

**RATE**

**\$26/SF**

**PREMISES SIZE**

**3,526  
SF**


**LEASE TYPE**

**NNN**



**FOR LEASE**

**22 SAMS POINT WAY  
BEAUFORT, SC 29907**

 **843-380-2530, EXT 700**

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 **[rrobinson@principalrem.com](mailto:rrobinson@principalrem.com)**

**BUILD-TO-SUIT OPPORTUNITY**

## PROPERTY DESCRIPTION

Now available on Sam's Point Way, this ±3,526 SF standalone office/retail building offers a rare leasing opportunity within one of Lady's Island's strongest commercial corridors, positioned between The Oaks at Lady's Island Shopping Center and the new Harris Teeter expansion. Most recently used as an escape room, ownership has gutted the building down to the studs in search of a long-term tenant, creating an opportunity for a custom buildout and lasting market presence. A significant tenant improvement allowance is available and negotiable based on tenancy and lease terms. The property features monument signage, dedicated parking, strong visibility, and flexible zoning suitable for office, medical/wellness, retail, salon, specialty service, or food-related uses.

## LOCATION DESCRIPTION

Lady's Island's Hwy-21 retail corridor serves as one of Beaufort's primary commercial hubs, anchored by strong national and regional retailers including Publix, Harris Teeter, Food Lion, Mavis Tires, Wendys, McDonalds, restaurants, service providers, and daily-needs operators. Positioned at the main gateway connecting Beaufort, Lady's Island, and the surrounding Sea Islands, the corridor benefits from consistent traffic, strong residential growth, and a loyal customer base from nearby affluent neighborhoods, gated communities, and resorts. Its concentration of grocery anchors, essential services, and high-visibility retail makes this area one of the most active and desirable commercial locations in the Beaufort market.



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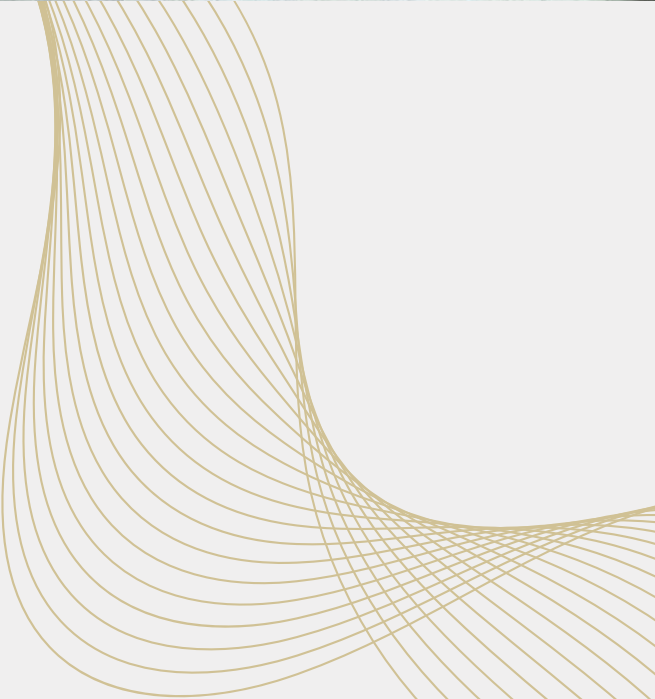
# RETAIL PROXIMITY MAP



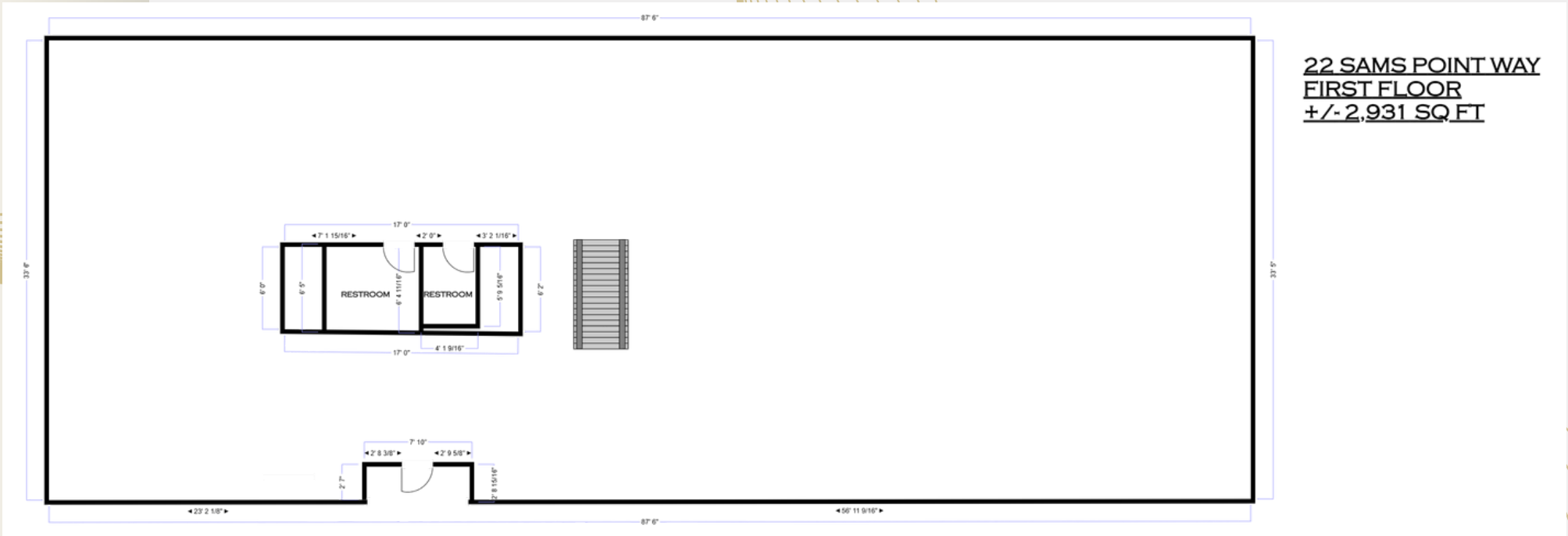
# PHOTO GALLERY



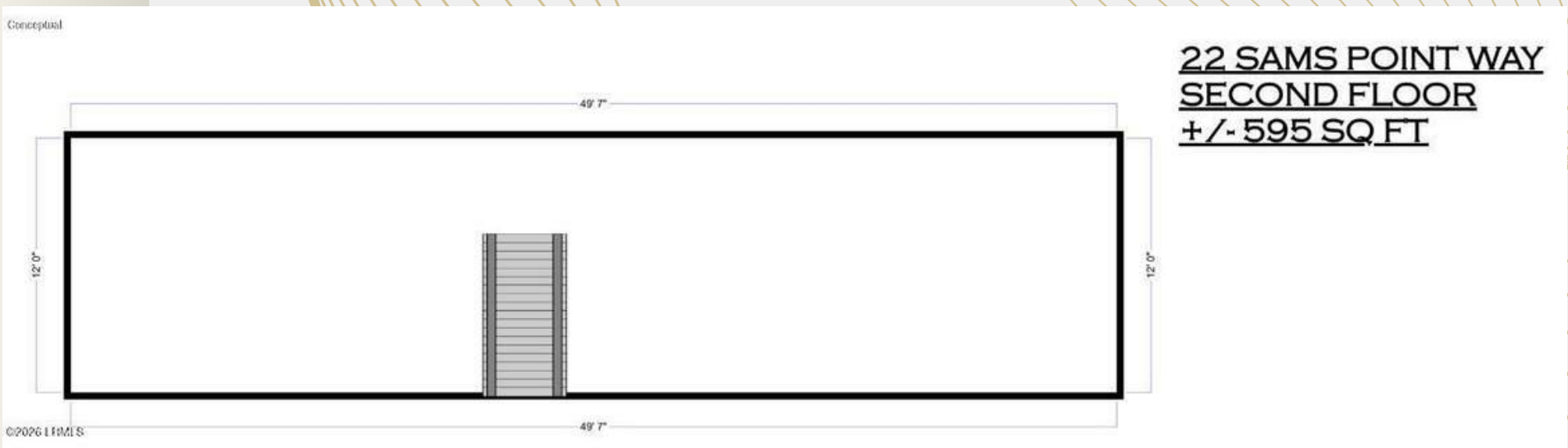
# SHELL CONDITION



# FLOOR PLANS



**22 SAMS POINT WAY  
FIRST FLOOR  
±/- 2,931 SQ. FT**



**22 SAMS POINT WAY  
SECOND FLOOR  
±/- 595 SQ. FT**



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## **REYNOLDS ROBINSON**

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