

LAUREL BAY CROSSING



EXCELLENT LEASE RATE Located in Beaufort, SC

- Located at the intersection of Laurel Bay Road and Shanklin Road
- Anchored by a busy Food Lion grocery store
- Retail Spaces Available:
 - (2) 1,400 SF spaces
 - (1) 2,200 SF space
- **Lease Rate: Starting at \$6.00 PSF NNN**
- Ideal for retail, service & restaurant tenants
- Located near Laurel Bay Subdivision & Marine Base

DEMOGRAPHICS & TRAFFIC COUNT

2009 Estimate	3 Mile	5 Mile	7 Mile
Total Population:	14,167	28,699	47,988
Median Home Value:	\$95,118	\$113,063	\$127,538
Average HH Income.:	\$47,813	\$ 46,795	\$ 47,874
Traffic Count:	10,500 (Laurel Bay Rd & Shanklin Rd)		

For More Information please contact:

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RETAIL & INVESTMENT PROPERTY

LEASING, BROKERAGE, INVESTMENT SALES, TENANT REPRESENTATION

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Beaufort, SC

