MULTI-USE BUILDING AVAILABLE

10,300± SF Centrally Located Commercial Space

8 Presnell Circle
Beaufort, SC 29902

SALE PRICE

$2,790,000

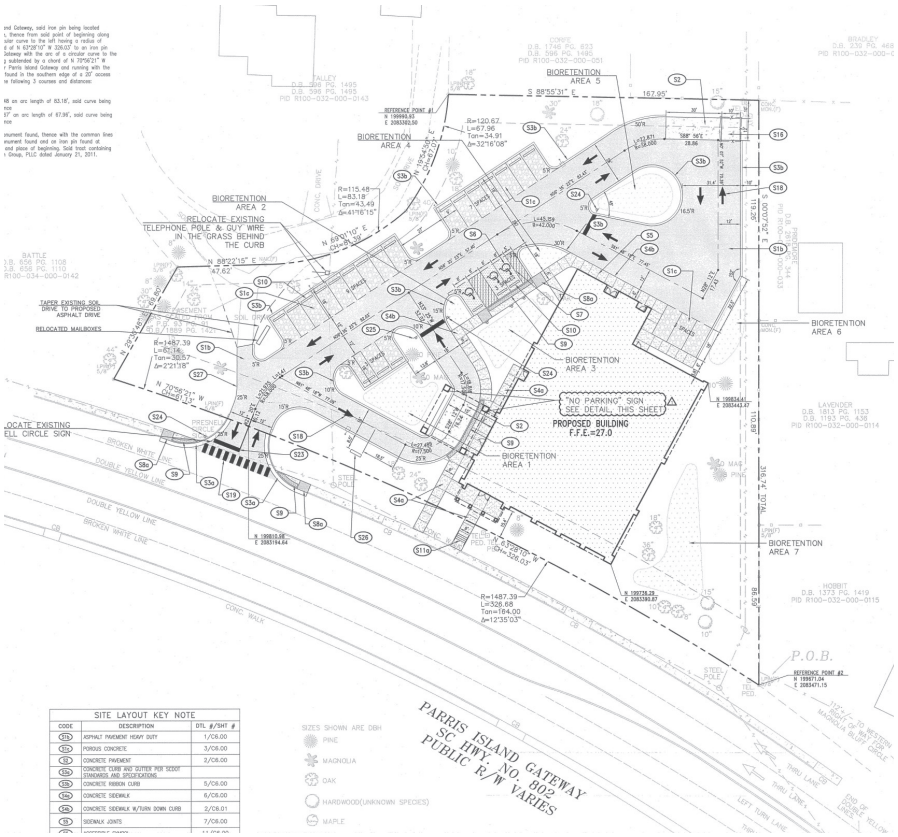
Multiple adaptive reuse opportunities available under T4 Neighborhood Center Open zoning. Building is well maintained and features limited physical depreciation due to normal wear and tear. It is currently configured as a single-level medical office building/dialysis clinic.

- Site has reinforced concrete slab foundation, stucco siding exterior walls, drive-thru covered canopy for patient drop-off, and covered front stoop.
- 1.453 acre lot comes with 25 marked parking spaces.
- Property is accessible from both lanes of traffic along Parris Island Gateway (SC 802).

- Centrally-located with easy access to major transportation routes.
- Strong local workforce, including nearby universities and 800 exiting military annually.
- Award-winning quality of life — Beaufort named one of the best small towns in America by Travel & Leisure magazine

Beaufort County
Economic Development Corporation

ThriveBeaufort.org



DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	61,011	30,592
45 minutes	150,316	78,807
60 minutes	293,850	162,950

Source: ESRI, December 2025

DISTANCES TO:

Port Royal, SC:	6 minutes
Parris Island:	9 minutes
Beaufort Memorial Hospital:	11 minutes
Beaufort, SC:	13 minutes
Interstate-95:	30 minutes
Bluffton, SC:	34 minutes

KELLI BRUNSON
Sr. Project Manager

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your **business**. Good for your **soul**.

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