

ISLAND SHOPS

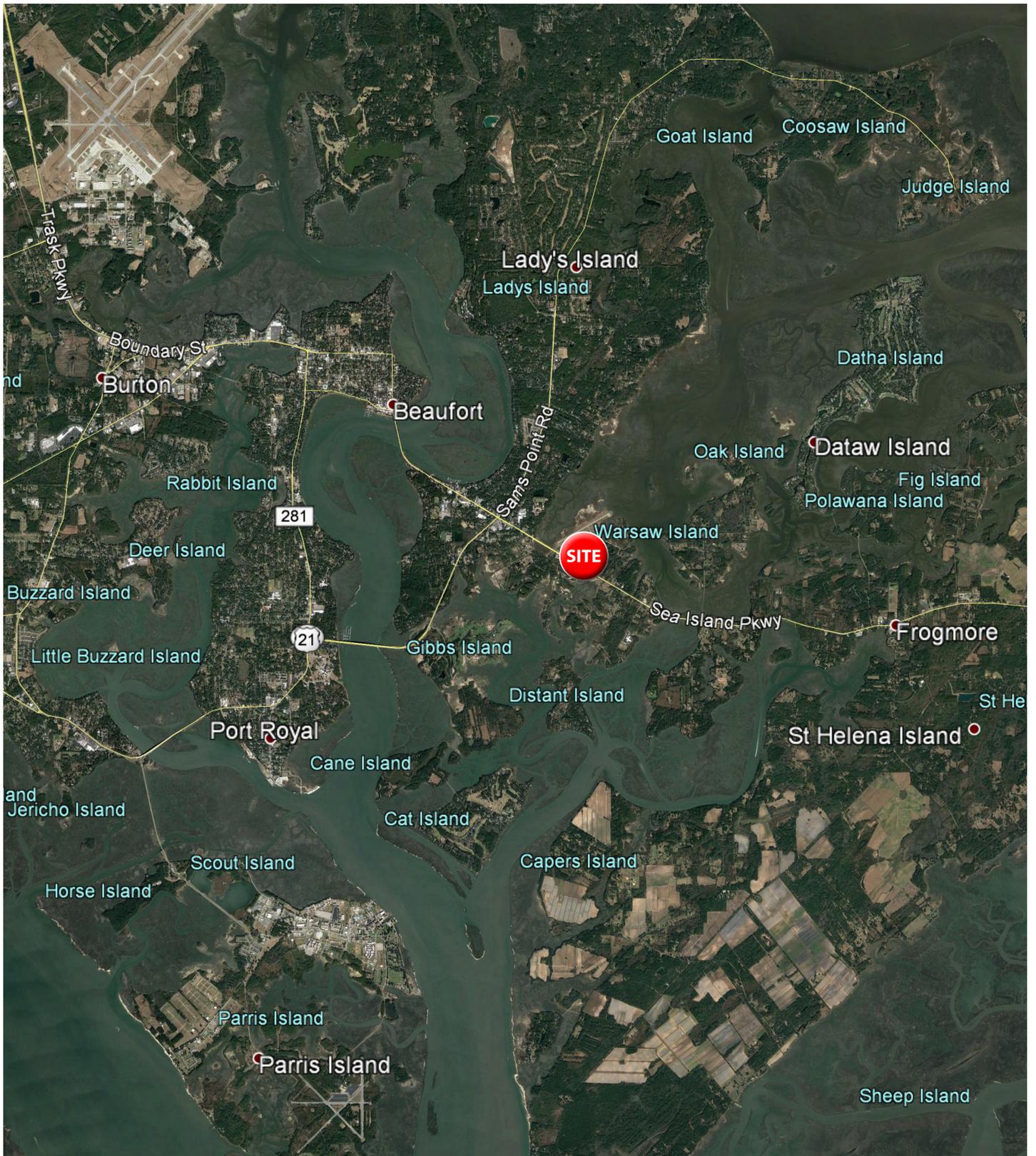
265 SEA ISLAND PARKWAY
LADY'S ISLAND
(BEAUFORT), SC 29907



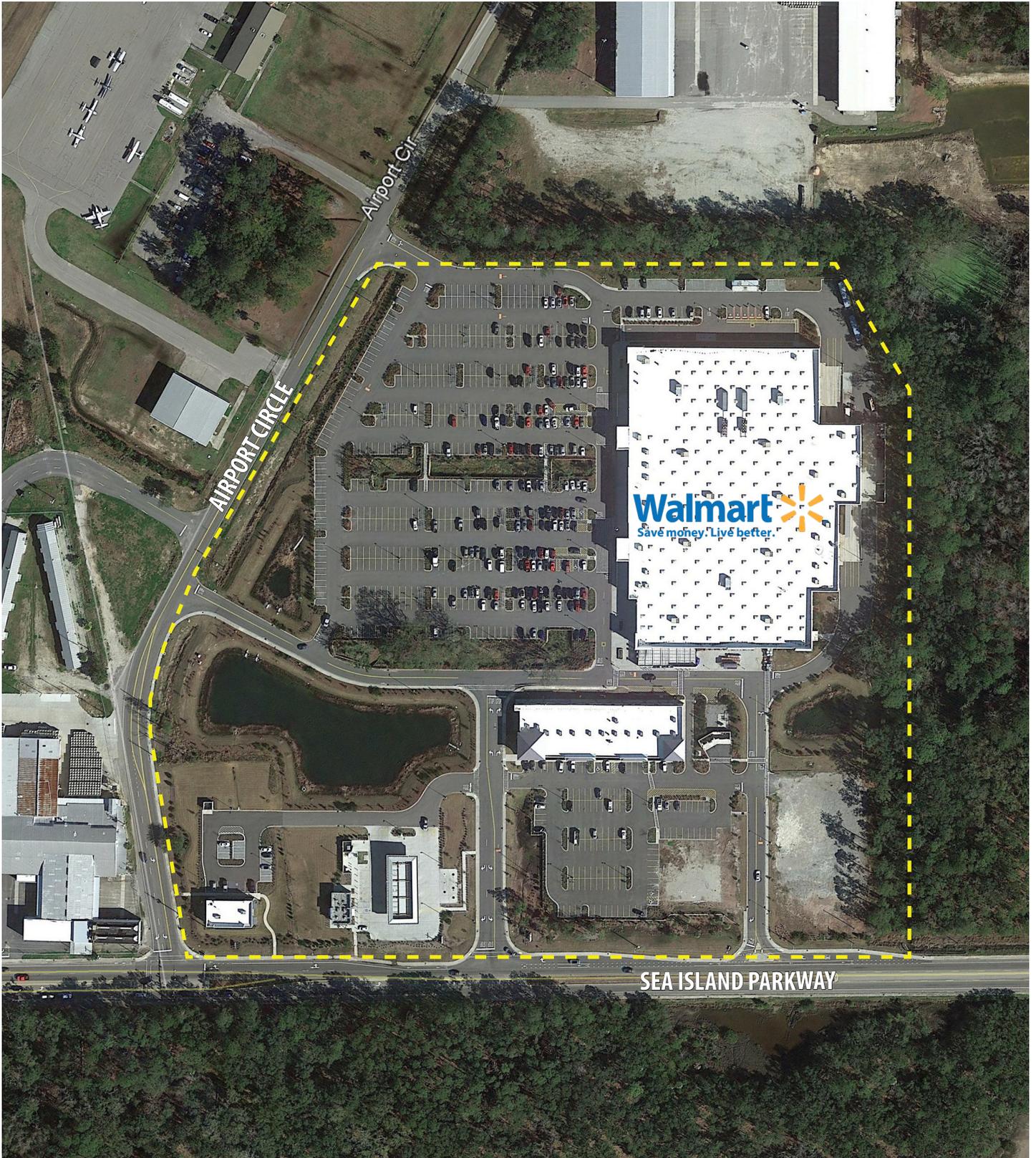
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LOCATION



AERIAL



INLINE RETAIL & OUTPARCELS AVAILABLE

Building 1 Space

Space	Tenant
1	Supercuts
2	Nail Salon
3	AVAILABLE 2,800 SF
4	Beverage Warehouse
5	Vape Loft
6	Navy Federal Credit Union
7	Jersey Mike's
8	Chestnut Hill Cheese Shop
9	Budget Blinds
10	Ryan's Famous Pizza
11	T-Mobile

Outparcels

	Tenant
1	Verizon Wireless
2	Murphy Oil
3	AVAILABLE 1.63 Ac
4	BUILDING PAD AVAILABLE



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PROPERTY PHOTOS



15 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

97,538



**Estimated
Households**

40,876



**Average HH
Income**

\$89,800



**Median HH
Income**

\$68,724



**Total
Businesses**

3,512



**Total
Employees**

34,176



DEMOGRAPHIC REPORT

Lat/Lon: 32.4074/-80.6332

RF1

265 Sea Island Pkwy Beaufort, SC 29907		3 mi radius	5 mi radius	10 mi radius	15 mi radius
POPULATION	2021 Estimated Population	8,567	35,244	68,243	97,538
	2026 Projected Population	9,256	37,368	72,781	102,433
	2010 Census Population	7,566	32,627	62,265	90,963
	2000 Census Population	6,880	29,170	57,295	84,216
	Projected Annual Growth 2021 to 2026	1.6%	1.2%	1.3%	1.0%
	Historical Annual Growth 2000 to 2021	1.2%	1.0%	0.9%	0.8%
HOUSEHOLDS	2021 Estimated Households	3,718	14,833	27,432	40,876
	2026 Projected Households	3,872	15,235	28,334	41,456
	2010 Census Households	3,014	12,596	22,994	35,052
	2000 Census Households	2,644	11,074	19,412	30,120
	Projected Annual Growth 2021 to 2026	0.8%	0.5%	0.7%	0.3%
	Historical Annual Growth 2000 to 2021	1.9%	1.6%	2.0%	1.7%
AGE	2021 Est. Population Under 10 Years	11.1%	10.0%	11.0%	10.6%
	2021 Est. Population 10 to 19 Years	12.6%	13.3%	13.7%	12.3%
	2021 Est. Population 20 to 29 Years	10.2%	15.0%	16.0%	14.2%
	2021 Est. Population 30 to 44 Years	16.7%	15.6%	16.1%	15.2%
	2021 Est. Population 45 to 59 Years	18.7%	16.8%	17.0%	16.6%
	2021 Est. Population 60 to 74 Years	20.3%	18.5%	17.3%	19.6%
	2021 Est. Population 75 Years or Over	10.5%	10.8%	8.9%	11.5%
	2021 Est. Median Age	43.6	41.3	39.1	42.7
MARITAL STATUS & GENDER	2021 Est. Male Population	47.2%	49.7%	50.0%	49.4%
	2021 Est. Female Population	52.8%	50.3%	50.0%	50.6%
	2021 Est. Never Married	30.1%	33.5%	36.8%	32.2%
	2021 Est. Now Married	50.2%	44.4%	42.3%	47.0%
	2021 Est. Separated or Divorced	15.2%	15.4%	14.6%	13.9%
	2021 Est. Widowed	4.5%	6.7%	6.3%	6.9%
INCOME	2021 Est. HH Income \$200,000 or More	8.0%	6.7%	5.6%	7.9%
	2021 Est. HH Income \$150,000 to \$199,999	6.3%	5.1%	5.0%	6.1%
	2021 Est. HH Income \$100,000 to \$149,999	16.5%	15.9%	14.6%	14.7%
	2021 Est. HH Income \$75,000 to \$99,999	13.3%	12.9%	14.0%	13.6%
	2021 Est. HH Income \$50,000 to \$74,999	22.0%	22.1%	20.9%	19.5%
	2021 Est. HH Income \$35,000 to \$49,999	11.2%	13.4%	13.7%	13.4%
	2021 Est. HH Income \$25,000 to \$34,999	7.7%	8.9%	9.9%	9.4%
	2021 Est. HH Income \$15,000 to \$24,999	6.5%	6.4%	7.1%	6.7%
	2021 Est. HH Income Under \$15,000	8.7%	8.8%	9.2%	8.6%
	2021 Est. Average Household Income	\$81,800	\$77,186	\$75,746	\$89,800
	2021 Est. Median Household Income	\$70,215	\$65,362	\$62,747	\$68,724
	2021 Est. Per Capita Income	\$35,573	\$33,771	\$31,617	\$38,458
2021 Est. Total Businesses	656	1,481	2,116	3,512	
2021 Est. Total Employees	5,885	15,669	21,710	34,176	

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DEMOGRAPHIC REPORT

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RF1

265 Sea Island Pkwy Beaufort, SC 29907		3 mi radius	5 mi radius	10 mi radius	15 mi radius
RACE	2021 Est. White	67.8%	66.7%	62.6%	66.6%
	2021 Est. Black	24.1%	25.7%	29.5%	25.3%
	2021 Est. Asian or Pacific Islander	2.2%	2.2%	2.0%	1.7%
	2021 Est. American Indian or Alaska Native	0.3%	0.4%	0.4%	0.3%
	2021 Est. Other Races	5.6%	5.0%	5.5%	6.0%
HISPANIC	2021 Est. Hispanic Population	650	2,472	5,311	8,877
	2021 Est. Hispanic Population	7.6%	7.0%	7.8%	9.1%
	2026 Proj. Hispanic Population	8.0%	7.3%	8.0%	9.5%
	2010 Hispanic Population	5.7%	6.4%	7.7%	9.4%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	6,132	23,937	45,037	67,412
	2021 Est. Elementary (Grade Level 0 to 8)	1.5%	2.2%	2.4%	2.2%
	2021 Est. Some High School (Grade Level 9 to 11)	6.3%	5.6%	6.4%	5.8%
	2021 Est. High School Graduate	21.5%	24.1%	27.1%	25.2%
	2021 Est. Some College	18.7%	21.0%	22.0%	20.4%
	2021 Est. Associate Degree Only	9.7%	10.4%	10.0%	9.2%
	2021 Est. Bachelor Degree Only	21.8%	20.4%	18.0%	21.0%
	2021 Est. Graduate Degree	20.6%	16.4%	14.1%	16.2%
HOUSING	2021 Est. Total Housing Units	4,269	17,093	31,877	50,849
	2021 Est. Owner-Occupied	63.0%	55.4%	55.3%	52.7%
	2021 Est. Renter-Occupied	24.0%	31.4%	30.8%	27.7%
	2021 Est. Vacant Housing	12.9%	13.2%	13.9%	19.6%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	7.1%	6.9%	9.3%	8.1%
	2021 Homes Built 2000 to 2009	19.7%	18.5%	19.5%	18.5%
	2021 Homes Built 1990 to 1999	23.9%	21.1%	20.3%	19.3%
	2021 Homes Built 1980 to 1989	15.9%	13.5%	15.1%	15.6%
	2021 Homes Built 1970 to 1979	10.7%	10.5%	9.7%	9.3%
	2021 Homes Built 1960 to 1969	2.1%	4.9%	4.1%	3.5%
	2021 Homes Built 1950 to 1959	4.8%	7.4%	5.2%	3.8%
	2021 Homes Built Before 1949	3.0%	3.9%	2.9%	2.3%
HOME VALUES	2021 Home Value \$1,000,000 or More	8.8%	6.4%	4.6%	5.6%
	2021 Home Value \$500,000 to \$999,999	19.2%	14.1%	12.8%	20.2%
	2021 Home Value \$400,000 to \$499,999	8.1%	9.0%	8.0%	10.9%
	2021 Home Value \$300,000 to \$399,999	16.2%	14.8%	12.1%	12.4%
	2021 Home Value \$200,000 to \$299,999	23.0%	23.8%	22.2%	18.2%
	2021 Home Value \$150,000 to \$199,999	10.1%	13.3%	12.8%	9.7%
	2021 Home Value \$100,000 to \$149,999	6.9%	9.5%	10.1%	7.8%
	2021 Home Value \$50,000 to \$99,999	3.5%	4.5%	5.9%	5.3%
	2021 Home Value \$25,000 to \$49,999	0.9%	0.7%	1.4%	1.4%
	2021 Home Value Under \$25,000	3.3%	3.9%	10.1%	8.7%
	2021 Median Home Value	\$338,004	\$290,645	\$249,987	\$318,134
	2021 Median Rent	\$890	\$894	\$893	\$944

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DEMOGRAPHIC REPORT

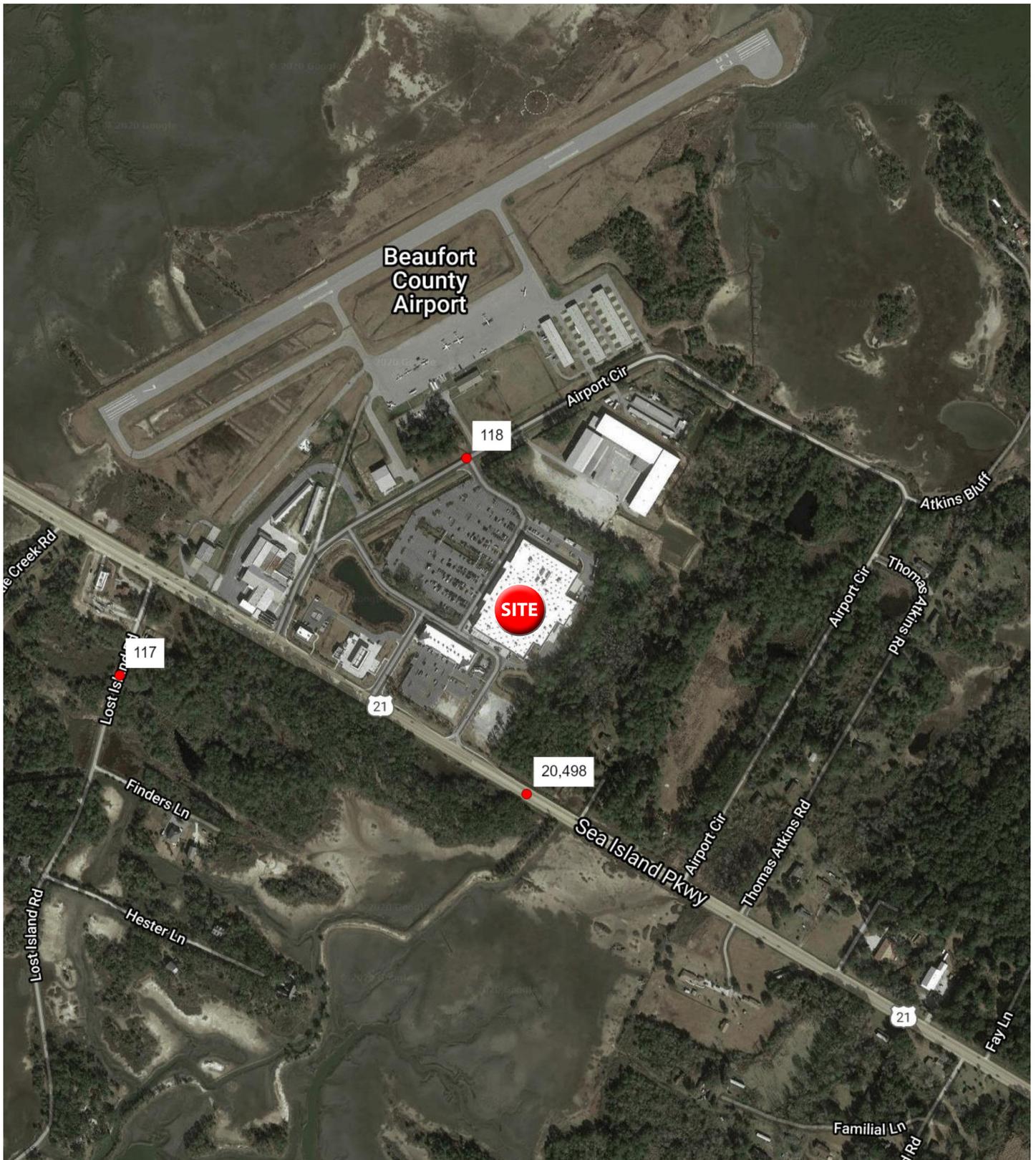
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RF1

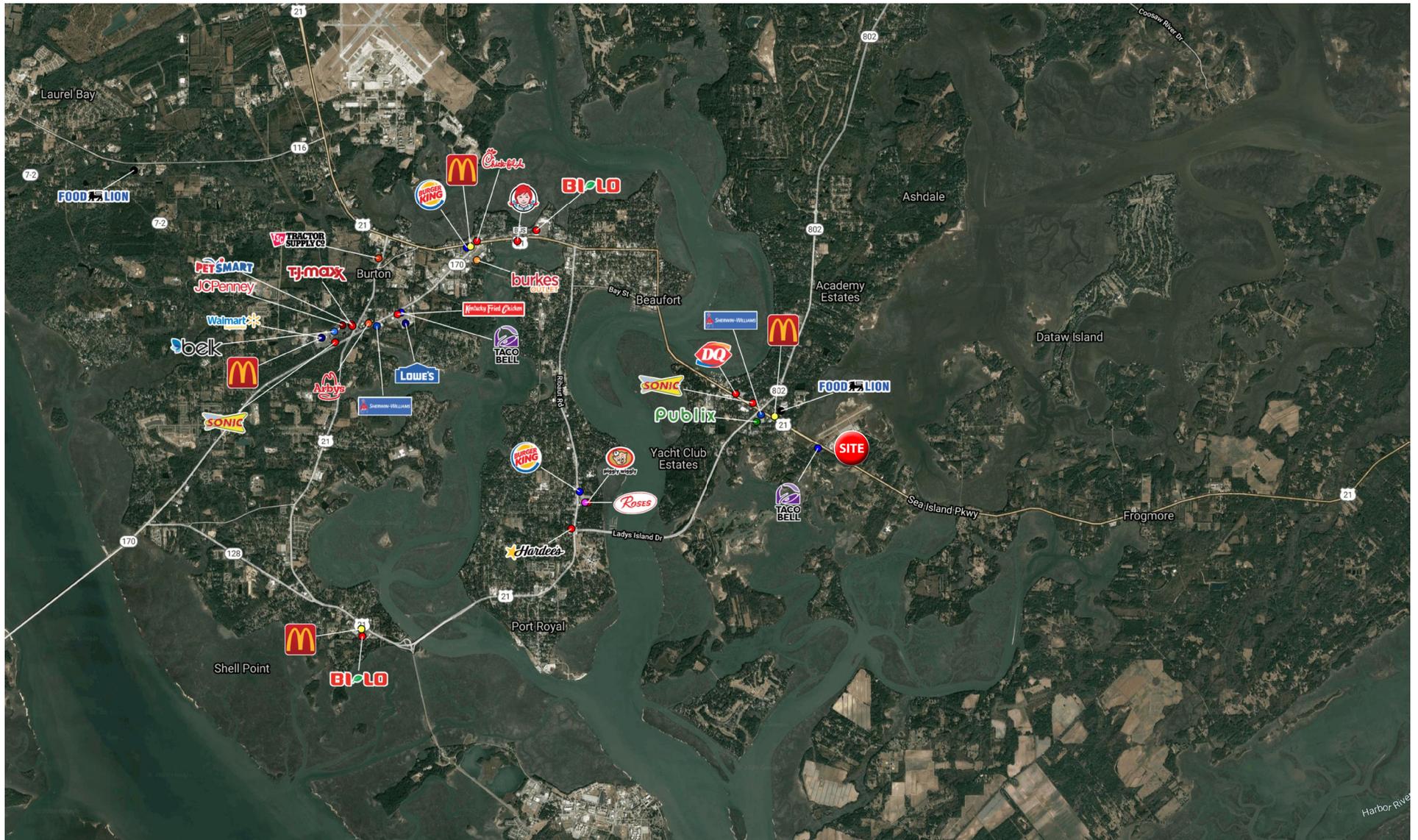
265 Sea Island Pkwy Beaufort, SC 29907		3 mi radius	5 mi radius	10 mi radius	15 mi radius
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	6,952	29,466	56,200	81,044
	2021 Est. Civilian Employed	49.2%	46.7%	49.0%	47.8%
	2021 Est. Civilian Unemployed	2.5%	2.3%	2.4%	2.3%
	2021 Est. in Armed Forces	3.9%	10.3%	11.0%	8.6%
	2021 Est. not in Labor Force	44.4%	40.7%	37.5%	41.4%
	2021 Labor Force Males	46.7%	49.5%	49.9%	49.2%
	2021 Labor Force Females	53.3%	50.5%	50.1%	50.8%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	3,422	13,761	27,544	38,708
	2021 Mgmt, Business, & Financial Operations	17.0%	17.8%	15.0%	15.4%
	2021 Professional, Related	26.0%	25.0%	21.8%	21.3%
	2021 Service	20.7%	19.3%	20.5%	20.0%
	2021 Sales, Office	19.6%	18.7%	18.3%	19.4%
	2021 Farming, Fishing, Forestry	-	-	0.2%	0.1%
	2021 Construction, Extraction, Maintenance	8.3%	8.2%	11.5%	11.7%
	2021 Production, Transport, Material Moving	8.3%	10.9%	12.8%	12.1%
	2021 White Collar Workers	62.6%	61.4%	55.1%	56.0%
	2021 Blue Collar Workers	37.4%	38.6%	44.9%	44.0%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	81.8%	76.8%	78.1%	77.3%
	2021 Drive to Work in Carpool	8.2%	7.8%	8.9%	9.2%
	2021 Travel to Work by Public Transportation	0.5%	0.7%	1.0%	0.9%
	2021 Drive to Work on Motorcycle	-	-	-	-
	2021 Walk or Bicycle to Work	3.5%	2.9%	2.7%	2.5%
	2021 Other Means	1.1%	1.8%	1.5%	1.5%
	2021 Work at Home	4.9%	10.1%	7.7%	8.5%
	2021 Travel to Work in 14 Minutes or Less	26.1%	31.6%	30.7%	30.0%
TRAVEL TIME	2021 Travel to Work in 15 to 29 Minutes	40.2%	35.8%	38.5%	37.8%
	2021 Travel to Work in 30 to 59 Minutes	25.3%	26.3%	27.4%	26.5%
	2021 Travel to Work in 60 Minutes or More	4.3%	3.3%	3.4%	3.1%
	2021 Average Travel Time to Work	20.0	18.0	18.2	18.5
	2021 Est. Total Household Expenditure	\$227.57 M	\$871.69 M	\$1.59 B	\$2.64 B
CONSUMER EXPENDITURE	2021 Est. Apparel	\$7.95 M	\$30.34 M	\$55.48 M	\$92.19 M
	2021 Est. Contributions, Gifts	\$13.18 M	\$49.97 M	\$89.88 M	\$154.03 M
	2021 Est. Education, Reading	\$7.19 M	\$27.01 M	\$48.76 M	\$84.24 M
	2021 Est. Entertainment	\$12.9 M	\$49.02 M	\$89.31 M	\$149.42 M
	2021 Est. Food, Beverages, Tobacco	\$34.8 M	\$133.83 M	\$245.5 M	\$402.72 M
	2021 Est. Furnishings, Equipment	\$8.02 M	\$30.52 M	\$55.57 M	\$92.87 M
	2021 Est. Health Care, Insurance	\$21.12 M	\$81.06 M	\$148.22 M	\$244.72 M
	2021 Est. Household Operations, Shelter, Utilities	\$73.53 M	\$282.9 M	\$517.82 M	\$853.35 M
	2021 Est. Miscellaneous Expenses	\$4.32 M	\$16.55 M	\$30.12 M	\$50.11 M
	2021 Est. Personal Care	\$3.05 M	\$11.7 M	\$21.36 M	\$35.4 M
	2021 Est. Transportation	\$41.5 M	\$158.8 M	\$290.69 M	\$478.76 M

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TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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