

SCAN THE  
QR TO VIEW  
OUR LISTING  
ONLINE



# 8,400 SF FOR LEASE

3770 Jefferson Davis Highway | Graniteville, SC 29829

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COMMERCIAL REAL ESTATE

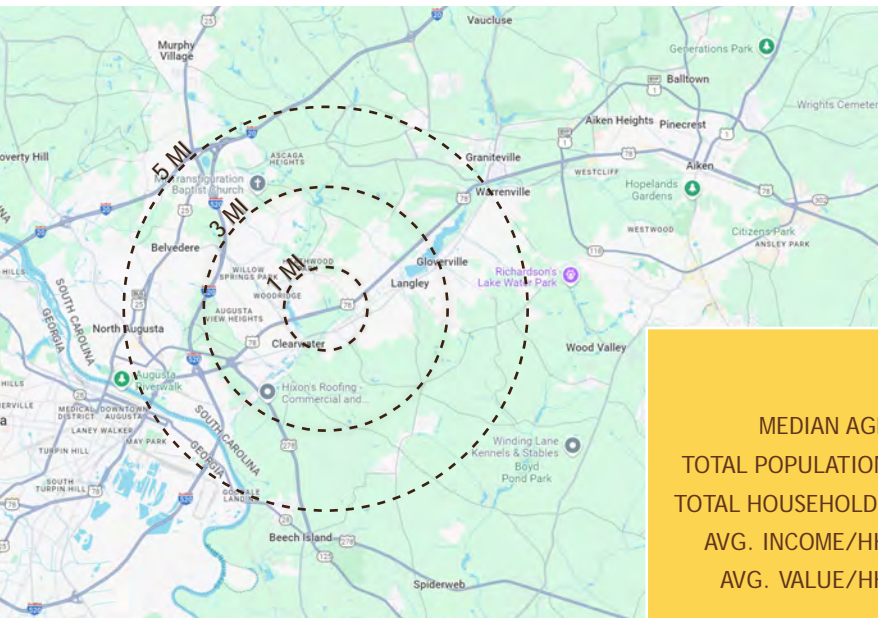
3770 Jefferson Davis Highway features three separate units of showroom/office, retail, and warehouse space. It is situated at a hard corner on the highly trafficked Jefferson Davis Highway.

There are two grocery anchored centers within a 3 mile radius from this site, and there are several nearby residential developments.

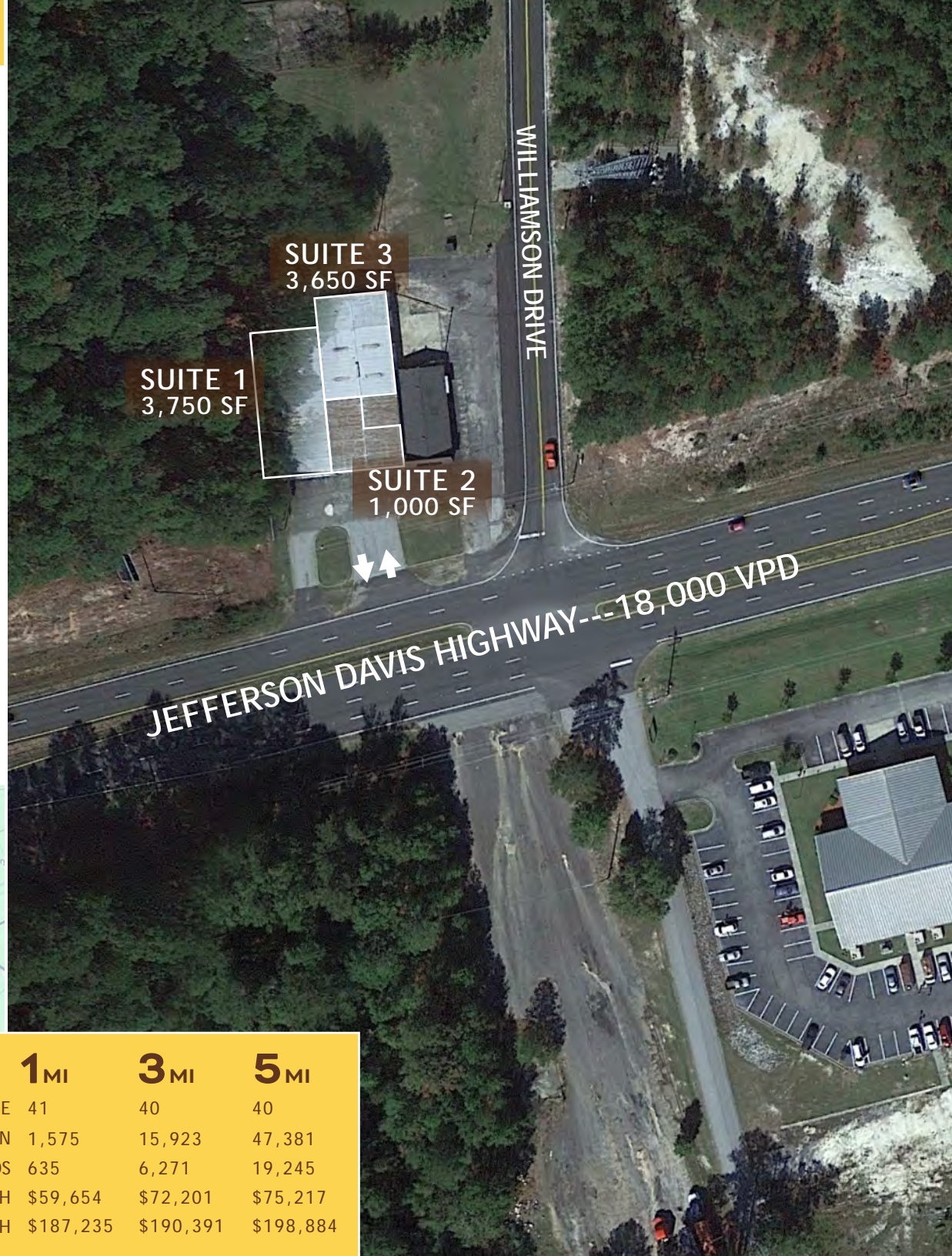
This building along Jefferson Davis Highway offers a wide range of usability for tenants. It can be utilized for retail, office, and warehouse. In a submarket with limited availability, this building offers a unique opportunity for turn key space.

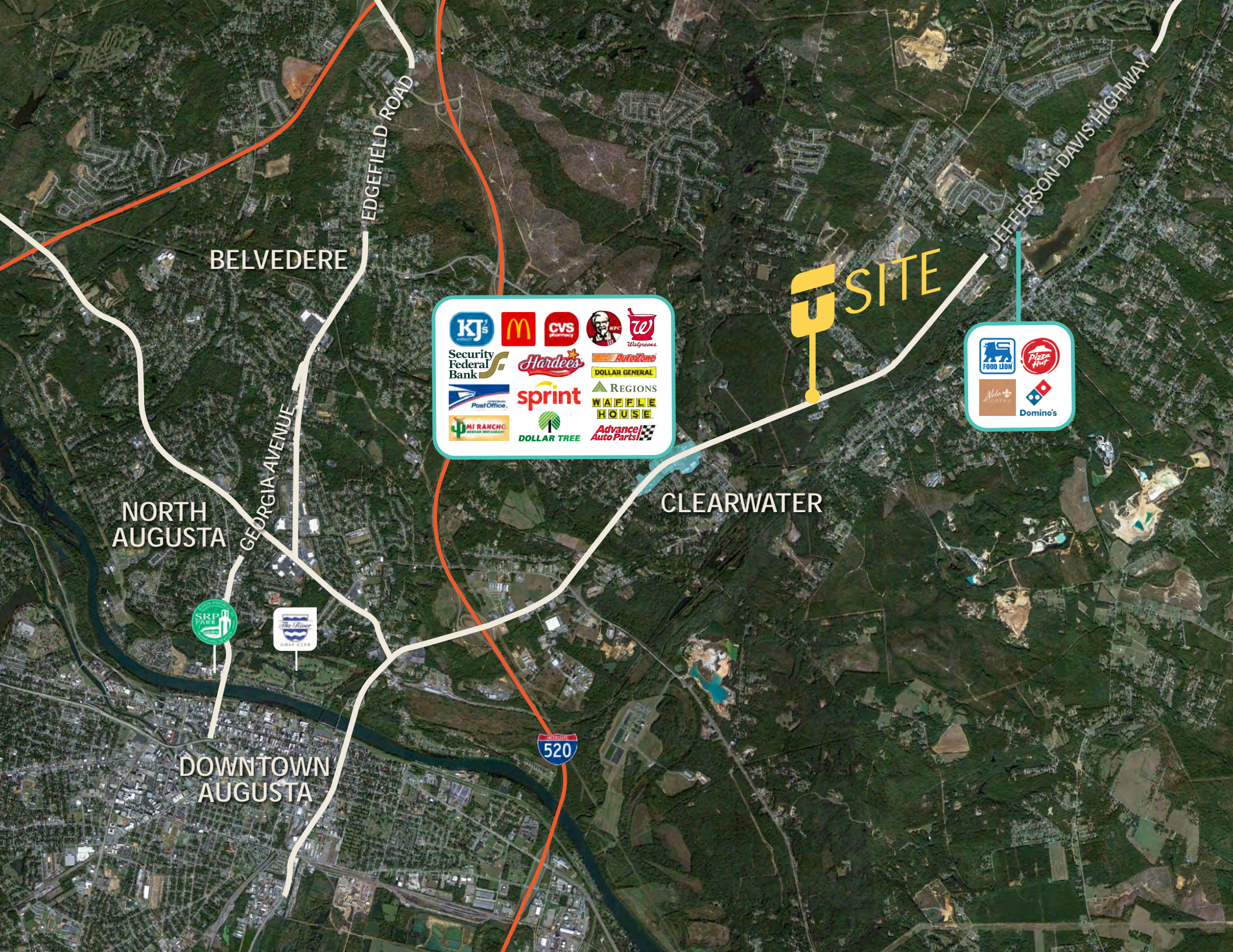


- 18,000 Vehicles Per Day
- High Growth Corridor
- Flexible Use



	1 MI	3 MI	5 MI
MEDIAN AGE	41	40	40
TOTAL POPULATION	1,575	15,923	47,381
TOTAL HOUSEHOLDS	635	6,271	19,245
AVG. INCOME/HH	\$59,654	\$72,201	\$75,217
AVG. VALUE/HH	\$187,235	\$190,391	\$198,884





BELVEDERE

**SITE**

Security Federal Bank				


GEORGIA AVENUE

EDGEFIELD ROAD

JEFFERSON DAVIS HIGHWAY

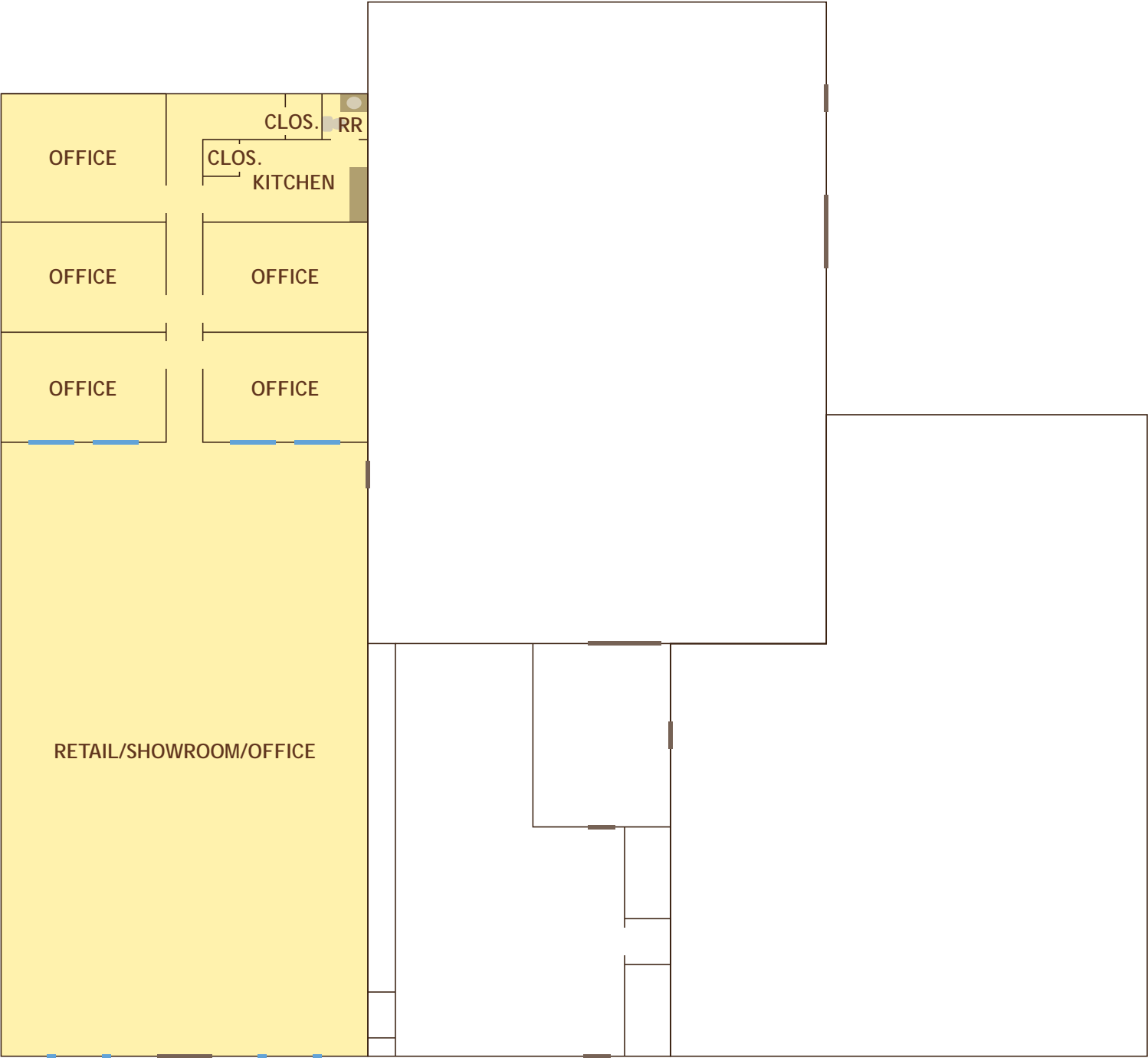
NORTH AUGUSTA

CLEARWATER

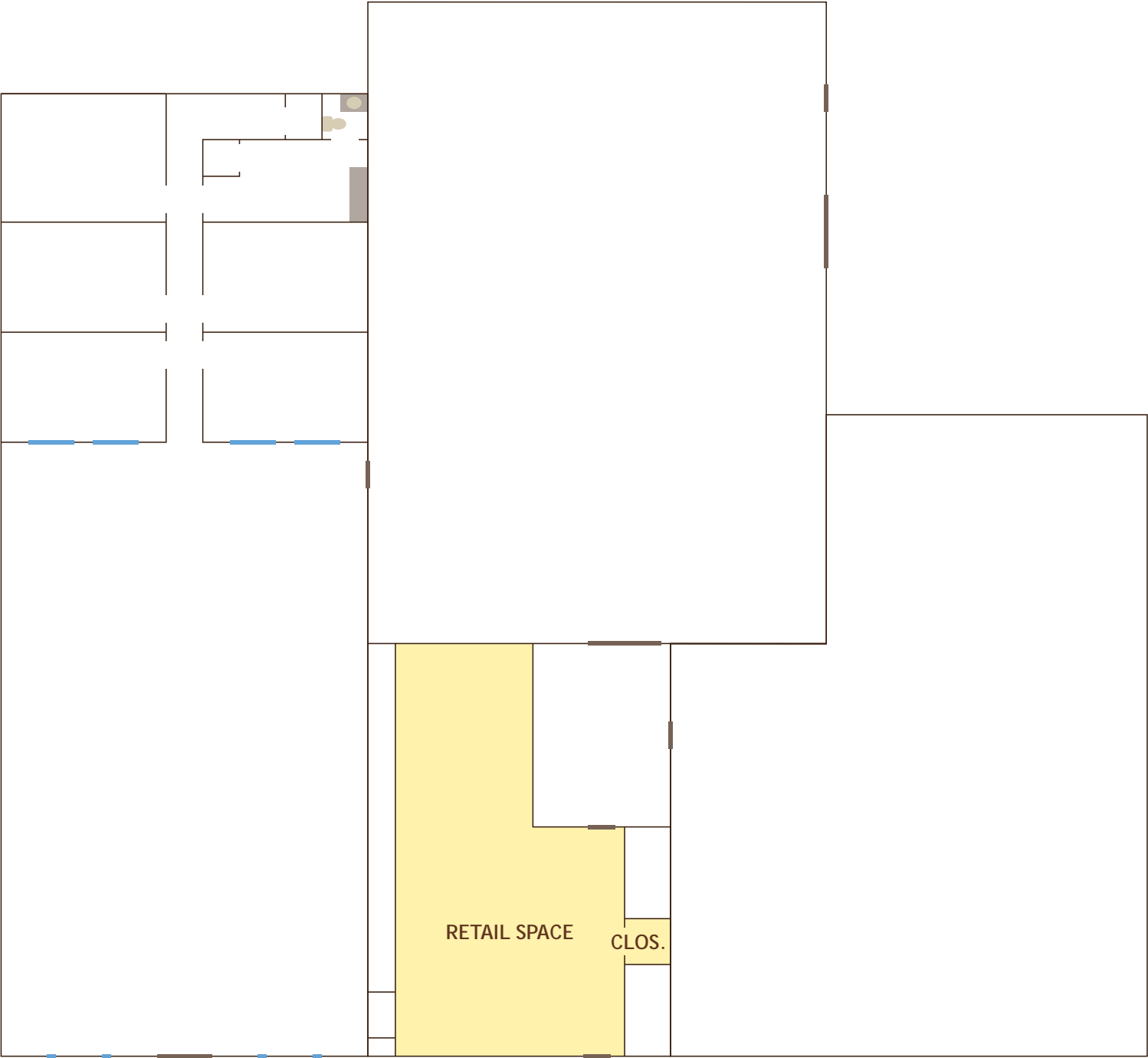
DOWNTOWN AUGUSTA

520









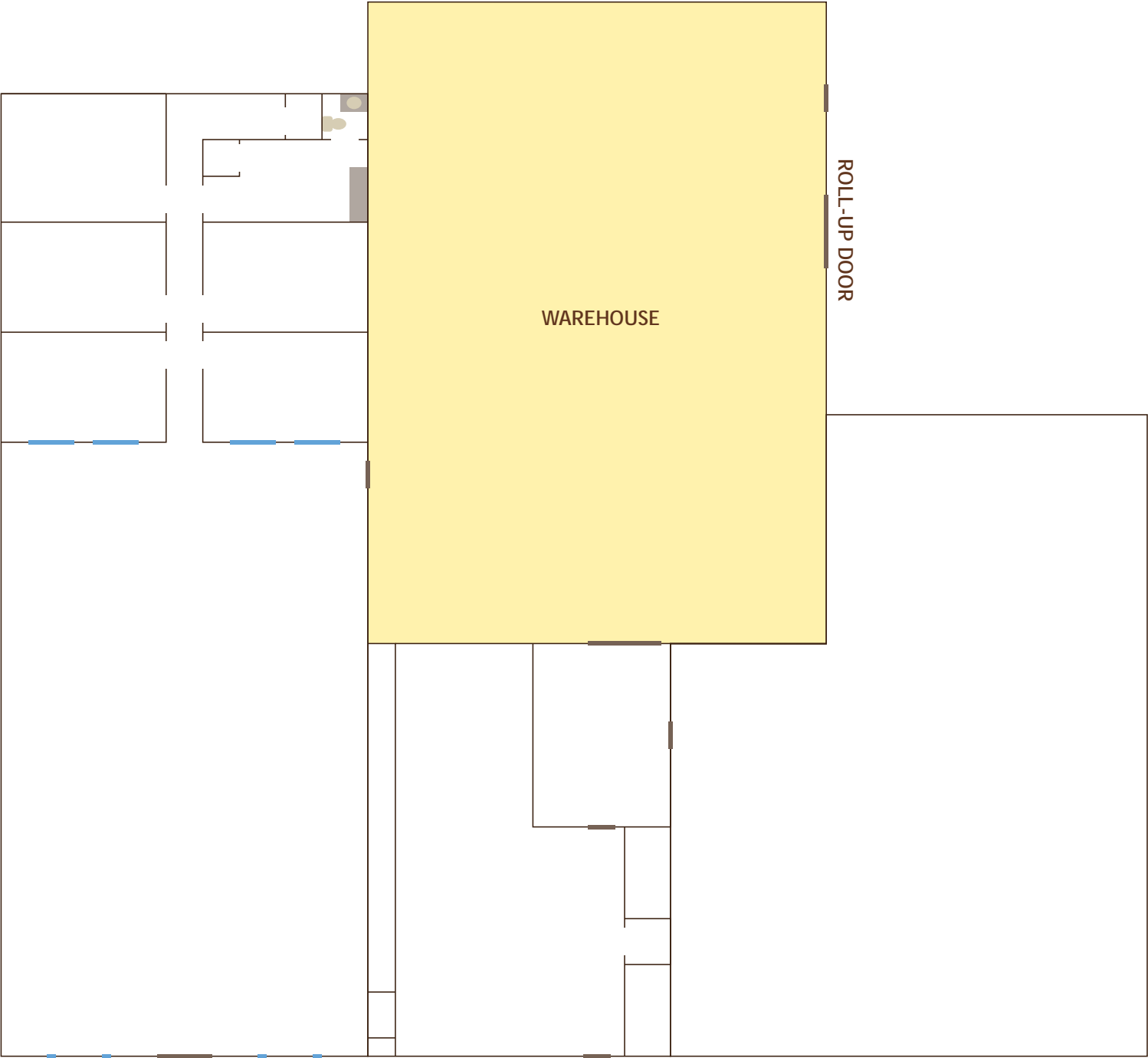


Everything available 50%

George H. Room  
EVERYTHING 50% OFF

HOME  
MUSIC  
PARTY

Chair Table  
50% OFF





# RIVER REGION STATISTICS



River Region Population:  
767,478



Annual Growth Rate:  
0.89%



Average Commute:  
23.5 mins



Trade Area Population:  
767,478



Medium Income:  
\$55,049



Unemployment Rate:  
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

**Job Growth:** Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

**Major Industry:** Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks

