



# Beaufort Station

*Beaufort, South Carolina*

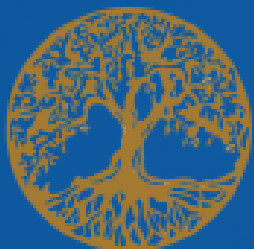


CLASS A+ GROCERY-ANCHORED DEVELOPMENT IN SUPPLY CONSTRAINED MARKET





# Beaufort Station



## Investment Highlights



COMPLEMENTARY ANCHOR LINEUP WITH LONG-TERM LEASES: ALDI (20 YEARS) & HOBBY LOBBY (15 YEARS)



BEST-IN-CLASS TENANT LINEUP: STRONG NATIONAL BRANDS & DIVERSE INCOME STREAM



11.5+ YEARS WALT



6 SEPARATE PARCELS ALLOW FOR BUYER OPTIONALITY



HIGH BARRIER TO ENTRY MARKET



BEAUFORT: THRIVING COASTAL COMMUNITIES SURROUNDED BY WEALTH & AFFLUENCE

## PROPERTY OVERVIEW

### Address

336 ROBERT SMALLS PKWY,  
BEAUFORT, SC 29906

### Size

233,201 SF

### Year Delivered

2024

### Acreage

26.31 ACRES

### Stabilized NOI

### Occupancy

94%

## NOTABLE TENANTS



five BELOW

HOBBY LOBBY

HomeGoods

ULTA BEAUTY



ROSS  
DRESS FOR LESS

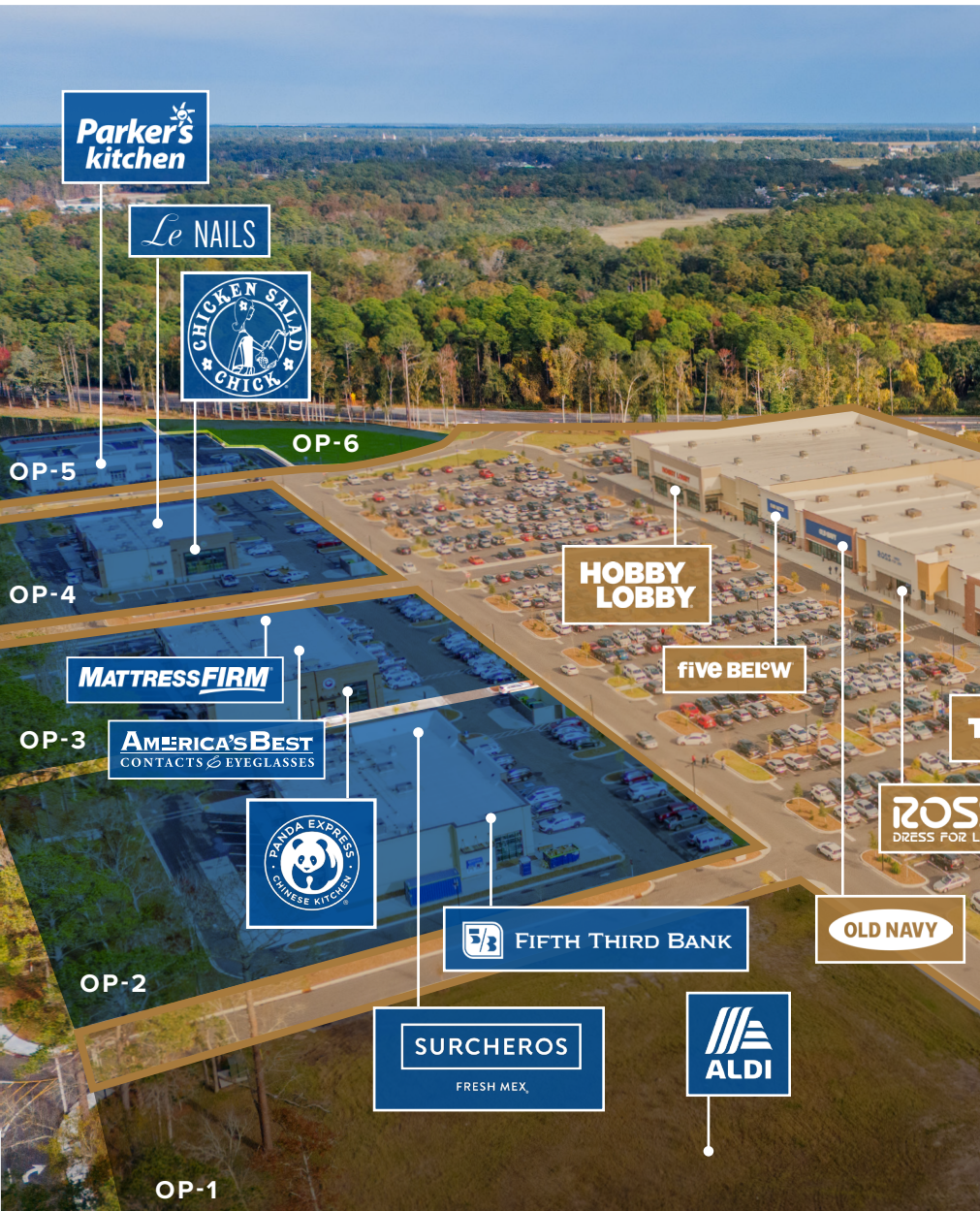


## PREMIER DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
<b>POPULATION</b>			
2025 ESTIMATE	25,172	42,250	71,361
2029 ESTIMATE	26,935	44,998	75,632
Proj. Growth (2025-2029)	7%	7%	6%
<b>AVERAGE HOUSEHOLD INCOME</b>			
2025 ESTIMATE	\$91,040	\$91,745	\$103,627



# The Offering



## PROPERTY OVERVIEW

LOCATION	336 Robert Smalls Pkwy, Beaufort, SC 29906
YEAR BUILT	2024
PROPERTY GLA / ACREAGE	233,201 SF   26.31 Acres
PARKING	3.84 per 1,000 SF (800 Spaces)
INGRESS / EGRESS	Six (6) total access points, including one (1) signalized access points

## PARCEL BREAKDOWN

#	Description	Availability	Parcel ID	GLA	Acres
1	Main Center	Included	R120-028-000-1230-0000	176,527	16.12
2	OP-1	Included	R120-028-000-1250-0000	19,209	2.27
3	OP-2	Included	R120-028-000-1251-0000	10,138	1.36
4	OP-3	Included	R120-028-000-1252-0000	11,998	1.64
5	OP-4	Included	R120-028-000-1253-0000	9,999	2.32
6	OP-5	Included	R120-028-000-1254-0000	5,330	1.56
7	OP-6	Included	R120-028-000-1255-0000	-	1.04
Total				233,201	26.31



# Site Plan & Tenant Roster

SUITE	TENANT	SIZE(SF)
363	Hobby Lobby	55,203
365	Five Below	9,486
367	Old Navy	12,715
369	Ross Dress For Less	18,000
371	TJ Maxx	24,003
373	Ulta	10,103
375	Rack Room	6,000
377	HomeGoods	24,270

SUITE	TENANT	SIZE(SF)
379	PetSmart	16,747
B1-351A	Fifth-Third Bank	2,565
B1-351B	Available	2,562
B1-351C	Available	2,507
B1-351D	Surcheros	2,504
B2-341A	Panda Express	2,600
B2-341B	Available	2,398
B2-341C	America's Best	3,000

SUITE	TENANT	SIZE(SF)
B2-341D	Mattress Firm	4,000
B3-331A	Chicken Salad Chick	2,600
B3-331B	Le Nails	2,361
B3-331C	Available	2,564
B3-331D	Available	2,474
OP-1	Aldi	19,209
OP-5	Parker's	5,330
OP-6	Available	0

**TOTAL SHOPPING CENTER GLA 233,201**





# Grocery-Anchored Opportunity

## ALDI Snapshot



Aldi compliments Beaufort Station by providing an essential grocery anchor, driving frequent customer visits, encouraging cross-shopping, and establishing the property as a convenient, one-stop shopping destination.



### OPENING

225 NEW STORES IN 2025

(MOST IN ONE YEAR IN THE COMPANY'S 50-YEAR U.S. HISTORY)



### FASTEST

GROWING SUPERMARKET CHAIN IN THE U.S.

(OPENED NEARLY 120 LOCATIONS IN 2024)



### RANKED 5<sup>TH</sup>

BEST GROCERY RETAILER

(2025 DUNNHUMBY RETAILER PREFERENCE INDEX REPORT)



### RANKED 6<sup>TH</sup>

BEST GROCERY STORE

(USA TODAY READERS CHOICE AWARDS)



### Nº. 1

MOST TRUSTED DISCOUNT GROCER IN THE U.S.

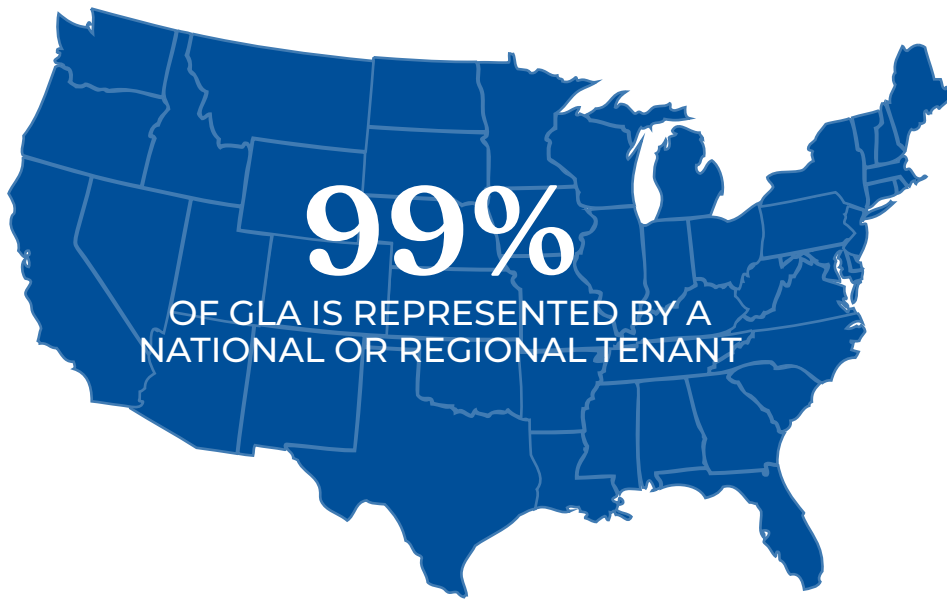
(2025 BRANDSPARK AWARDS)



# Best-In-Class Tenant Line Up

STRONG NATIONAL BRANDS & SECURE INCOME STREAM

## DOMINANT NATIONAL TENANT MIX



## SIGNIFICANT TERM REMAINING

11.5+ Yrs.

WEIGHTED AVG. TERM REMAINING FOR ALL TENANTS

## STRONG CREDIT - INVESTMENT GRADE TENANCY

**ROSS**  
DRESS FOR LESS®  
Moody's: A2

**T.J. maxx**  
S&P: A

**HomeGoods**®  
S&P: A

**OLD NAVY**  
S&P: BB

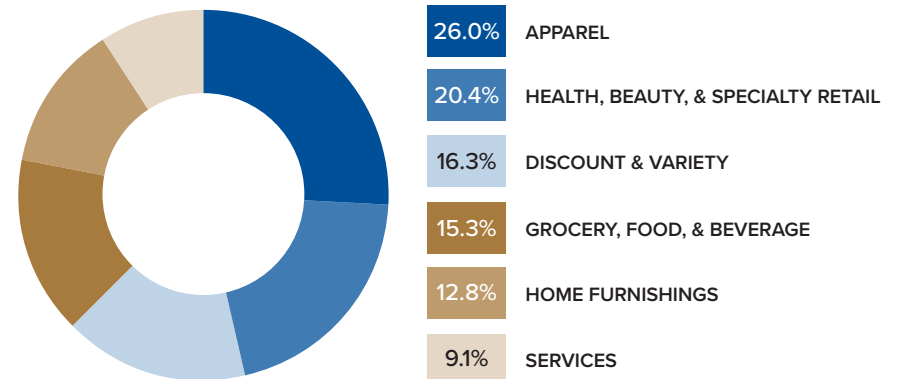
**PET SMART**  
S&P: B+

**five BELOW**®  
Fitch: B+

**ULTA**  
BEAUTY

Goal is to grow footprint to 1,500 stores

## % OF INCOME







# Exciting Tenant Feedback

STRONG ANECDOTAL PERFORMANCE

## HOBBY LOBBY

- Captured 15% of business from the Bluffton store
- Trending to hit target sales goal

## five BELOW

- Sales are trending higher than other locations in the region

## OLD NAVY

- Drawing customers away from the Hilton Head location
- Sales are trending 30% over their target goal

## TJ-maxx

- Business has been great so far
- Exceptional center and is thrilled with the move from across the street

## HomeGoods

- Exceeding target sales
- Really happy with business and overall foot traffic at the center



- Business is steady and thrilled with new location
- Sales are exceeding their initial goals

## AMERICA'S BEST CONTACTS & EYEGLASSES

- They are seeing heavy foot traffic since opening
- Sales are exceeding their initial goals



- Traffic has been very consistent
- Sales have exceeded expectations
- People were lined up at 5am for the grand opening



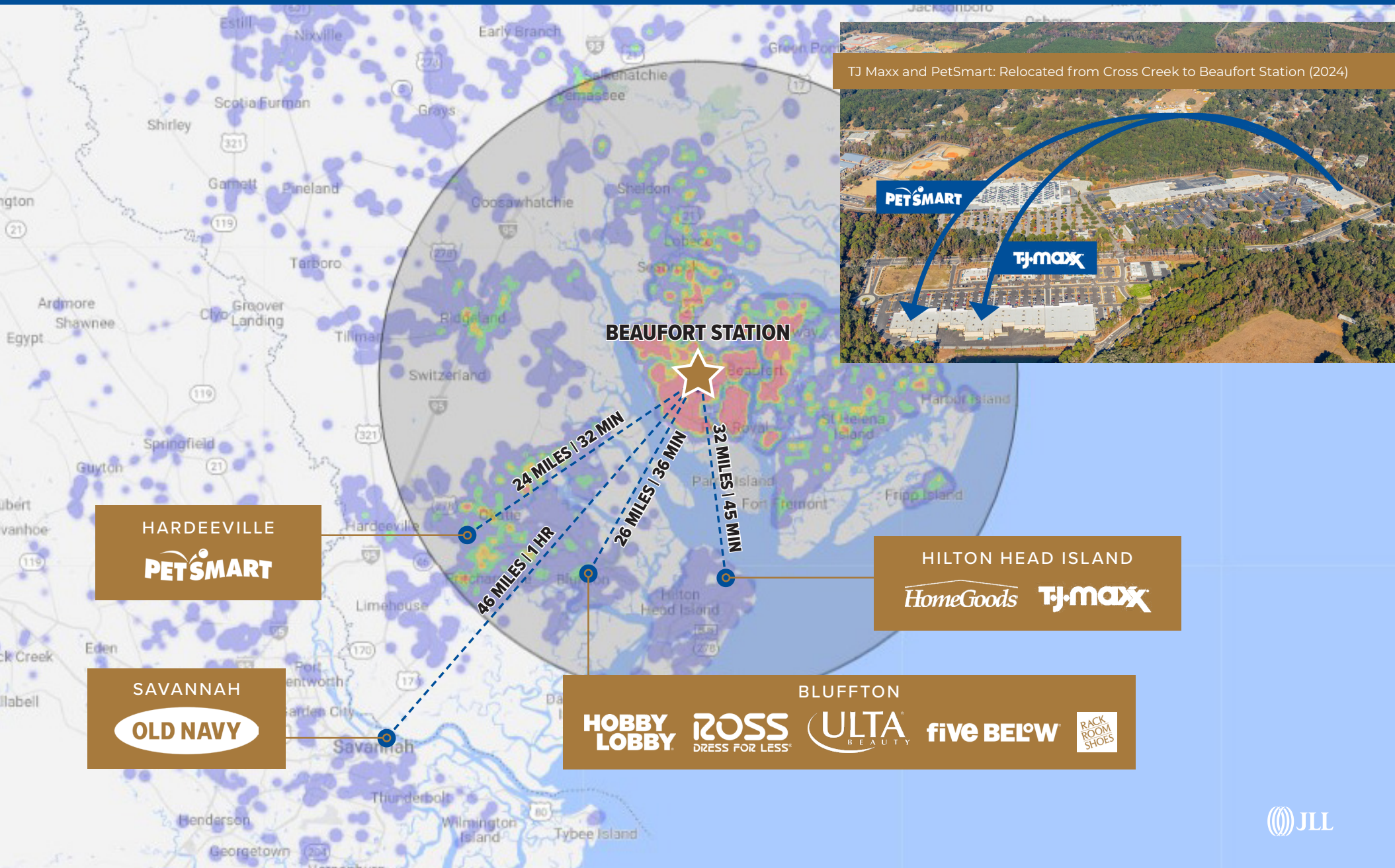
- Beaufort opened at \$150k in sales (avg. store does \$50k per week)
- #1 Panda Express opening on the East Coast



# Beaufort Station

THE CHOSEN REGIONAL DESTINATION FOR NATIONAL RETAILERS

40-MINUTE AVERAGE DRIVE TIME TO ANCHOR'S NEXT CLOSEST LOCATION





# Beaufort

COASTAL COMMUNITIES FLOURISHING WITH AFFLUENCE AND TOURISM

Beaufort Station is strategically positioned next to US-21, the main thoroughfare linking the islands of Beaufort to the mainland. This prime location makes it an ideal destination for both local residents and travelers, offering a unique shopping experience that stands out along this busy route.

  
**SECESSION GOLF CLUB**  
TOP 5 BEST GOLF COURSE IN  
SOUTH CAROLINA (GOLF DIGEST)

 **Beaufort  
Station**

  
\$3.1M



Parris Island

  
\$3.4M



21

Laurel Bay

21

21



**HUNTING ISLAND STATE PARK**  
1.2M ANNUAL VISITORS

  
\$3.0M



  
\$3.1M



Median Home Value of \$800k+  
More expensive than 95% of the  
neighborhoods in South Carolina



\$1.7M



\$1.5M

Harbor Island

Fripp Island

2M

ANNUAL VISITORS

\$1.4B

ECONOMIC IMPACT OF  
HOSPITALITY/TOURISM

13%

POPULATION GROWTH  
SINCE 2010

15%

HOUSEHOLD GROWTH  
SINCE 2010

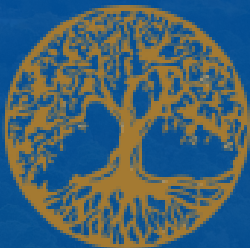
50+

GOLF COURSES









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