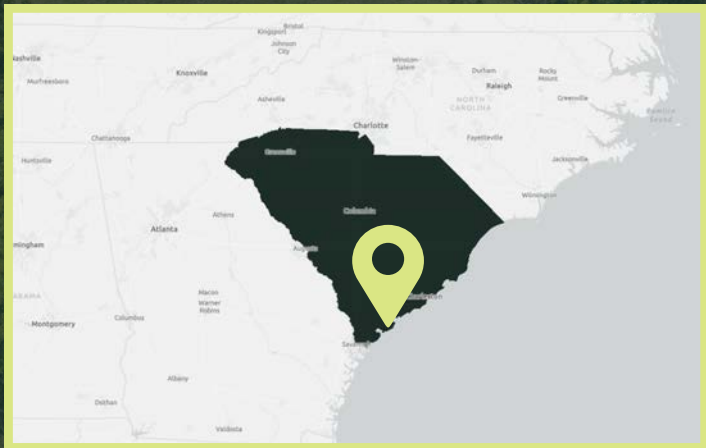
OFFERING MEMORANDUM

LOCATION OVERVIEW



NOTABLE FEATURES

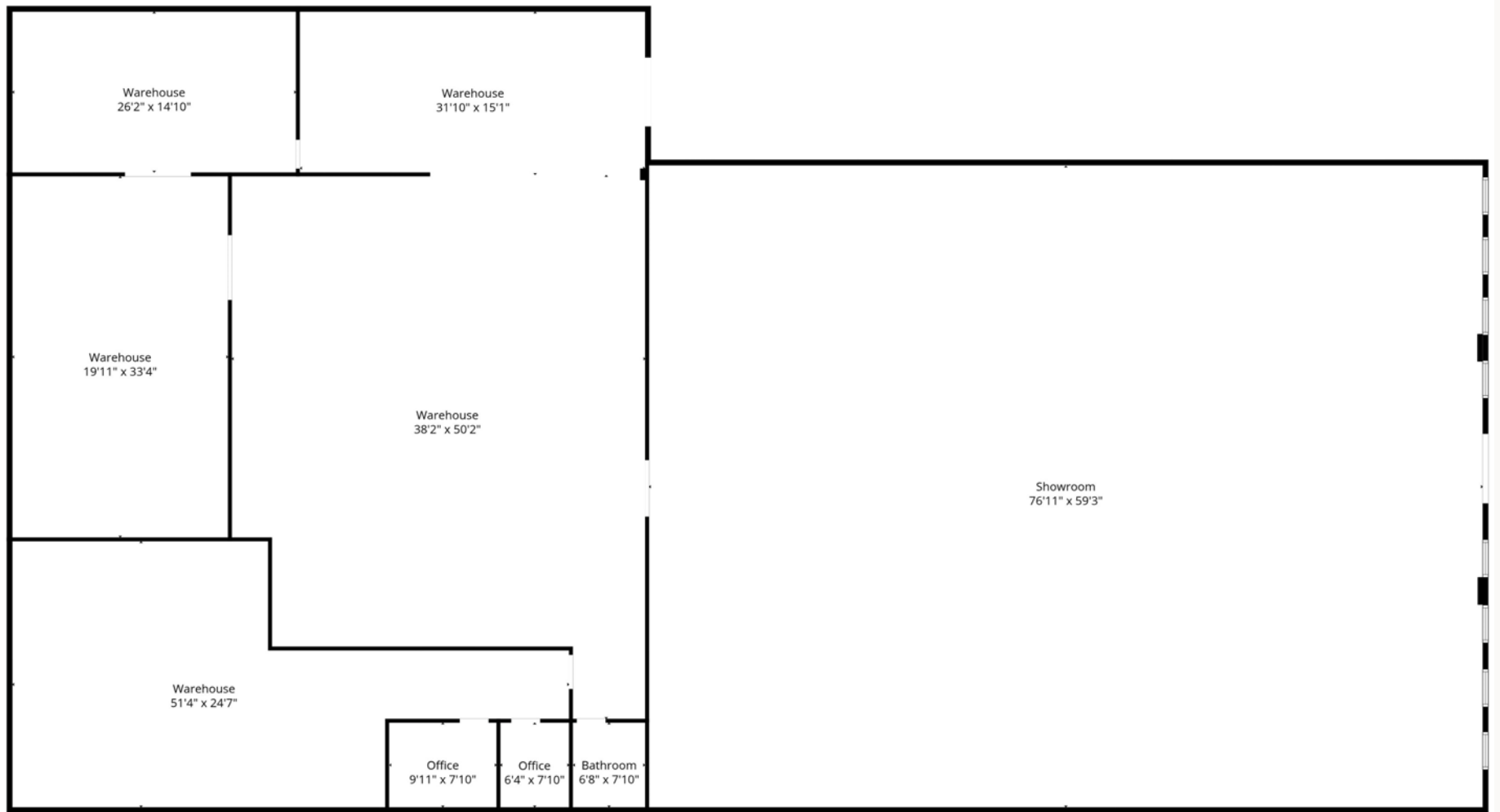
Population	19K People
Median Household Income	\$70,595
Food Lion Shopping Center	1.1 Miles
Lowe's Shopping Center	1.4 Miles
Marine Corps Air Station	2.4 Miles
Walmart Shopping Center	2.2 Miles
Port Royal	5.7 Miles
Lady's Island	5.9 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	1,921	19,447	51,848
Median Household Income	\$57,554	\$70,595	\$76,339
Households	850	7,571	21,156
Average Age	38.7	36.3	37.5
Population Growth %	18.8%	6.3%	7.1%

OFFERING MEMORANDUM

FLOOR PLAN





SECTION 02 AERIAL IMAGES

bealls

Staples

Publix

Pizza Hut



COOK OUT

Brakes 4 Less





DUNKIN'

**Brakes
4 Less**

BOUNDARY STREET



35,000 VPD



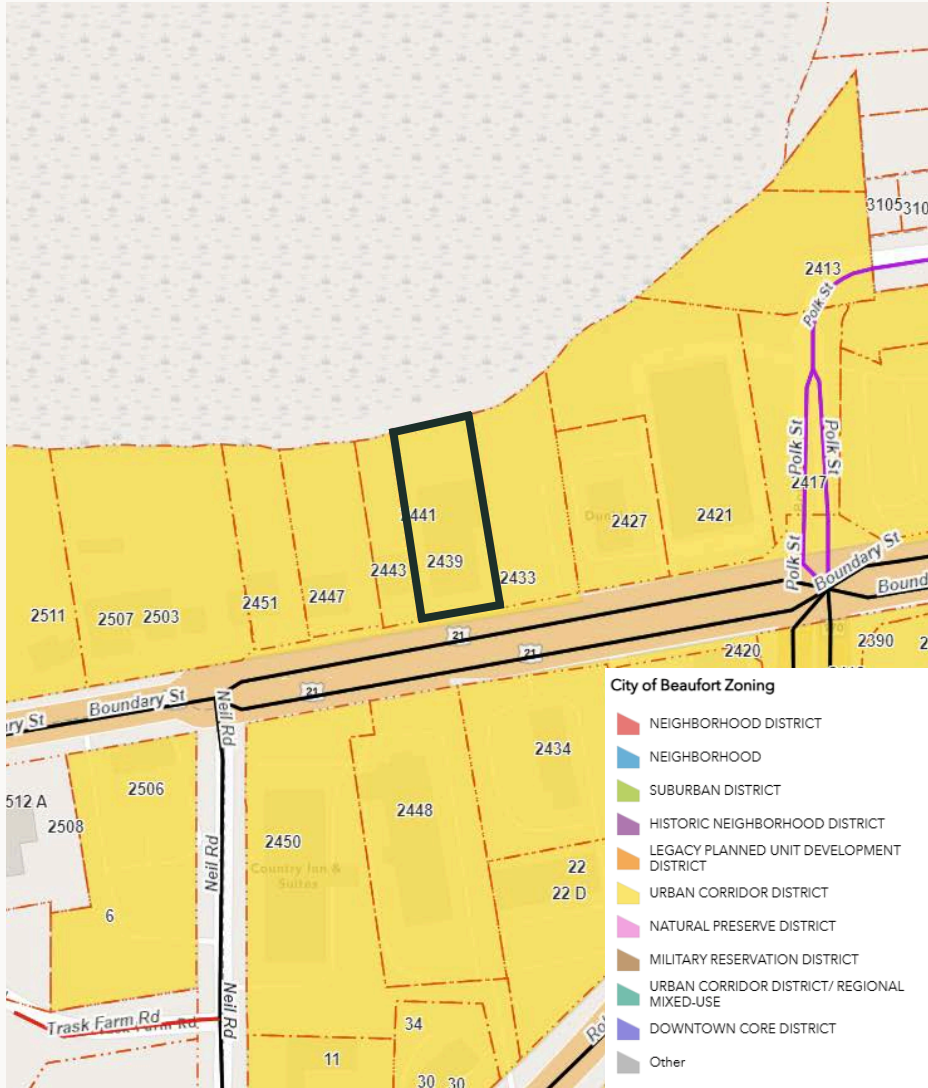
BOUNDARY STREET  35,000 VPD



SECTION 03 SITE MAPS

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ZONING MAP



T5-Urban Corridor District (T5-UC)

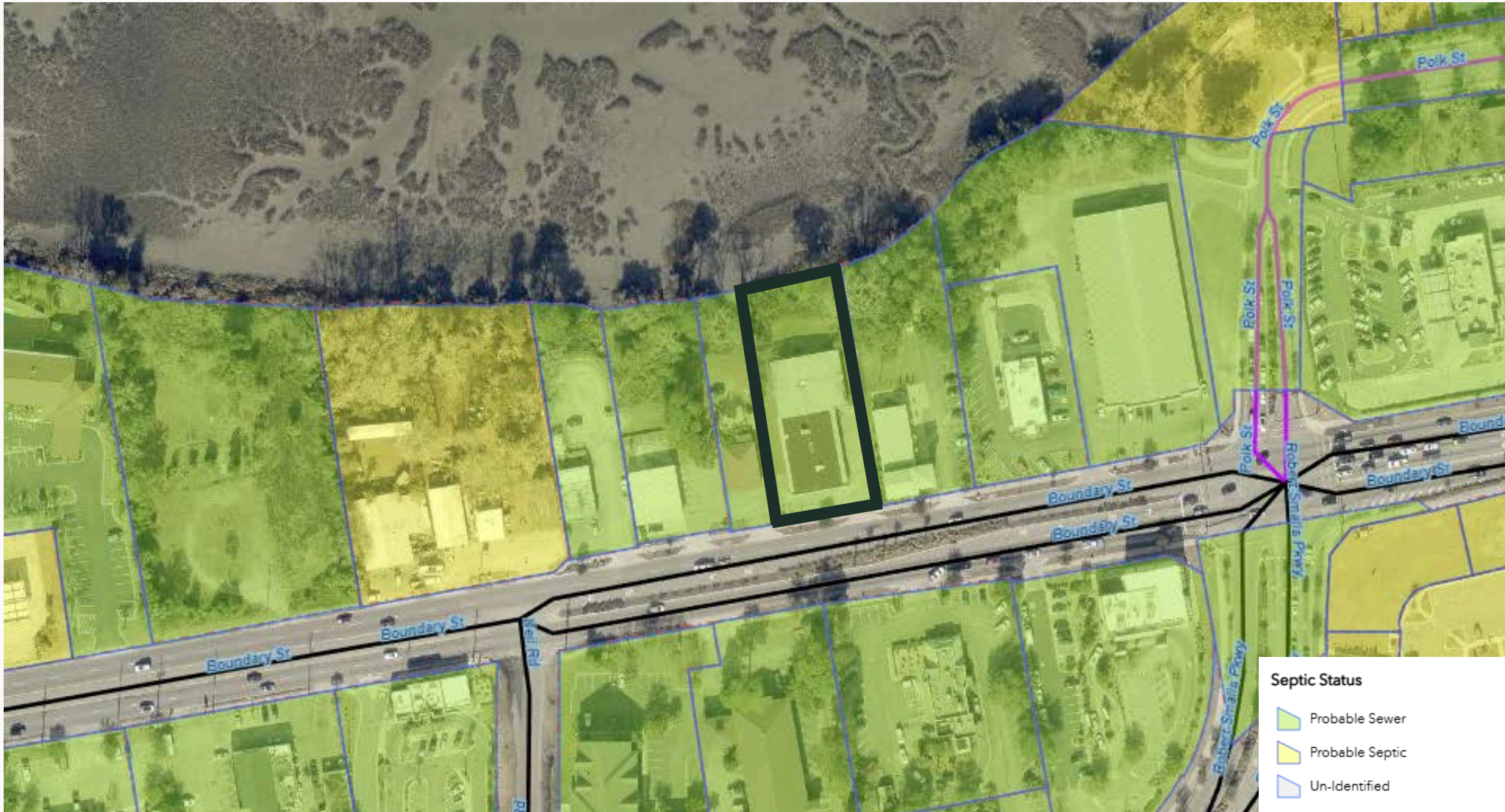
The T5-Urban Corridor district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. A tight network of streets allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.



[Zoning Ordinance Link](#)

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UTILITIES MAP





SECTION 04 PROPERTY PHOTOS

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PROPERTY PHOTOS



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PROPERTY PHOTOS



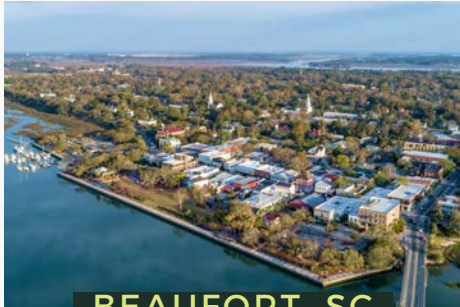


SECTION 05 AREA OVERVIEW

WHY? BEAUFORT

OVERVIEW

Beaufort, South Carolina is a dynamic and growing coastal community known for its strategic location, tourism-driven economy, and military presence. Located between Savannah and Charleston, Beaufort serves as a regional hub for healthcare, defense, and retail. Its strong daytime population, anchored by Naval Hospital Beaufort and Marine Corps Air Station Beaufort, supports consistent commercial demand. The city's blend of quality-of-life appeal and steady growth has made it a key destination for both residents and businesses across the Lowcountry.



BEAUFORT, SC



FRIPP ISLAND

FRIPP ISLAND & SEA ISLANDS ACCESS

Beaufort serves as the primary gateway to Fripp Island, Hunting Island, and other Sea Islands.

- Fripp Island is a private, resort-style island community known for its beaches, golf courses, and vacation homes.
- Hunting Island State Park is South Carolina's most-visited state park, drawing nearly 1 million annual visitors for its beach, lighthouse, and nature trails.



A WELL CONNECTED CITY

Beaufort is located just off U.S. Highway 21, providing direct access to I-95 and regional corridors like US-278 and SC-170.

The city is approximately:

- 35 minutes from Hilton Head
- 45 minutes from Savannah
- 1 hour 15 minutes from Charleston

Beaufort County Airport supports regional general aviation and connects to broader logistics networks.



MILITARY & DEFENSE HUB

Beaufort's economy is supported by three major military installations:

- Marine Corps Air Station Beaufort
- Naval Hospital Beaufort
- Marine Corps Recruit Depot Parris Island

These bases contribute over \$1.5 billion annually to the local economy and provide a steady workforce and demand base.



STRONG HEALTHCARE PRESENCE

Naval Hospital Beaufort anchors the regional medical corridor, alongside Beaufort Memorial Hospital, the largest full-service hospital between Charleston and Savannah.

This healthcare infrastructure supports both the resident population and seasonal influx from tourism.



TOURISM AND QUALITY OF LIFE

Beaufort is consistently ranked among the most charming small towns in America. Its waterfront parks, historic district, and vibrant downtown draw visitors year-round. The area offers:

- Waterfront lifestyle with marinas and golf
- Strong second-home and retiree demand
- Steady seasonal tourism from Hilton Head and Fripp Island

2nd

Oldest City in South Carolina

192K

County Population

85.1K

Beaufort County Labor Force

\$75K

Household Median Income

27K

Projected Population Growth in the Next 5 Years

WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best State for Manufacturing: SC#2 (Site Selection Group, 2024)
- Best Manufacturing Projects, Site Selectors Survey: SC#1 (Site Selection Magazine, 2024)

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.

Per Site Selection



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

30%

Growth in Trade at Port of Charleston Over the Last Decade

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