



RIBAUT RD | PORT ROYAL, SC

13.24 ACRES FOR SALE

FULLY ENTITLED COMMERCIAL LAND PARCEL AVAILABLE



PROJECT DETAILS

RIBAUT RD • 13.24 ACRES • FOR SALE

AVAILABLE SPACE

±13.24 Acres

TRAFFIC COUNTS

28,046 ADT on Route 21

PROPERTY HIGHLIGHTS

- 13.24-acre fully entitled commercial land parcel
- Largely built-out trade area with demonstrated demand void for neighborhood commercial uses
- Strong institutional validation from adjacent Novant Health, Walmart, and regional shopping center developments along the Robert Smalls Parkway corridor
- Due diligence is readily available
- Located in the Port Royal / Beaufort submarket of coastal South Carolina
- One of the fastest-growing coastal markets in the Southeast
- Sustained population, employment, and healthcare investment driving commercial demand

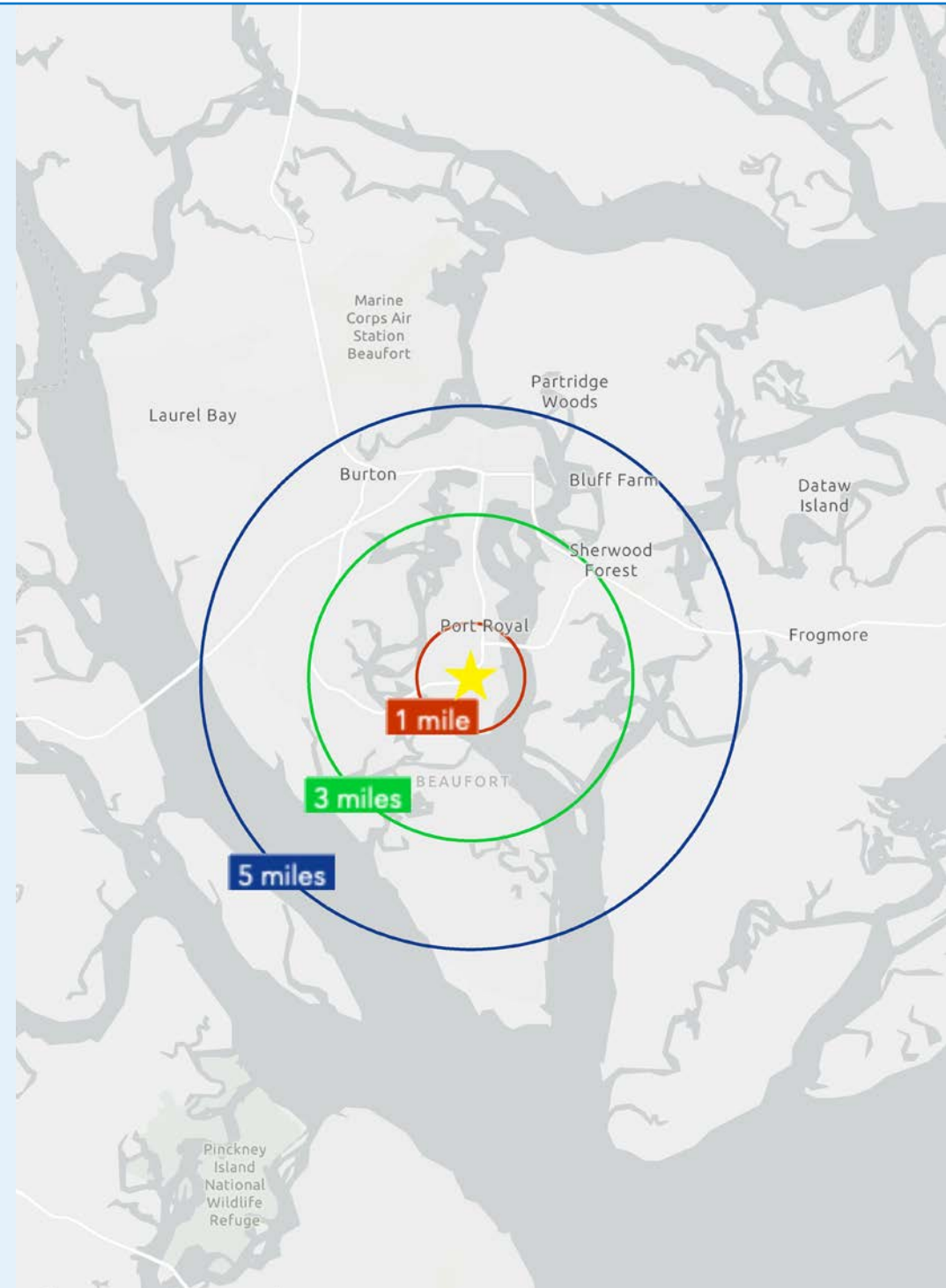
SALE PRICE

Call to Discuss

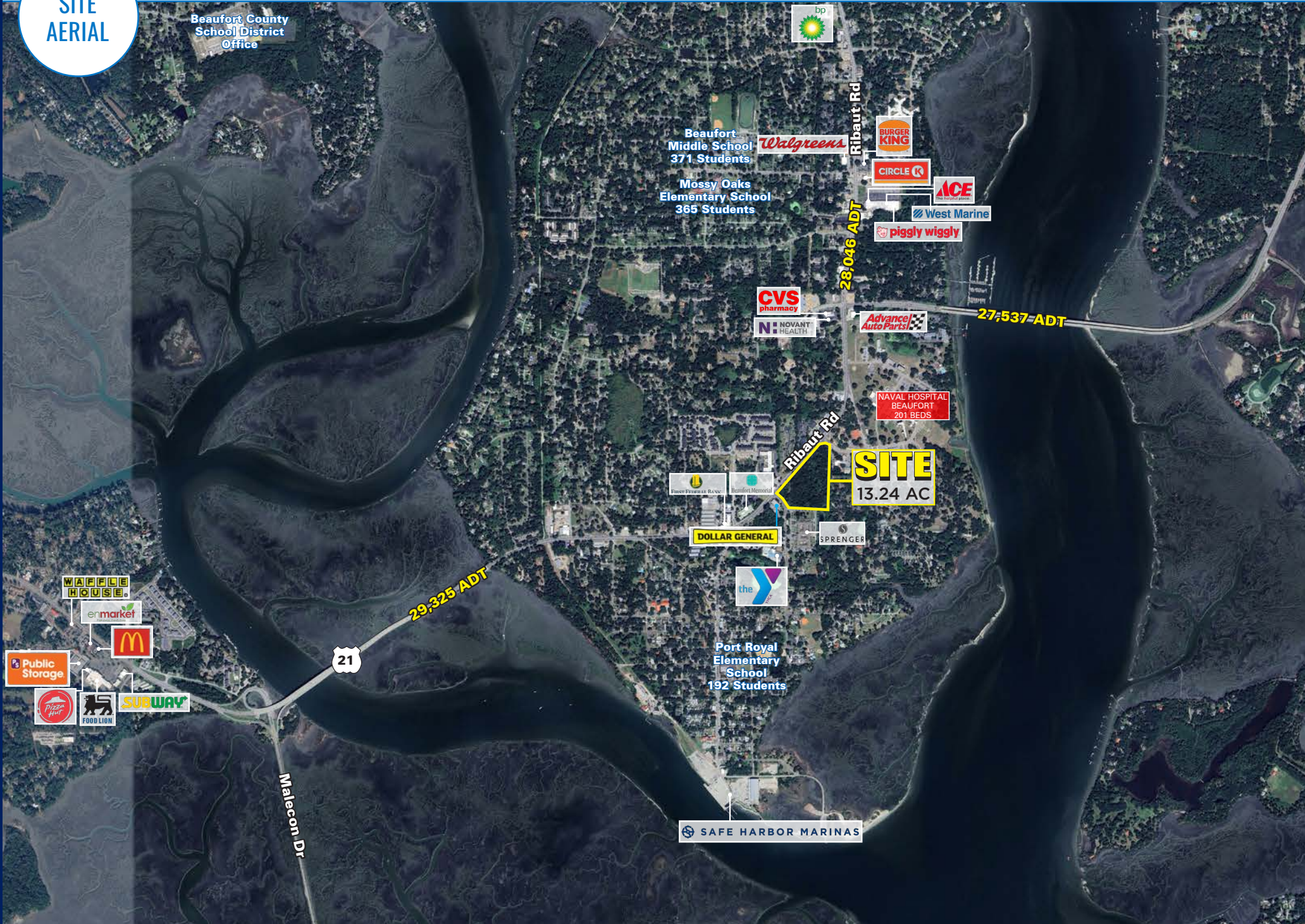
COUNTY

Beaufort

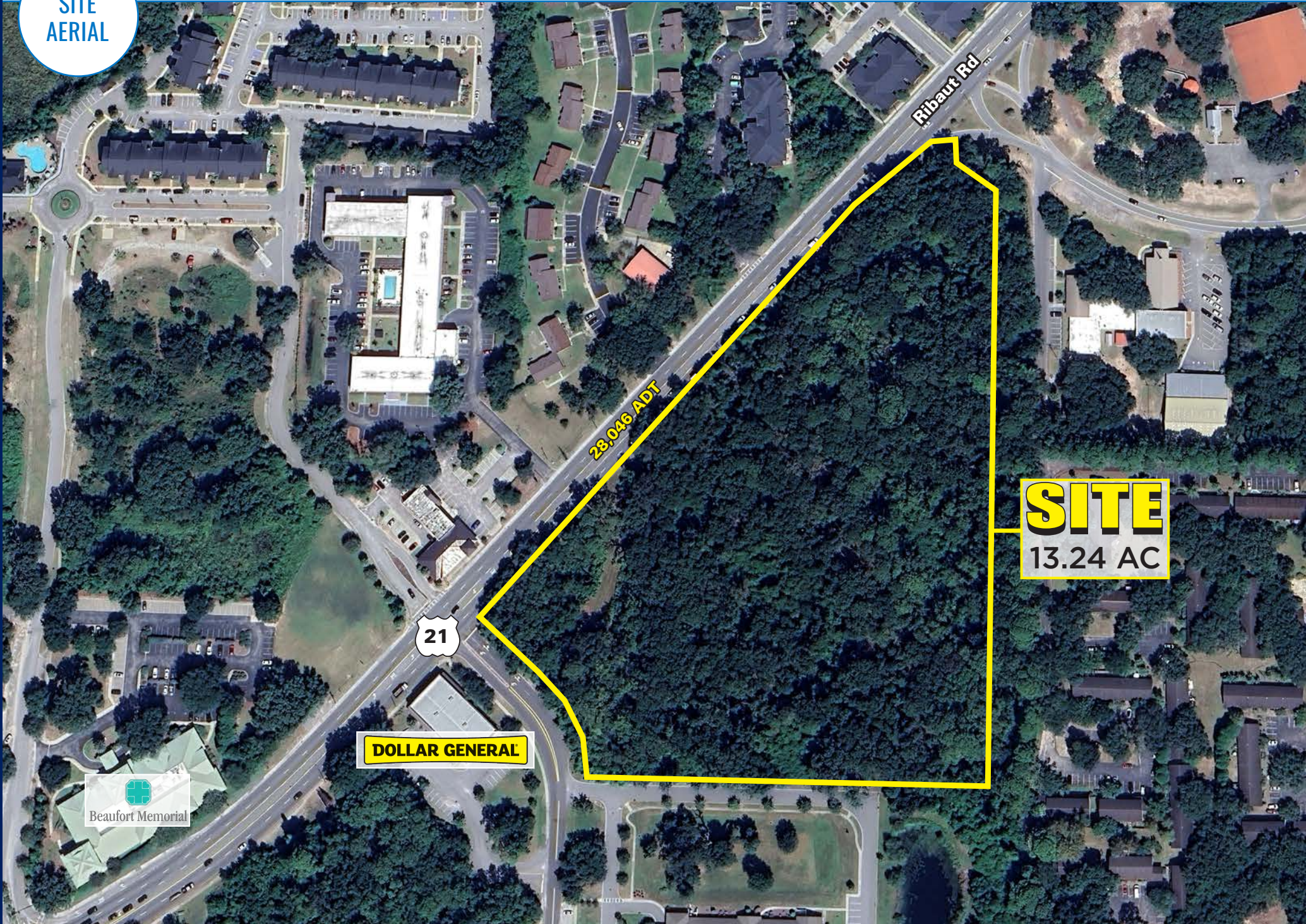
	1 MILE	3 MILE	5 MILE
 POPULATION	5,677	19,150	42,195
 DAYTIME POPULATION	5,398	18,784	43,690
 MEDIAN HH INCOME	\$82,308	\$90,317	\$75,667



SITE AERIAL



SITE
AERIAL



SITE
13.24 AC





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13.24 ACRES FOR SALE

FULLY ENTITLED COMMERCIAL LAND PARCEL

JOSEPH PURZE

843.735.2559
JPURZE@ATLANTICRETAIL.COM

NED SPRATT

704.998.1891
NSPRATT@ATLANTICRETAIL.COM



CHARLESTON
701 EAST BAY ST, SUITE 303
CHARLESTON, SC

ALBANY
ATLANTA
BOSTON
CHARLOTTE
LOS ANGELES
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