

FOR LEASE

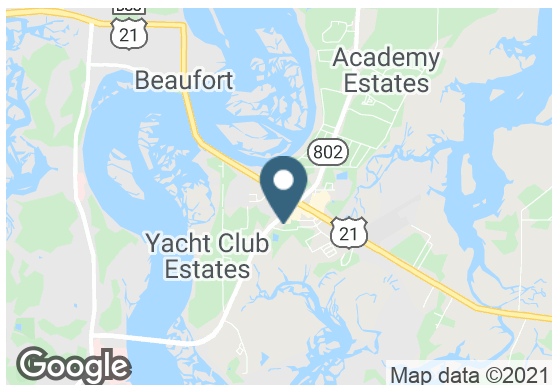
# Former Rite Aid - Sea Island Pkwy, Beaufort, SC

136 Sea Island Pkwy | Beaufort, SC



## Overview

<b>BUILDING SIZE</b>	8,957 SF
<b>LEASE END DATE</b>	8/31/2020
<b>RATE</b>	Contact Broker



## Description

Former Rite Aid

- Located on Port Royal Island, known for its antebellum mansions
- Beaufort was voted South's Best Small Town by Southern Living Magazine
- Easy access to shopping center off of Sea Island Parkway

## Demographics

	3 MILES	5 MILES	10 MILES
Median HH Income	\$51,158	\$54,470	\$50,625
Average HH Income	\$70,924	\$75,800	\$68,790
Households	7,222	14,723	27,641
Current Population	17,245	38,610	75,163

Year: 2017 | Source: ESRI

## Contact

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## Traffic Counts

Sea Island Pkwy	20,000 VPD
Sams Point Rd	20,300 VPD

Year: 2017 | Source: SCDOT

**SRS REAL ESTATE PARTNERS** | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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	3 miles	5 miles	10 miles
<b>Population</b>			
2017 Population	17,245	38,610	75,163
2000 Population	14,570	31,239	62,513
2010 Population	15,287	34,584	66,859
2022 Population	18,863	42,041	81,942
2000-2010 Annual Rate	0.48%	1.02%	0.67%
2010-2016 Annual Rate	1.68%	1.53%	1.63%
2016-2021 Annual Rate	1.81%	1.72%	1.74%
2017 Median Age	39.6	36.4	33.1
<b>Households</b>			
2000 Households	5,920	11,245	20,899
2010 Households	6,424	13,081	24,468
2017 Total Households	7,222	14,723	27,641
2022 Total Households	7,917	16,153	30,350
2000-2010 Annual Rate	0.82%	1.52%	1.59%
2010-2016 Annual Rate	1.63%	1.64%	1.70%
2016-2021 Annual Rate	1.85%	1.87%	1.89%
2017 Average Household Size	2.33	2.41	2.55
<b>Housing Units</b>			
2017 Total Housing Units	8,153	16,646	31,518
2017 Owner Occupied Housing Units	4,062	9,133	16,721
2017 Renter Occupied Housing Units	3,160	5,590	10,920
2017 Vacant Housing Units	931	1,923	3,877
<b>Race and Ethnicity</b>			
2017 White Alone	68.3%	69.3%	62.7%
2017 Black Alone	24.5%	23.6%	29.8%
2017 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2017 Asian Alone	1.9%	1.9%	1.6%
2017 Pacific Islander Alone	0.1%	0.1%	0.2%
2017 Hispanic Origin (Any Race)	5.4%	5.9%	7.0%
<b>Income</b>			
2017 Median Household Income	\$51,158	\$54,470	\$50,625
2017 Average Household Income	\$70,924	\$75,800	\$68,790
Per Capita Income	\$30,367	\$30,307	\$26,260
<b>2017 Population 25+ by Educational Attainment</b>			
Total	11,948	24,924	46,920
High School Graduate	18.6%	19.1%	22.9%
GED/Alternative Credential	2.8%	3.2%	3.7%
Some College, No Degree	22.0%	21.6%	22.4%
Associate Degree	9.7%	10.0%	10.0%
Bachelor's Degree	21.4%	20.1%	17.6%
Graduate/Professional Degree	16.1%	16.7%	13.9%
<b>Data for all businesses in area</b>			
Total Businesses:	1,075	1,820	2,382
Total Employees:	10,806	19,221	24,386
Total Residential Population:	17,245	38,610	75,163
Employee/Residential Population Ratio:	0.63:1	0.5:1	0.32:1
2017 Total Daytime Population	22,052	43,816	71,427
Workers	13,212	24,503	31,871
Residents	8,840	19,313	39,556