

THE CROSSINGS OF BEAUFORT

272 & 274 ROBERT SMALLS PKWY, BEAUFORT, SC 29906



PROPERTY INFORMATION

19,600 regional shopping center

4.2 acres available for outparcels

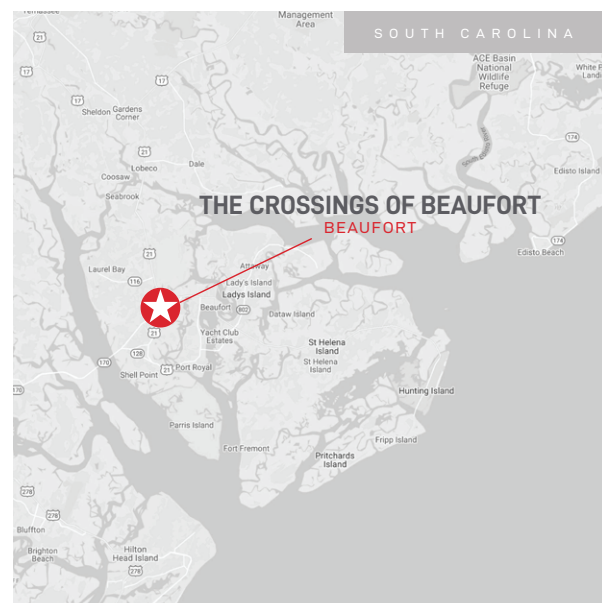
Great visibility from both HWY 170 and HWY 280

39,600+/- SC DOT daily traffic count

Area retailers include T.J. Maxx, Walmart Supercenter, and Lowe's

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population 2022	9,250	30,209	48,086
Projected Population 2027	10,062	33,606	52,595
Average Household Income	\$80,347	\$77,532	\$78,910



CONTACT

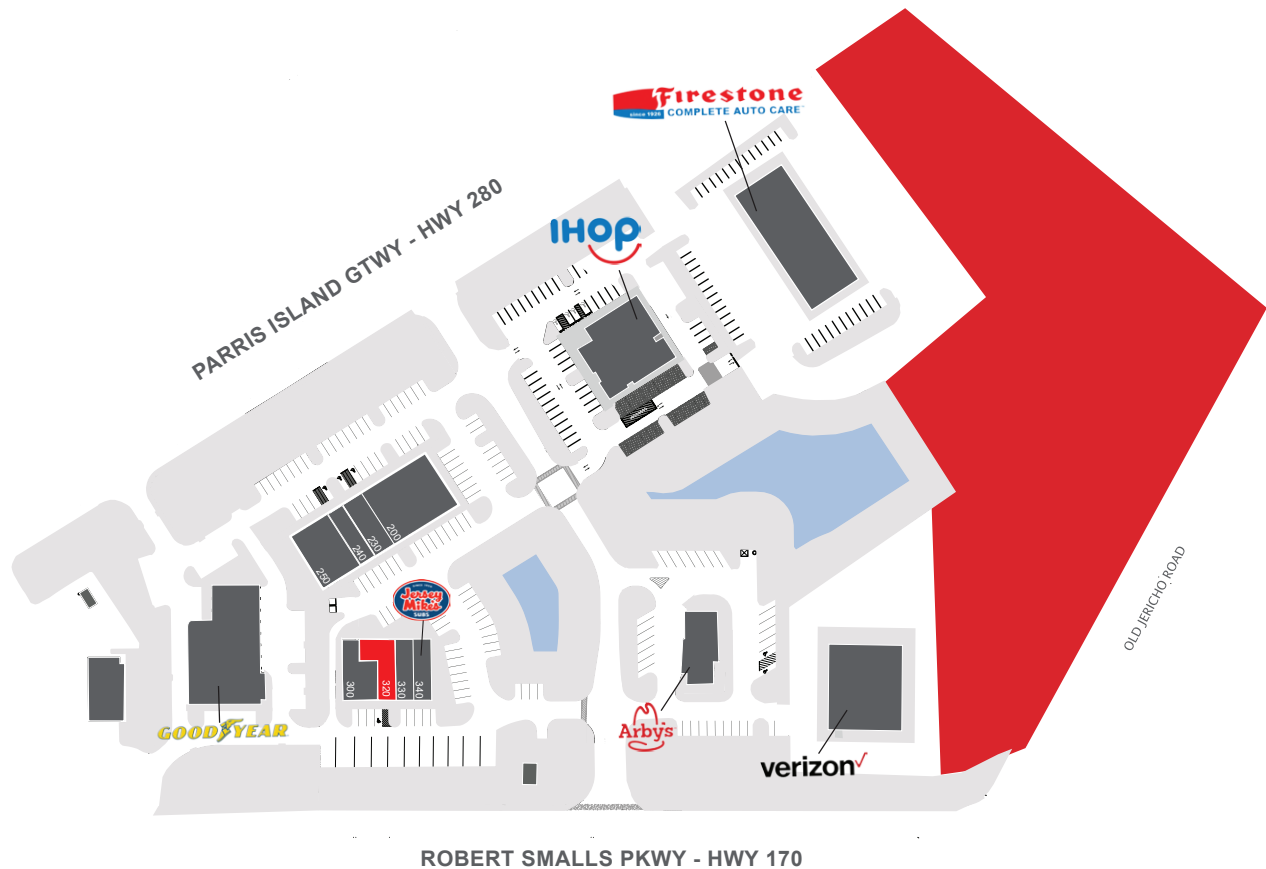
Will Euart w / 404.256.9100 c / 404.434.7874 e / willeuart@staffordprop.com

STAFFORD

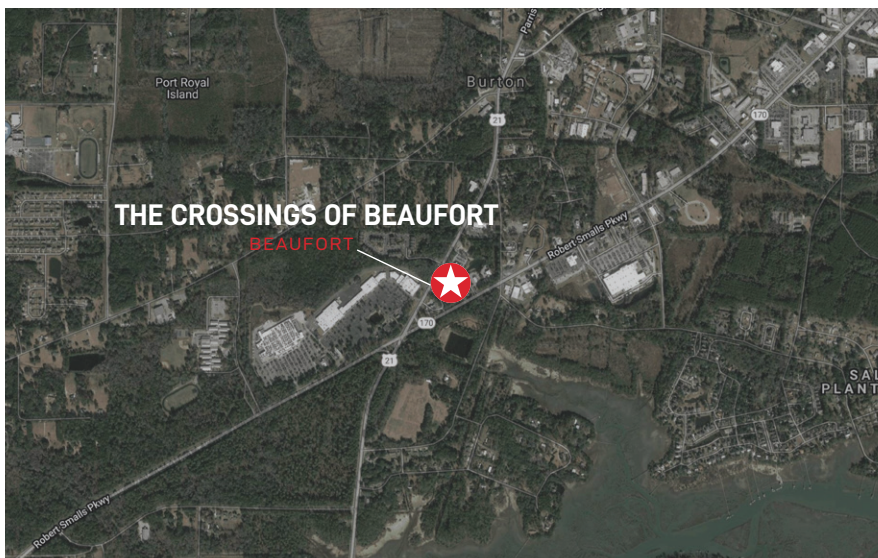
Building on the Past. Developing for the Future.

THE CROSSINGS OF BEAUFORT

272 & 274 ROBERT SMALLS PKWY, BEAUFORT, SC 29906



SUITES



SUITE	TENANT	SQ. FT.
200	Sake House	4,500
230	Magic Nails	1,400
240	Lendmark Financial Services	1,750
250	My Fitness Company	4,900
300	Wingstop	2,061
320	AVAILABLE	2,139
330	Sports Clips	1,400
340	Jersey Mike's	1,400
TOTAL GLA:		19,600

CONTACT

Will Euart w / 404.256.9100 c / 404.434.7874 e / willeuart@staffordprop.com

STAFFORD

Building on the Past. Developing for the Future.