

ROBINSON
COMMERCIAL

FOR LEASE

Move-in Ready, Versatile, Centralized, Highly Visable

1420 RIBAUT ROAD #D
PORT ROYAL, SC 29935

±1,675 SF | **$24.36/SF MODIFIED GROSS** | **AVAILABLE NOW**

PROPERTY OVERVIEW

Robinson Commercial is pleased to present this fully renovated commercial suite located at a high-traffic intersection on Ribaut Road in Port Royal. The space features new LVP flooring and paint, a large open area, private office, additional large room with commercial sink, and two ADA-compliant restrooms. Previously contained exhaust system.

Well suited for retail, fitness, food/service, or other commercial uses. Excellent visibility with ample on-site parking.

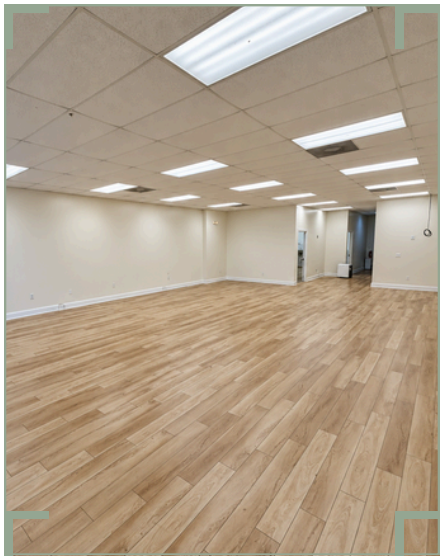
OFFERING DETAILS

Offering	For Lease
Available Space	±1,675 SF
Lease Rate	$24.36/SF MOD. GROSS
Expenses	Utilities/Trash
Availability	Immediately

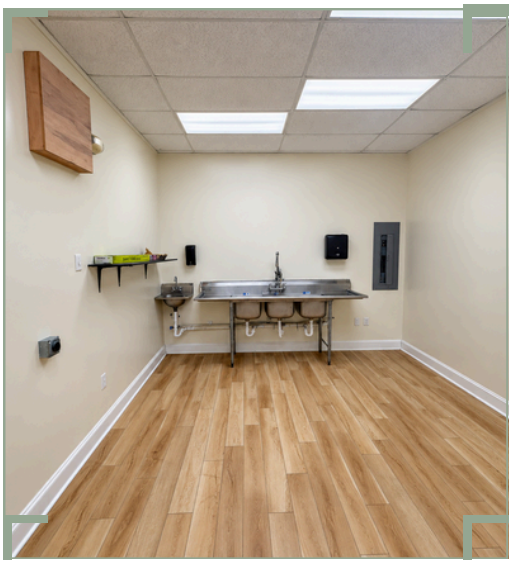
PROPERTY DETAILS

Property Type	Office / Retail / Medical
Building Size	±9,774 SF
Year Built	2001
Zoning	T5-Main Street
Parking	35 Spaces
Parcel	R110 009 000 012A 0000

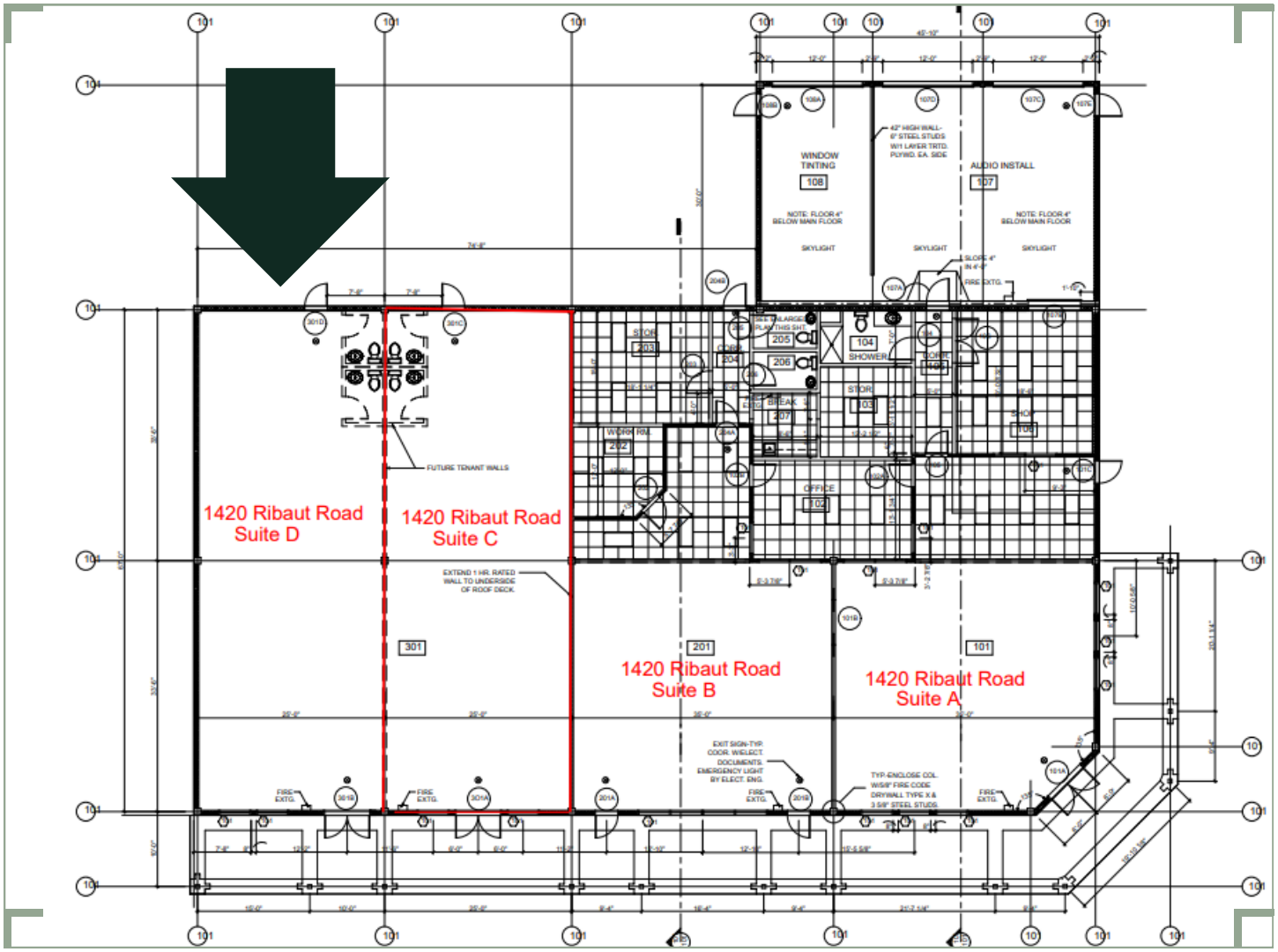








FLOOR PLAN



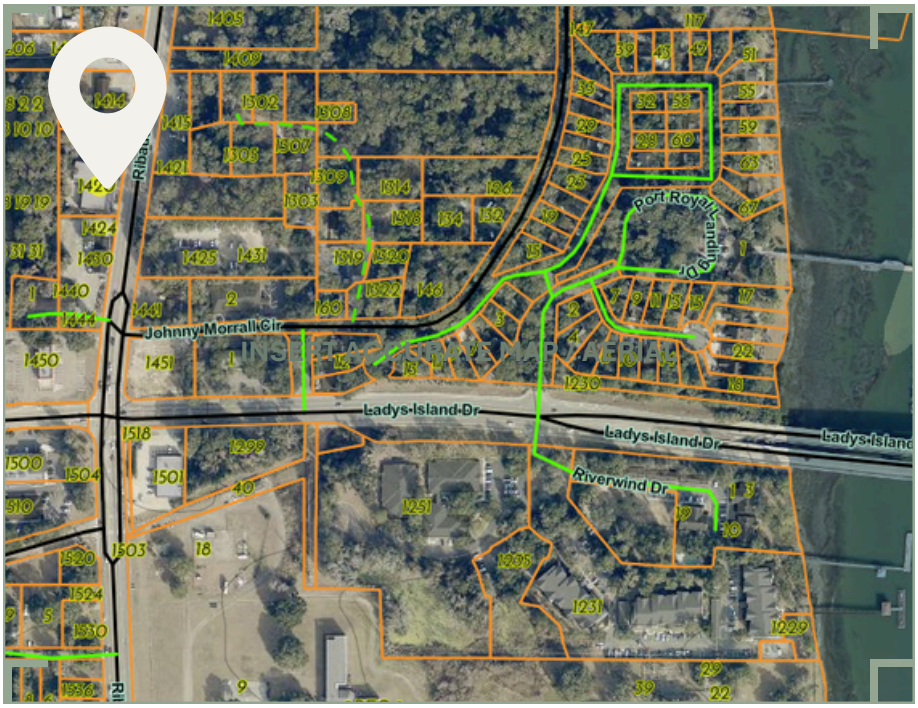
PROPERTY HIGHLIGHTS

- High-visibility location / strong access
- Flexible configuration / efficient layout
- Prominent signage opportunity
- Formally used as catering kitchen

CO-TENANCY

- Well-established Audio/Custom Auto Store
- Fitness/Crossfit Facility
- Clothing Brand Distrubution Center

LOCATION OVERVIEW



5 MIN HISTORIC DOWNTOWN BEAUFORT

2 MIN BEAUFORT MEMORIAL/ NAVAL HOSPITALS

35,000 VPD TRAFFIC COUNT REF. 2025 SCDOT

16,648 TOWN OF PORT ROYAL POPULATION (2025 CENSUS)

NEARBY LANDMARKS







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