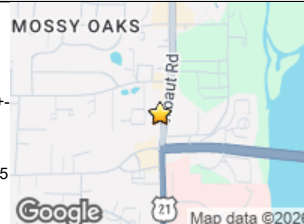




**Sub-Type:**  
**Major Area:**  
**Minor Area:**  
**Unit/Apt/Bldg #:**  
**County:**  
**Total # Units:**  
**Year Built:**  
**Location:**

Retail  
 Pt Royal  
 Frontage-Ribaut  
 D  
 Beaufort  
 2001  
 S / Div. Building

**Sale/Rent:** For Rent  
**Handicap:** Yes  
**Sign:** Yes  
**Waterfront:** No  
**SqFt Imp:** 1675+ sf  
**Apx. Acres:** 0.83  
**Lot Sqft:** 36,155  
**Parking Space #:**



**Directions:** Ribaut Rd towards Lady's Island Dr. Property on the right. Adjacent to Agave restaurant.

**Remarks:** Discover a versatile commercial space at 1420 Ribaut Road Suite D, now available for lease. This 1,675+-sf unit has been fully renovated to suit a variety of business needs. Featuring new LVP flooring and a full interior paint job, the space includes one large open area, 1 small office and one larger room with commercial sink. and 2 ADA compliant bathrooms. This suite is ideal for offices, retail shops, or salons. Located at one of Beaufort's busiest intersections, it offers excellent visibility and ample parking for customers and employees. The minimum lease term is 2 years, with upfit negotiable. Don't miss this opportunity to establish your business in a prime Port Royal location. Available June 1st. \$25.79 psf (\$3,600 a/mo. ) Mod Gross -tenant pays own utilities!

**Shared Interest Y/N:** No

**Approx Acres:** 0.83  
**List Price/Acre:** 4,337.35  
**Lot Dim:**  
**Front Ft of Land:**  
**Gross Annual Income:**

**Dock Permits in Hand:**  
**Annual Rent Per SqFt:** \$25.79  
**Rental Duration:** 90 Days or More  
**Projected Use:** Retail/Office  
**Present Use/Bus. Title:** Vacant

**Special Listing Conditions:** None  
**View Desc:**

**Aicuz:** No  
**# of Stories:** 1  
**Zoning:** Commercial  
**Olrea/B:** No

**Property Taxes:**  
**Tax Database ID:** R110-009-000-012a-0000  
**Legal Desc:** PORT OF LOT 3 SEC 191S 1W SEWER LINE ESMT DB1359 PG1332 PB76 PG152

**Key Code #:** 00000  
**D-M-P-R:**

**Approx. Age:** 6-15 Years  
**Ceiling Height:** 11 To 15 Ft.  
**Cooling:** Central Air  
**Documents on File:** Aerial Photo  
**Equipment:** No  
**Foundation:** Slab  
**Flooring:** Laminate Floors; Vinyl  
**Heating:** Electric

**Miscellaneous:** Display Window; Security System; Tenant Pays Utilities; Util/Separate/Meter  
**Parking:** Parking Lot; Paved  
**Possession:** Specific Date  
**Road Frontage:** City Street; Highway  
**Sewer:** Public Sewer  
**Showing Inst.:** Agent Must Accompany; Appt. Only  
**Traffic Count:** 15,001-20,000; 20,001-25,000  
**Utilities:** Electricity Connected; Sewer Connected; Water Connected  
**Water Source:** Public  
**Walls:** Sheet Rock

**HOA/POA Fee:** No  
**HOA Fee:**  
**HOA Fee Contact Info:**

**Regime Fee:** No  
**Regime Fee Amount:**  
**Regime Fee Contact Info:**

**Current Price:** \$3,600  
**Sold Price/Acre:**

**ADOM/CDOM:** 12/12

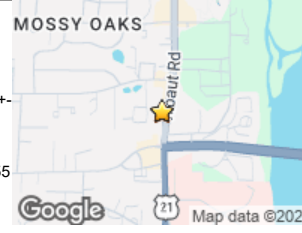
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**Sub-Type:**  
**Major Area:**  
**Minor Area:**  
**Unit/Apt/Bldg #:**  
**County:**  
**Total # Units:**  
**Year Built:**  
**Location:**  
**Office Exclusive Y/N:**  
**Comp Sale Y/N:**

Retail  
 Pt Royal  
 Frontage-Ribaut  
 D  
 Beaufort  
  
 2001  
 S / Div. Building  
 No  
 No

**Sale/Rent:** For Rent  
**Handicap:** Yes  
**Sign:** Yes  
**Waterfront:** No  
**SqFt Imp:** 1675+-sf  
**Apx. Acres:** 0.83  
**Lot Sqft:** 36,155  
**Parking Space #:**



**Directions:** Ribaut Rd towards Lady's Island Dr. Property on the right. Adjacent to Agave restaurant.  
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**Office Remarks:** Showing by appointment only LB to accompany. Unit to the left closet Agave.

|                                |                                  |                                         |                                         |
|--------------------------------|----------------------------------|-----------------------------------------|-----------------------------------------|
| <b>Shared Interest Y/N:</b> No | <b>Approx Acres:</b> 0.83        | <b>Dock Permits in Hand:</b>            | <b>Special Listing Conditions:</b> None |
| <b>Aicuz:</b> No               | <b>List Price/Acre:</b> 4,337.35 | <b>Annual Rent Per SqFt:</b> \$25.79    | <b>View Desc:</b>                       |
| <b># of Stories:</b> 1         | <b>Lot Dim:</b>                  | <b>Rental Duration:</b> 90 Days or More |                                         |
| <b>Zoning:</b> Commercial      | <b>Front Ft of Land:</b>         | <b>Projected Use:</b> Retail/Office     |                                         |
| <b>Olrea/B:</b> No             | <b>Gross Annual Income:</b>      | <b>Present Use/Bus. Title:</b> Vacant   |                                         |

**Property Taxes:** Tax Database ID: R110-009-000-012a-0000      **Key Code #:** 00000  
**Legal Desc:** PORT OF LOT 3 SEC 191S 1W SEWER LINE ESMT DB1359 PG1332 PB76 PG152      **D-M-P-R:**

|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Approx. Age:</b> 6-15 Years<br><b>Ceiling Height:</b> 11 To 15 Ft.<br><b>Cooling:</b> Central Air<br><b>Documents on File:</b> Aerial Photo<br><b>Equipment:</b> No<br><b>Foundation:</b> Slab<br><b>Flooring:</b> Laminate Floors; Vinyl<br><b>Heating:</b> Electric | <b>Miscellaneous:</b> Display Window; Security System; Tenant Pays Utilities; Util/Separate/Meter<br><b>Parking:</b> Parking Lot; Paved<br><b>Possession:</b> Specific Date<br><b>Road Frontage:</b> City Street; Highway<br><b>Sewer:</b> Public Sewer<br><b>Showing Inst.:</b> Agent Must Accompany; Appt. Only<br><b>Traffic Count:</b> 15,001-20,000; 20,001-25,000<br><b>Utilities:</b> Electricity Connected; Sewer Connected; Water Connected<br><b>Water Source:</b> Public<br><b>Walls:</b> Sheet Rock |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                              |                                 |                              |
|------------------------------|---------------------------------|------------------------------|
| <b>HOA/POA Fee:</b> No       | <b>Regime Fee:</b> No           | <b>Transfer Fee:</b> No      |
| <b>HOA Fee:</b>              | <b>Regime Fee Amount:</b>       | <b>Transfer Fee Amount:</b>  |
| <b>HOA Fee Contact Info:</b> | <b>Regime Fee Contact Info:</b> | <b>Transfer Fee Contact:</b> |

|                        |                                   |                                     |                                |                               |                                           |
|------------------------|-----------------------------------|-------------------------------------|--------------------------------|-------------------------------|-------------------------------------------|
| <b>Listing Member:</b> | <b>Name</b><br>Gerald LaHay, CCIM | <b>Office</b><br>Principal Advisors | <b>Primary</b><br>843-271-7511 | <b>Office</b><br>800-530-0549 | <b>E-mail</b><br>geraldahayccim@gmail.com |
|------------------------|-----------------------------------|-------------------------------------|--------------------------------|-------------------------------|-------------------------------------------|

|                                     |                                |                         |
|-------------------------------------|--------------------------------|-------------------------|
| <b>Original List Price:</b> \$3,600 | <b>List Date:</b> 04/21/2026   | <b>ADOM/CDOM:</b> 12/12 |
| <b>Current Price:</b> \$3,600       | <b>Expire Date:</b> 12/31/2026 | <b>Paid CI:</b>         |
| <b>Sold Price/Acre:</b>             |                                | <b>Paid Poi:</b>        |

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