

THE CROSSINGS OF BEAUFORT

272 & 274 ROBERT SMALLS PKWY, BEAUFORT, SC 29906

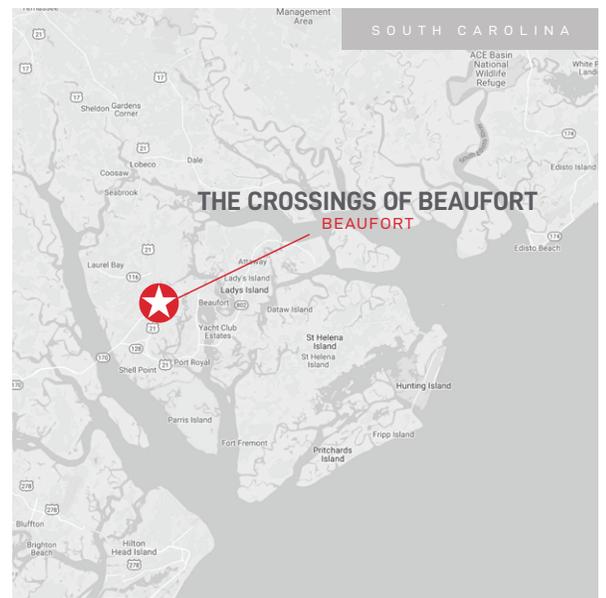


PROPERTY INFORMATION

- 19,600 SF regional shopping center with great visibility from both HWY 170 (Parris Island Gateway) and HWY 280 (Robert Smalls Parkway)
- More than 1,600 new or coming soon residential units are located within two miles of the center
- 41,000 +/- SC DOT combined daily traffic count on HWY 170 and HWY 280
- Area retailers include T.J. Maxx, Walmart Supercenter, Belk, and Lowe's

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population 2025	9,116	25,733	40,764
Projected Population 2030	9,858	27,444	42,743
Average Household Income	\$78,053	\$81,759	\$87,983



CONTACT

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**OVER 1,600 MULTI-FAMILY
UNITS ARE IN DEVELOPMENT
WITHIN A 2-MILE RADIUS**

Pintail Pointe
84 UNITS

*Carrington
Manor*
64 UNITS

*Preserve at
Hanover Park*
336 UNITS

Pointe Grand
336 UNITS

Garden Oaks
288 UNITS

Watercress
540 UNITS

SITE

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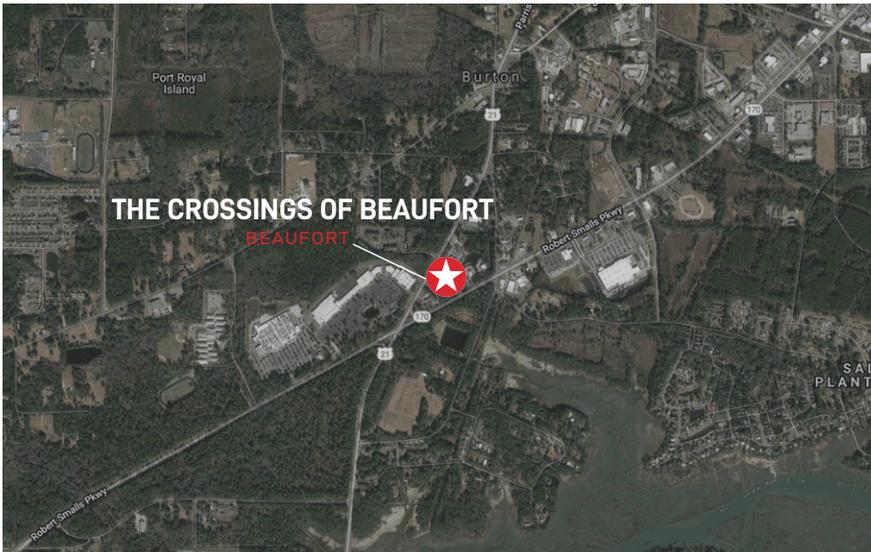
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SUITES



SUITE	TENANT	SQ. FT.
200	Sake House	4,500
230	Magic Nails	1,400
240	Lendmark Financial Services	1,750
250	AVAILABLE	4,900
300	Wingstop	2,061
320	AVAILABLE	2,139
330	Sports Clips	1,400
340	Jersey Mike's	1,400
OP1	AVAILABLE	4,500
TOTAL GLA:		19,600

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