



PRINCIPAL
ADVISORS

COMMERCIAL REAL ESTATE



FOR SALE

2728 DEPOT ROAD

Beaufort, SC 29902

\$968,000

ASKING PRICE

+/-5,050

SF

**100%
Occupancy**

**Lease Exp.
12/31/2030**



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OFFERING DETAILS



PROPERTY HIGHLIGHTS

- **NEWLY EXECUTED 5-YEAR LEASE**
- **3% ANNUAL ESCALATIONS**
- **5-YEAR OPTION TO RENEW**
- **CORPORATE-OWNED REGIONAL TENANCY**
- **T4-NA ZONING (COMPATIBLE WITH INDUSTRIAL USE)**
- **RENOVATED IN 2023**
- **FENCED STORAGE YARD**
- **WAREHOUSE**
- **UPDATED OFFICE/FLEX SPACE**
- **SPANISH MOSS TRAIL FRONTAGE**

PROPERTY DETAILS

True, flex site at 2728 Depot Road, directly fronting the Spanish Moss Trail in the City of Beaufort's artisan corridor. Property contains a ~5,050 SF building, which underwent major renovations and light expansion in 2023/24. Front of the building consists of ~2,800 SF of newly updated flex space with a 2024 central HVAC system, while the rear features a ~2,250 SF warehouse with tall ceilings, a portion of climatized workspace, large bay door, and fenced storage yard. Flexible T4-NA zoning allows for light industrial and a slew of commercial uses. Property to convey with a newly executed, long-term lease with corporate tenancy. This income-based opportunity provides stability with strong upside and represents a compelling opportunity for the savvy investor.

LOCATION DETAILS

Ideally situated along Beaufort's emerging Depot Road artisan corridor, just minutes from Downtown Beaufort, Parris Island, and Boundary Street, providing convenient access to the area's main commercial arteries. The corridor fronts the Spanish Moss Trail, a 10-mile scenic greenway attracting thousands of walkers, runners, and cyclists year-round, adding constant local visibility and foot traffic. Within a 5-mile radius resides a population of over 30,000 with average household incomes exceeding \$85,000, supported by a strong local economy anchored by military, healthcare, and tourism sectors. Surrounded by a growing mix of light industrial, retail, and creative businesses, the area continues to expand as one of Beaufort's most active and desirable commercial corridors.

2728 DEPOT ROAD

LEASE ECONOMICS | 10-YEAR OUTLOOK

3% annual rent growth • Expense outlook • Net operating income

STARTING RENT \$7,500 / MO	ANNUAL ESCALATION 3.0%	10-YR BASE RENT \$1,031,749	10-YR NOI \$709,999
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INITIAL TERM • YEARS 1-5

RENEWAL OUTLOOK • YEARS 6-10

YEAR	ANNUAL RENT	INSURANCE	TAXES	EXPENSES	NOI	CAP RATE*
1	\$90,000	\$14,400	\$2,050	\$16,450	\$73,550	7.60%
2	\$92,700	\$14,832	\$17,180	\$32,012	\$60,688	6.27%
3	\$95,481	\$15,277	\$17,180	\$32,457	\$63,024	6.51%
4	\$98,345	\$15,735	\$17,180	\$32,915	\$65,430	6.76%
5	\$101,296	\$16,207	\$17,180	\$33,387	\$67,908	7.02%
6	\$104,335	\$16,694	\$17,180	\$33,874	\$70,461	7.28%
7	\$107,465	\$17,194	\$17,180	\$34,374	\$73,090	7.55%
8	\$110,689	\$17,710	\$17,180	\$34,890	\$75,798	7.83%
9	\$114,009	\$18,241	\$17,180	\$35,422	\$78,588	8.12%
10	\$117,430	\$18,789	\$17,180	\$35,969	\$81,461	8.42%

YEAR 10 OUTLOOK

\$117,430

ANNUAL BASE RENT

\$81,461

NET OPERATING INCOME

8.42%

INDICATED CAP RATE*

Assumptions:

*Tenant executes option to renew in Year 5

*Property is purchase at asking price in 2026

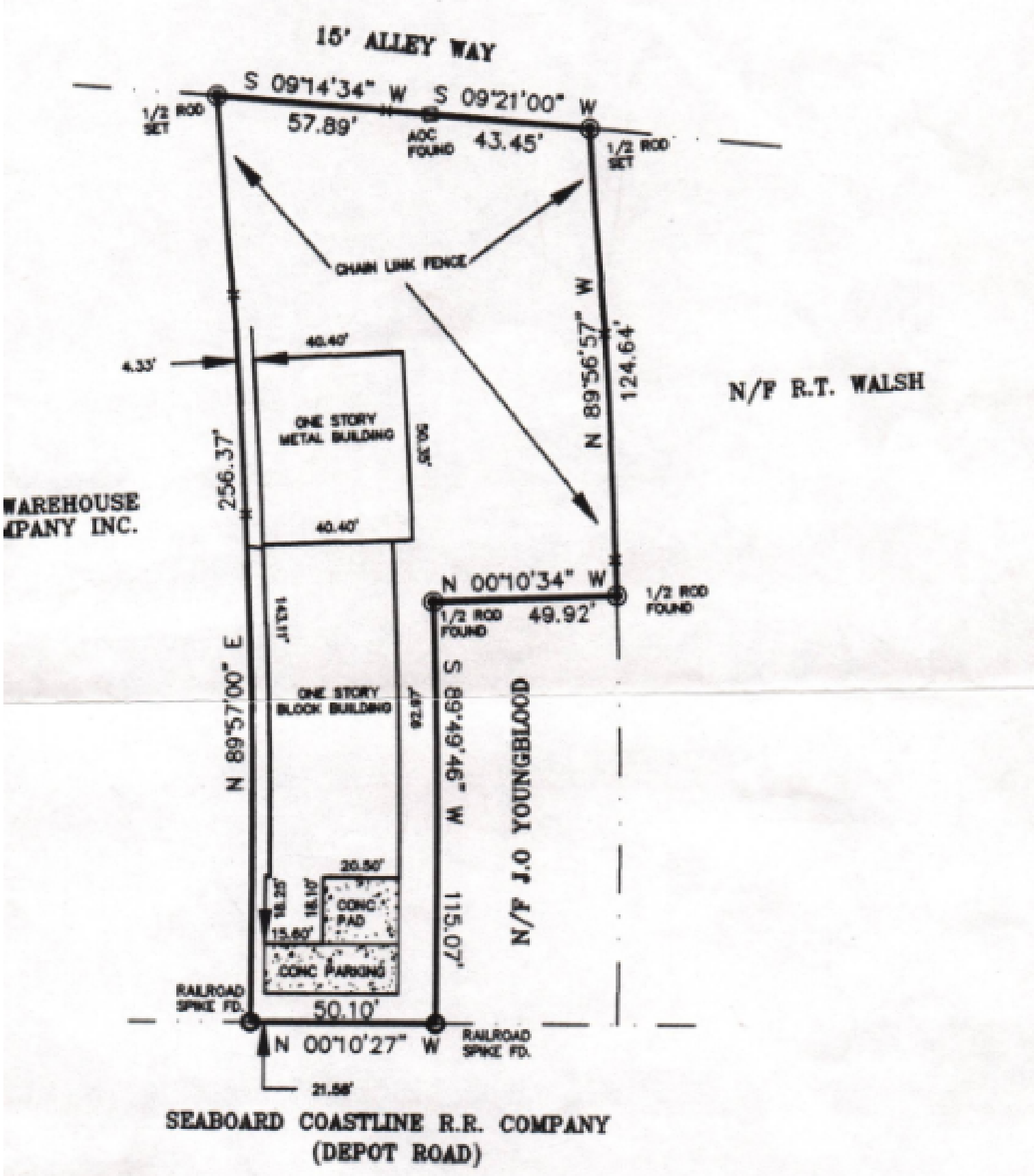
*Taxes are reassessed at purchase price in 2027

*Insurance increases by 3% annually

PLAT



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AERIAL VIEW



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Depot Rd

ZONING



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WHAT IS T4-NA?

T4-NA is the Neighborhood Artisan subdistrict of T4-N (T4 Neighborhood), a mixed-use urban neighborhood zone that allows residential uses and commercial development.

It is intended for areas like Depot Road, where artisan/light industrial-type activity may exist near residential areas.



*A unique blend of
neighborhood character
and economic opportunity.*

KEY PERMITTED USES



RESIDENTIAL

Single-family, 2–3 unit dwellings, and small group dwellings (≤ 8 residents).



OFFICE

Professional, medical, financial, real estate, government, and other business offices.



ARTISAN & TRAIL-RELATED RETAIL

Specialty retail, classes, and sales of handcrafted goods, art, and outdoor recreational products.



RESTAURANTS

Limited food and beverage uses treated as trail-related.



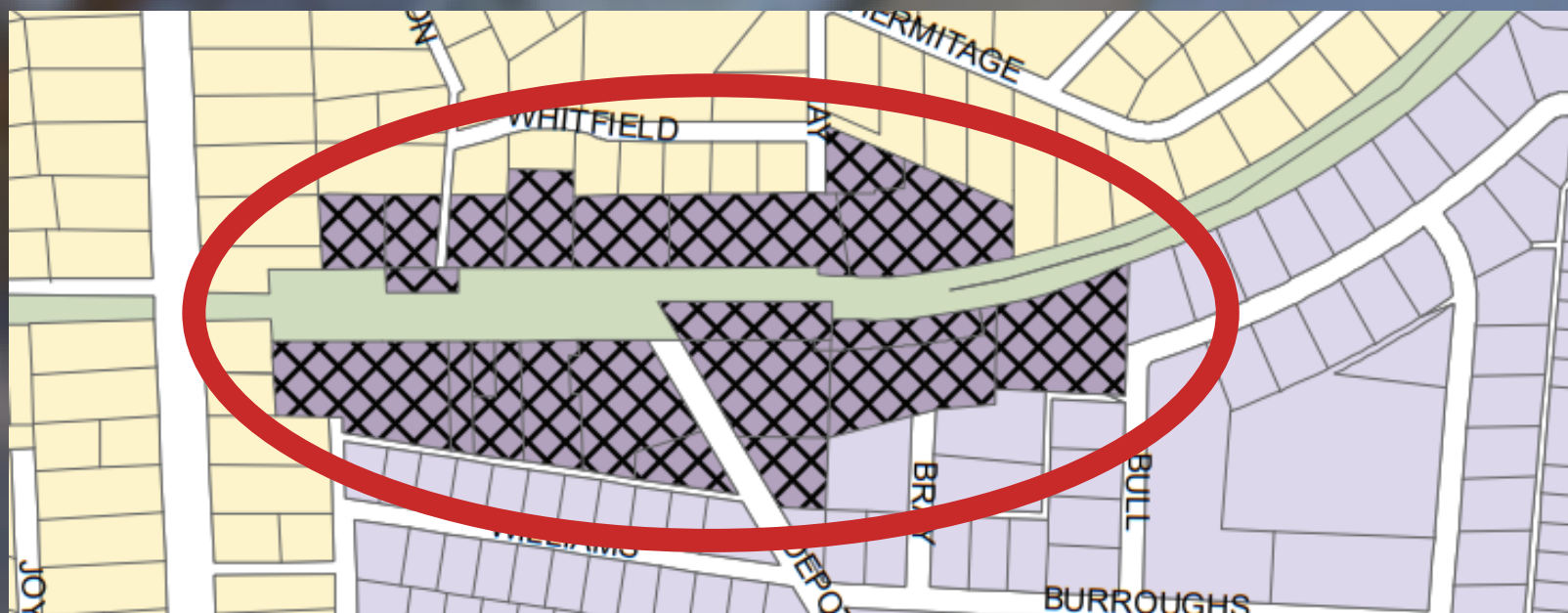
LIGHT INDUSTRIAL / MANUFACTURING

Certain light industrial, manufacturing, and production services (T4-NA specific).



VEHICLE & BOAT SALES, RENTAL, AND STORAGE

Allowed in T4-NA with conditions.

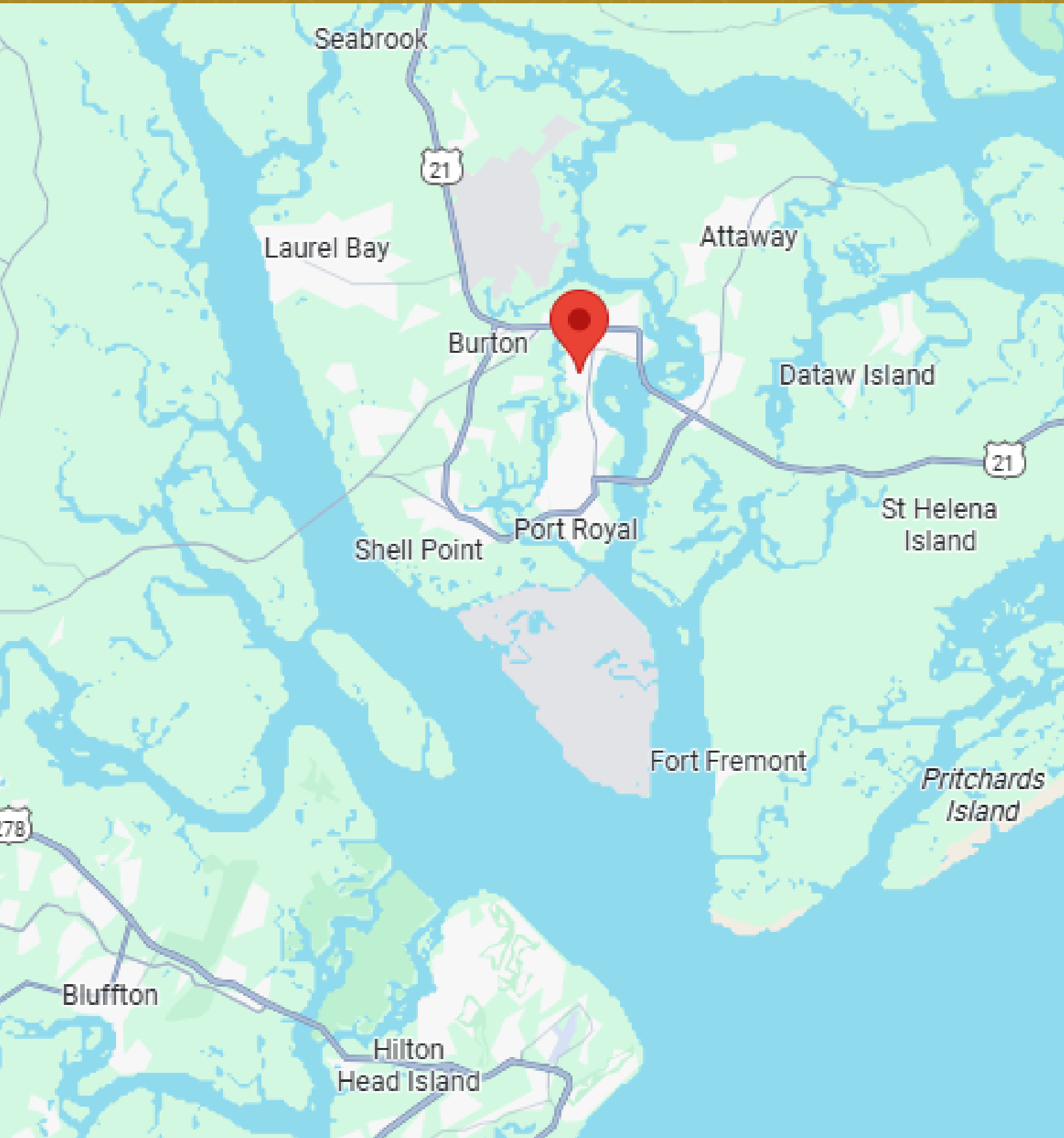


AREA MAP



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR
PROPERTY DETAILS.