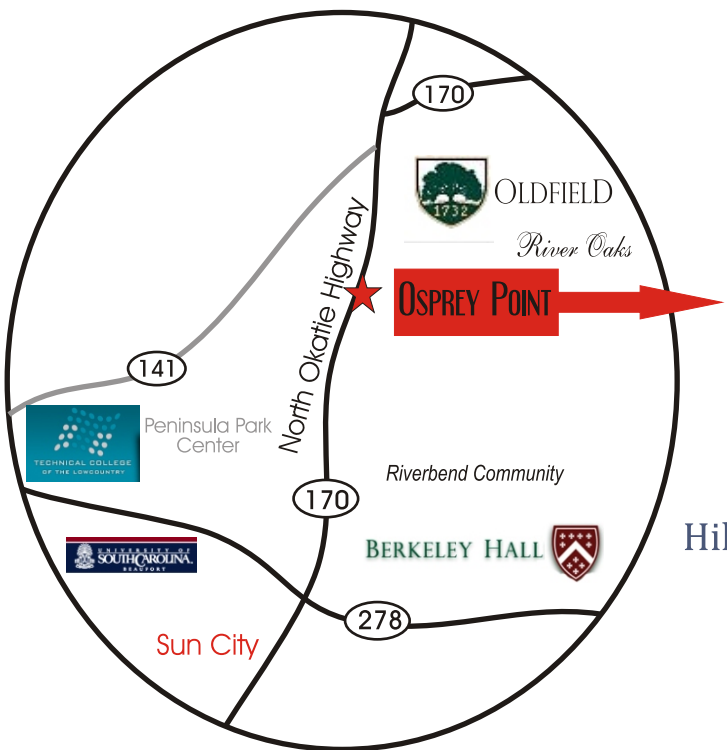
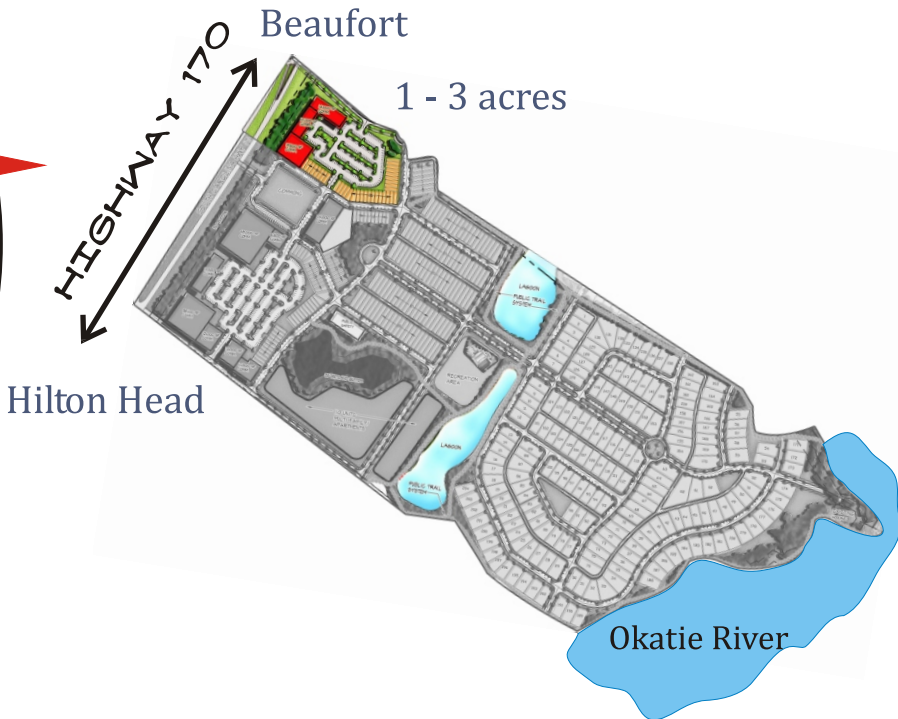


AVAILABLE FOR SALE
 RETAIL OUTPARCEL



OSPREY POINT
 Beaufort County, SC



- Less than one mile north of Sun City
- 12 minutes from Beaufort (County Seat)
- 20 minutes from Hilton Head Island
- 30 minutes from Savannah Airport

Site map is not actual. To be used for representation purposes only.

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Emerson Commercial Properties, LLC
 819 N. Elm Street Greensboro, NC 27401
 office: (336) 478-4441 fax: (336) 478-4442
 www.emersonprop.com

- 1- 3 acres available
- Part of a 120-acre PUD
- Currently zoned Highway Business. Ideal for: banks, restaurants, offices, pharmacy, C-store, retail
- Projected daily traffic by 2012: 30,000 vehicles
- More than 8,000 homes with expansion of up to 18,000 + homes within a 4 mile radius
- Property is adjacent to a 25-acre park to create an environmentally sensitive community
- Owner will consider staying in project as JV partner
- \$295,000 per acre

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