



E CLIFTON AVENUE

GEORGIA AVENUE

EAST MAIN STREET

PRIME DOWNTOWN NORTH AUGUSTA LOCATION

315 Georgia Avenue | North Augusta, SC 29841

HOLTON BRINSON | holton@jordantrotter.com | 706.736.1031



JORDAN TROTTER
COMMERCIAL REAL ESTATE



SCAN THE
QR TO VIEW
THIS LISTING
ONLINE

Located in the heart of Downtown North Augusta, 315 Georgia Avenue presents a rare opportunity to ground lease a 0.64-acre parcel along one of the area's most established commercial corridors. Georgia Avenue serves as a key connection through downtown, placing the property within a walkable, highly visible setting surrounded by established retail, office, residential, and community uses. With limited land availability along Georgia Avenue, the site offers national retail or office users a unique opportunity to establish a prominent downtown presence in a growing and increasingly active market. Its central location, strong visibility, and proximity to Downtown North Augusta's existing amenities make 315 Georgia Avenue an exceptional infill development opportunity.





The property is zoned Downtown Mixed Use 1 (DTMU1), a district specifically established to support North Augusta's downtown commercial core and create an attractive, vibrant sense of place. The DTMU1 district allows for a variety of commercial uses suited to a downtown environment, providing flexibility for businesses seeking a prominent location with an established customer base and strong surrounding activity.

The zoning and applicable development standards are designed to encourage higher-density, pedestrian-oriented development, with reduced setback requirements, streamlined parking standards, and reduced green area requirements compared to more conventional commercial districts. These provisions provide greater flexibility in site planning and allow for more efficient use of the property.

ANTONIO'S ITALIAN EATERY



The UPS Store



GEORGIA AVENUE (17,900 VPD)

E BUENA VISTA AVENUE (8,400 VPD)

EAST AVENUE

E MAIN STREET

E CLIFTON AVENUE



0.64 AC





1 MI 3 MI 5 MI

TOTAL POPULATION

5,662 45,296 93,825

TOTAL HOUSEHOLDS

3,112 20,168 40,145

AVERAGE INCOME/HOUSEHOLD

\$96,899 \$75,148 \$78,733

RIVERVIEW PARK

NORTH AUGUSTA
SOCCER
COMPLEX

Beanie
Bens



GARY'S
HAMBURGERS

Sheila's
STEAK & RIBS

WELLS
FARGO

SOUTH
STATE
BANK

Cavalier's
COFFEEHOUSE

High
Cotton
DOWNTOWN

TOKI Jr

YOUR
PIE

CIRCLE K

FLEET

FEET

The UPS Store

ANTONIO'S ITALIAN EATERY



CROWNE PLAZA
HOTELS & RESORTS

DOWNTOWN AUGUSTA

SITE

NORTH
AUGUSTA
ELEMENTARY
SCHOOL

orange
otter
toy store

Zack's Pizzeria
BEST WINGS &
PIZZAS IN TOWN

WAFFLE
HOUSE

Piedmont
HEALTHCARE

AIKEN COUNTY STATISTICS



**Region
Population:**
177,649



**Annual
Growth Rate:**
1.3%

Major Industry:

- Savannah River Nuclear Solutions (11,635 employees - expanding by 2,000 permanent jobs in 2035)
- CB&I AREVA MOX (3,000 employees)
- Carlisle Tire & Wheel (3,500 employees)
- Kimberly Clark (1,250 employees)
- Bridgestone Americas Tire Operation (1,525 employees)



**Average
Commute:**
25 mins



**Medium
Income:**
\$69,182

Travel:

Area has 31 airports within a 50 mile radius

Healthcare:

Aiken Regional Medical Center (1,117 employees)

Education:

Aiken County Public Schools (3,346 employees)



**Unemployment
Rate:**
3.4%

