

ROBINSON
COMMERCIAL

FOR LEASE

Highly Functional & Visible End Cap – Hwy-170 Corridor
+/-4,258 SF

154 ROBERT SMALLS PKWY, UNIT4
BEAUFORT, SC 29906

843.986.7396

AVAILABLE APRIL 1, 2027

PROPERTY OVERVIEW

Robinson Commercial is pleased to present a rare, versatile, and highly functional 4,258 SF end-cap suite along the heavily traveled and rapidly expanding Highway 170 corridor. The property features excellent co-tenancy, prominent monument signage, 36 parking spaces, a rear loading area, and a bay door to accommodate a variety of commercial uses. Positioned near numerous established and growing residential communities, multifamily developments, and major shopping centers, the property offers exceptional accessibility, visibility, and functionality.

OFFERING DETAILS

Offering	For Lease
Available Space	+/-4,258
Lease Rate	$25.75/SF
NNN	$3.25/SF
Availability	Immediately

PROPERTY DETAILS

Property Type	RETAIL
Building Size	11,025 SF
Year Built	2002
Zoning	T5-UC/RMX
Parking	36 Spaces
Parcel	R120 029 000 103B 0000









FLOOR PLAN



PROPERTY HIGHLIGHTS

- High-visibility location / strong access
- Large End Cap
- Large showroom
- Prominent signage opportunity
- 35,000 VPD (Ref. 2025 SCDOT)

LOCATION OVERVIEW



5 MIN — HISTORIC DOWNTOWN BEAUFORT

2 MIN — BEAUFORT MEMORIAL/ NAVAL HOSPITALS

35,000 VPD — TRAFFIC COUNT REF. 2025 SCDOT

46,773 — 5-MILE RADIUS POPULATION

MAJOR MULTIFAMILY DEVELOPMENTS | ALONG HIGHWAY 170

BEAUFORT, SOUTH CAROLINA



PRESERVE AT HANOVER PARK

280 UNITS

139 ROBERT SMALLS PARKWAY

8 buildings with studio through three-bedroom apartments.



POINTE GRAND BEAUFORT

328 UNITS

BURTON HILL ROAD

Recently opened apartment community consisting of 14 buildings.



GARDEN OAKS

288 UNITS

2000 SALEM ROAD

Multifamily community recently reported as nearing completion.



TRI POINTE HOMES

UP TO 50 UNITS

ROBERT SMALLS PARKWAY

Townhome proposal.

REYNOLDS ROBINSON

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