



FIVE NOTCH ROAD

EXPEDITION DRIVE



JORDAN TROTTER
COMMERCIAL REAL ESTATE

LAND FOR DEVELOPMENT

0 Expedition Drive | North Augusta, SC 29841

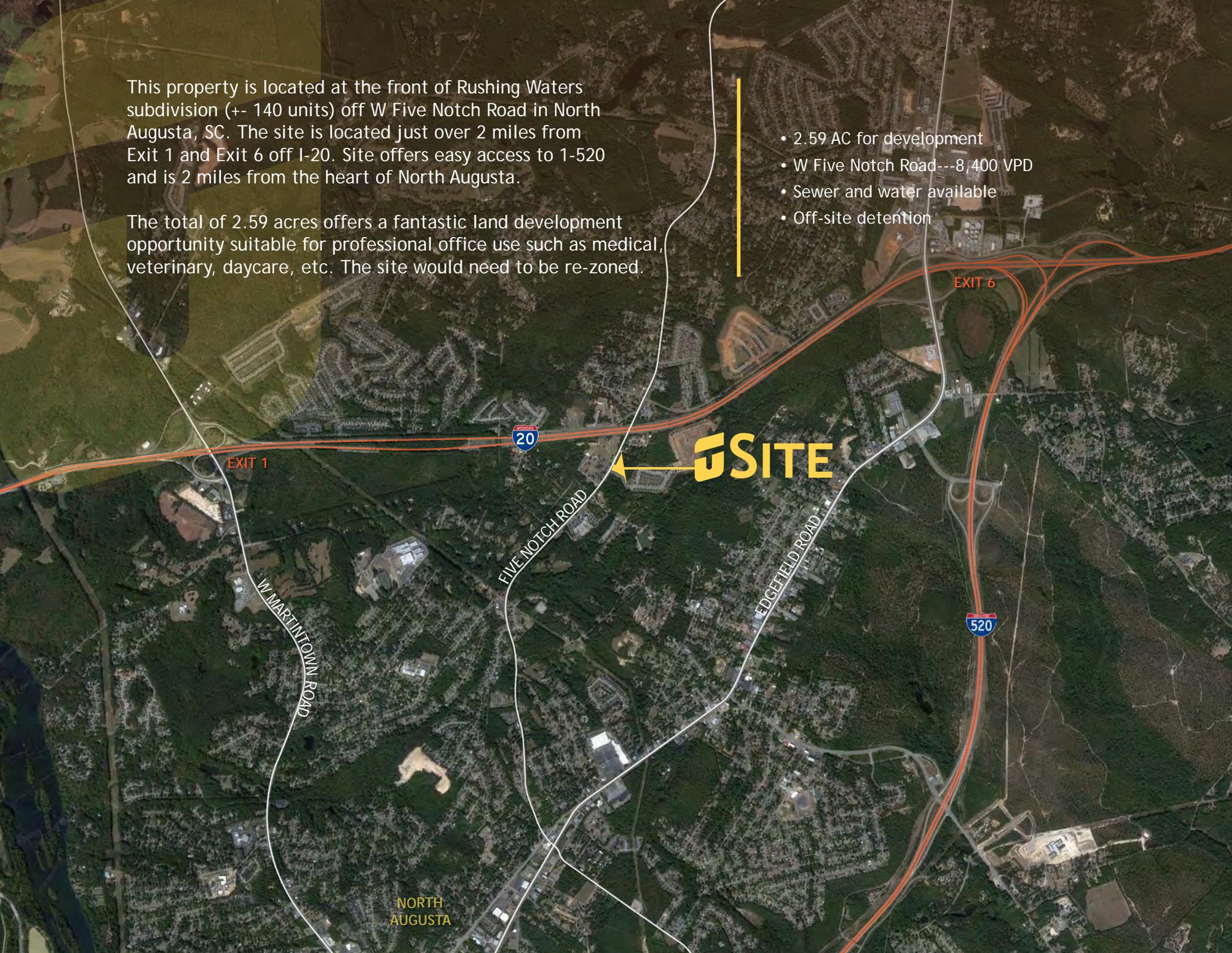
FOR SALE	2.59 AC	APN 005-16-01-033
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WIL KACOS
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This property is located at the front of Rushing Waters subdivision (+- 140 units) off W Five Notch Road in North Augusta, SC. The site is located just over 2 miles from Exit 1 and Exit 6 off I-20. Site offers easy access to I-520 and is 2 miles from the heart of North Augusta.

The total of 2.59 acres offers a fantastic land development opportunity suitable for professional office use such as medical, veterinary, daycare, etc. The site would need to be re-zoned.

- 2.59 AC for development
- W Five Notch Road --- 8,400 VPD
- Sewer and water available
- Off-site detention



USITE

**NORTH
AUGUSTA**

WEST MARTINDOM ROAD

EDDIE L. ROAD

20

JEFFERSON DAVIS HIGHWAY

GEORGIA AVENUE
KNOX AVENUE

NORTH AUGUSTA

520

CLEARWATER

DOWNTOWN AUGUSTA

US SITE



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Population **1 mi** **3 mi** **5 mi**

Total Population	3,656	26,770	57,365
Median Age (m)	37.5	39.2	38.3
Median Age (f)	49.4	42.6	42.4

Households & Income **1 mi** **3 mi** **5 mi**

Total Households	1,724	12,427	27,492
Persons per HH	2.1	2.2	2.1
Average Income	\$73,476	\$67,896	\$60,929
Average Value	\$158,265	\$161,977	\$162,834

