



LAND FOR DEVELOPMENT

1202 Edgefield Road | North Augusta, SC 29860

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JORDAN TROTTER
COMMERCIAL REAL ESTATE



SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



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.

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



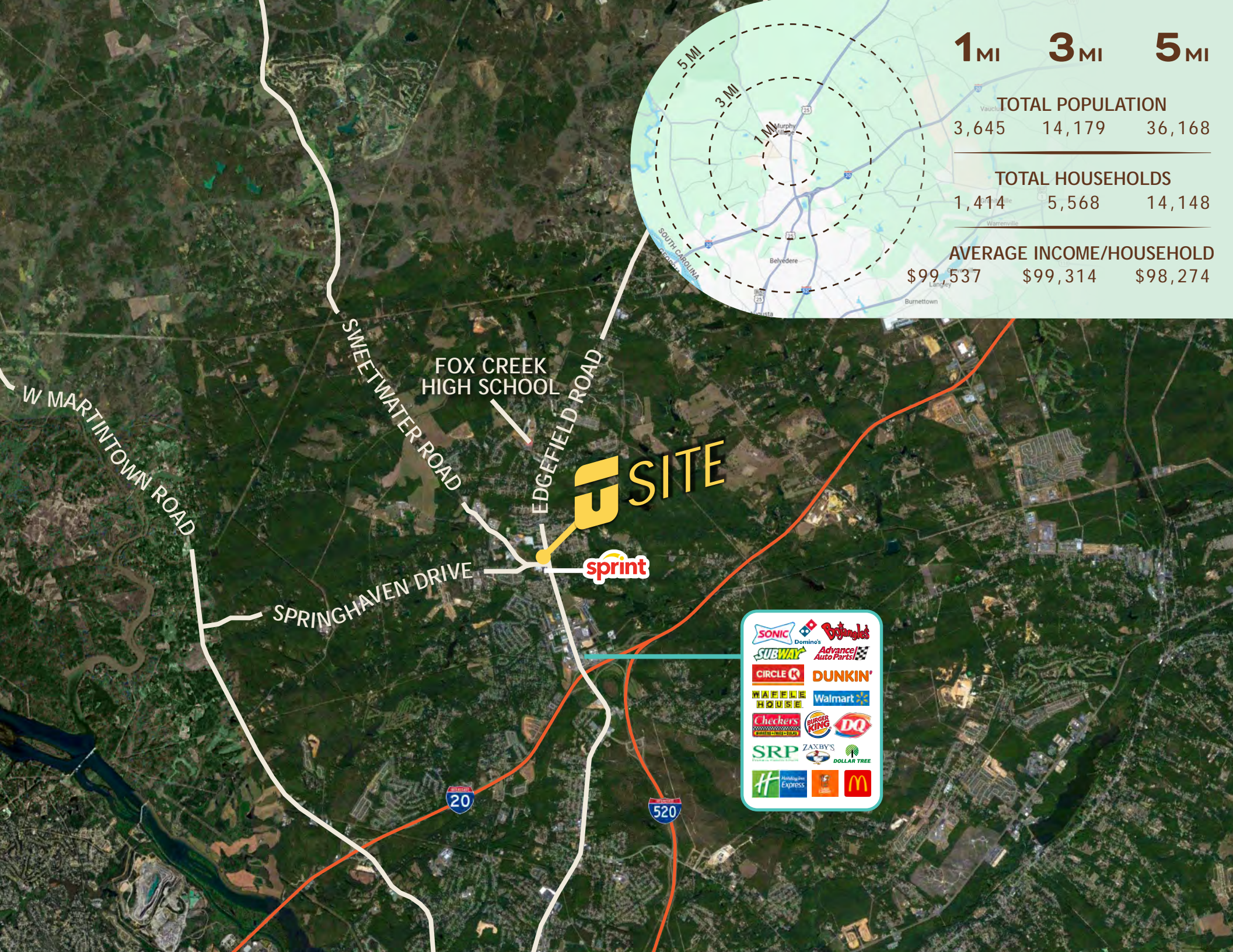
SWEETWATER ROAD (9,400 VPD)

0.87 AC



EDGEFIELD ROAD (37,300 VPD)



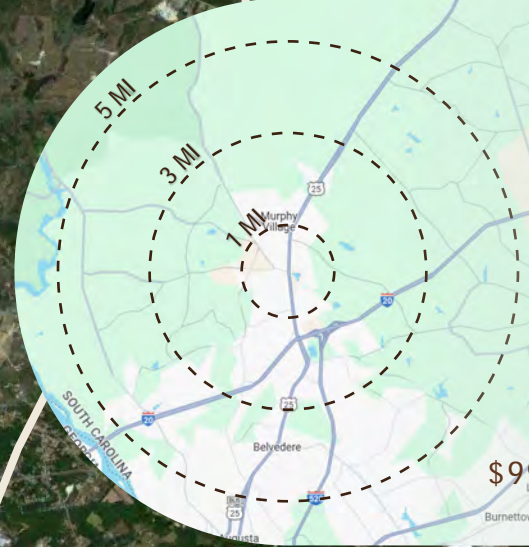


1 MI 3 MI 5 MI

TOTAL POPULATION
 3,645 14,179 36,168

TOTAL HOUSEHOLDS
 1,414 5,568 14,148

AVERAGE INCOME/HOUSEHOLD
 \$99,537 \$99,314 \$98,274



FOX CREEK HIGH SCHOOL

SITE



W MARTINTOWN ROAD

SWEETWATER ROAD

EDGEFIELD ROAD

SPRINGHAVEN DRIVE



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%

