

SCAN THE  
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THIS LISTING  
ONLINE

# 0.87 AC AVAILABLE

1202 Edgefield Road | North Augusta, SC 29860

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AVAILABLE FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT



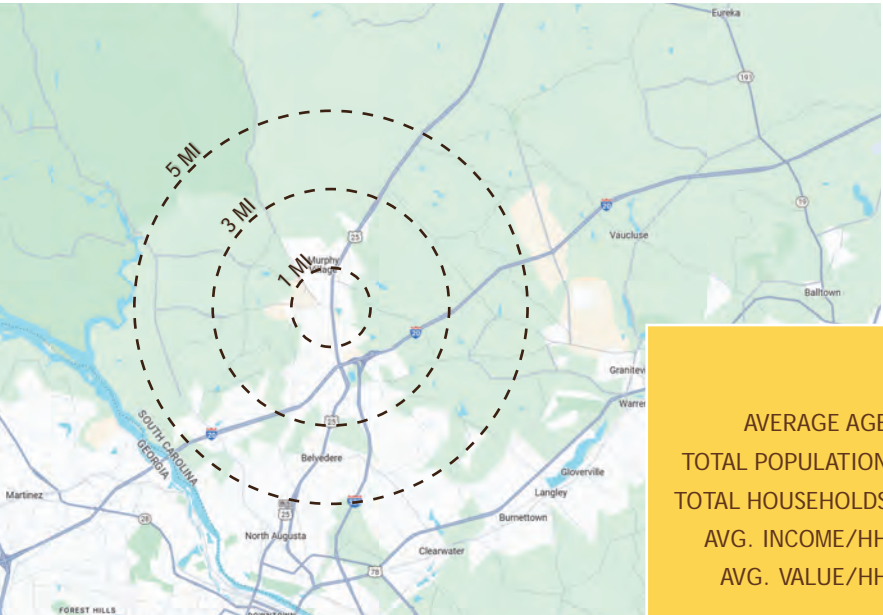


This 0.87 AC pad is adjacent to the new O'Reilly's Auto Parts store at the corner of Edgefield Road and Sweetwater Road off the busy Exit 5 in North Augusta, South Carolina. Exit 5 is home to many national users which include Walmart, Chick-fil-A, Food Lion, Starbucks, and more. Sweetwater Square, anchored by Walmart, brings in 393K unique visitors a year which is ranked 2/258 for total visits per year for Neighborhood Shopping Centers in South Carolina. Development is moving north towards the subject property and closer to the residents of Murphy Village and other residential developments in Aiken and McDuffie County.

This property may be bought, leased, or ownership is willing to do a build-to-suit. New development on this site will be able to share detention with the adjacent O'Reilly's Auto Parts.

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- 0.87 AC pad
- Can be bought, leased, or build-to-suit
- Corner property



	1MI	3MI	5MI
AVERAGE AGE	42	42	42
TOTAL POPULATION	3,645	14,179	36,168
TOTAL HOUSEHOLDS	1,414	5,568	14,148
AVG. INCOME/HH	\$99,537	\$99,314	\$98,274
AVG. VALUE/HH	\$249,022	\$249,444	\$246,689



# O'Reilly AUTOPARTS

SAVE \$7  
on 5W-30 Motor Oil

SAVE \$8  
on 5W-30 Motor Oil

32.99  
on 5W-30 Motor Oil

2 for \$8  
on 5W-30 Motor Oil

FREE  
on 5W-30 Motor Oil

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on 5W-30 Motor Oil

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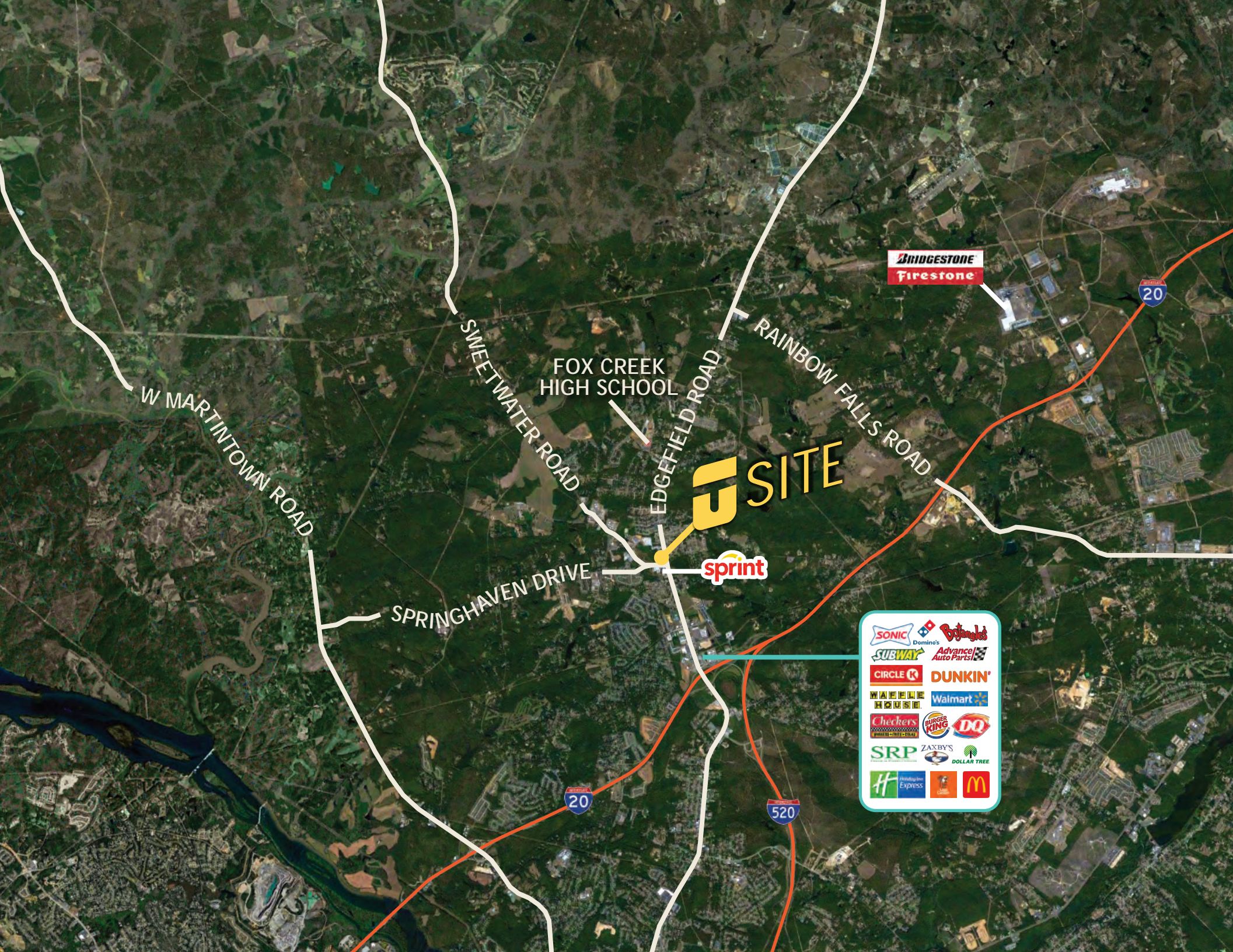
FREE  
on 5W-30 Motor Oil

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W MARTINTOWN ROAD

SWEETWATER ROAD

FOX CREEK  
HIGH SCHOOL

EDGEFIELD ROAD








RAINBOW FALLS ROAD

BRIDGESTONE  
Firestone

 **SITE**

sprint

SPRINGHAVEN DRIVE



# AIKEN COUNTY STATISTICS



River Region Population:  
177,649



Annual Growth Rate:  
1.3%



Average Commute:  
25 mins



Medium Income:  
\$69,182



Unemployment Rate:  
3.4%

**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)

**Travel:** Area has 31 airports within a 50 mile radius  
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)

**Healthcare:** Aiken Regional Medical Center (1,117 employees)

**Education:** Aiken County Public Schools (3,346 employees)

