

Retail Property For Sale, Lease or BTS



1041 Edgefield Rd

North Augusta, SC 29860

Property features

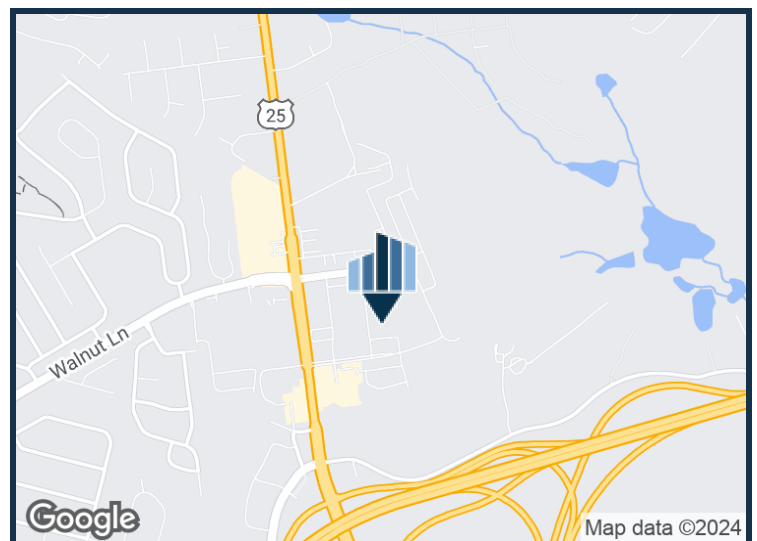
Lease Rate: Negotiable

Property Size: 1.60 Acres

Zoning: PD - Planned Development

Parcel ID: 010 15 05 005

WALMART SHADOW CENTER



Presented By:

Jonathan Crawford

Development Associate

706.854.6738

jonathan.crawford@southeastern.company

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LEASE RATE	SUBJECT TO BUILDOUT
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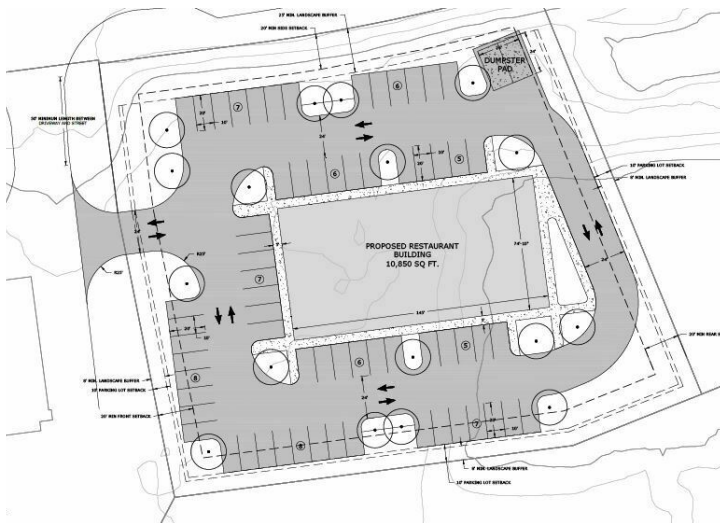
Property Address:	1041 Edgefield Rd, North Augusta, SC 29860
Property Type:	Retail
APN:	010 15 05 005
Lot Size:	1.6 AC
Building Size:	15,000 SF
Zoning:	PD - Planned Development
Year Built:	2024

PROPERTY OVERVIEW

Retail Shop Space available for Lease

LOCATION OVERVIEW

Retail Opportunity just off I-20 at Exit 5 in North Augusta. Adjacent to a bustling Walmart Supercenter, this property offers unparalleled visibility and accessibility, ensuring a steady stream of potential customers. Benefit from high traffic flow, easy access to major highways, and the vibrant, growing community in North Augusta. This is your opportunity to thrive in a premier retail location.



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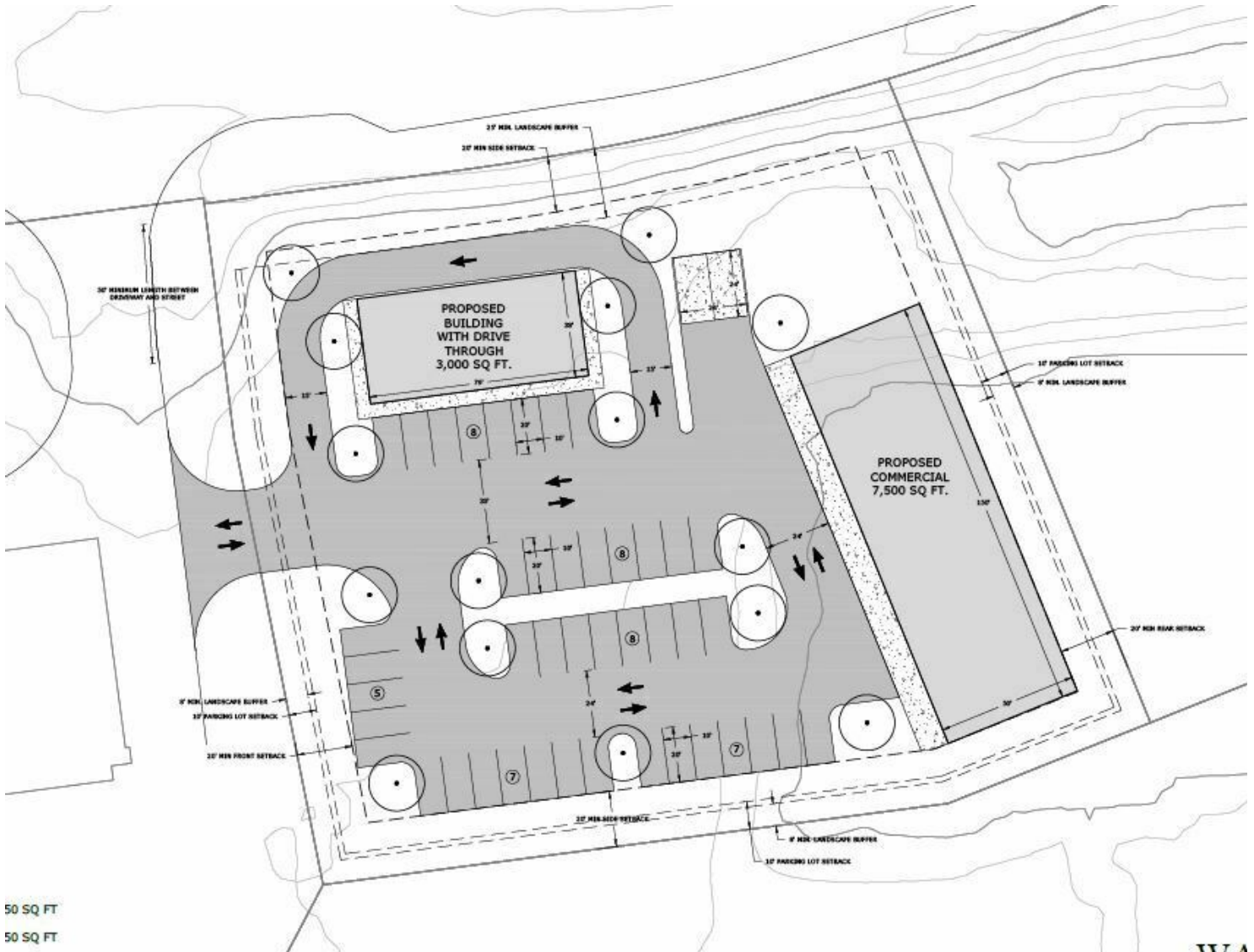
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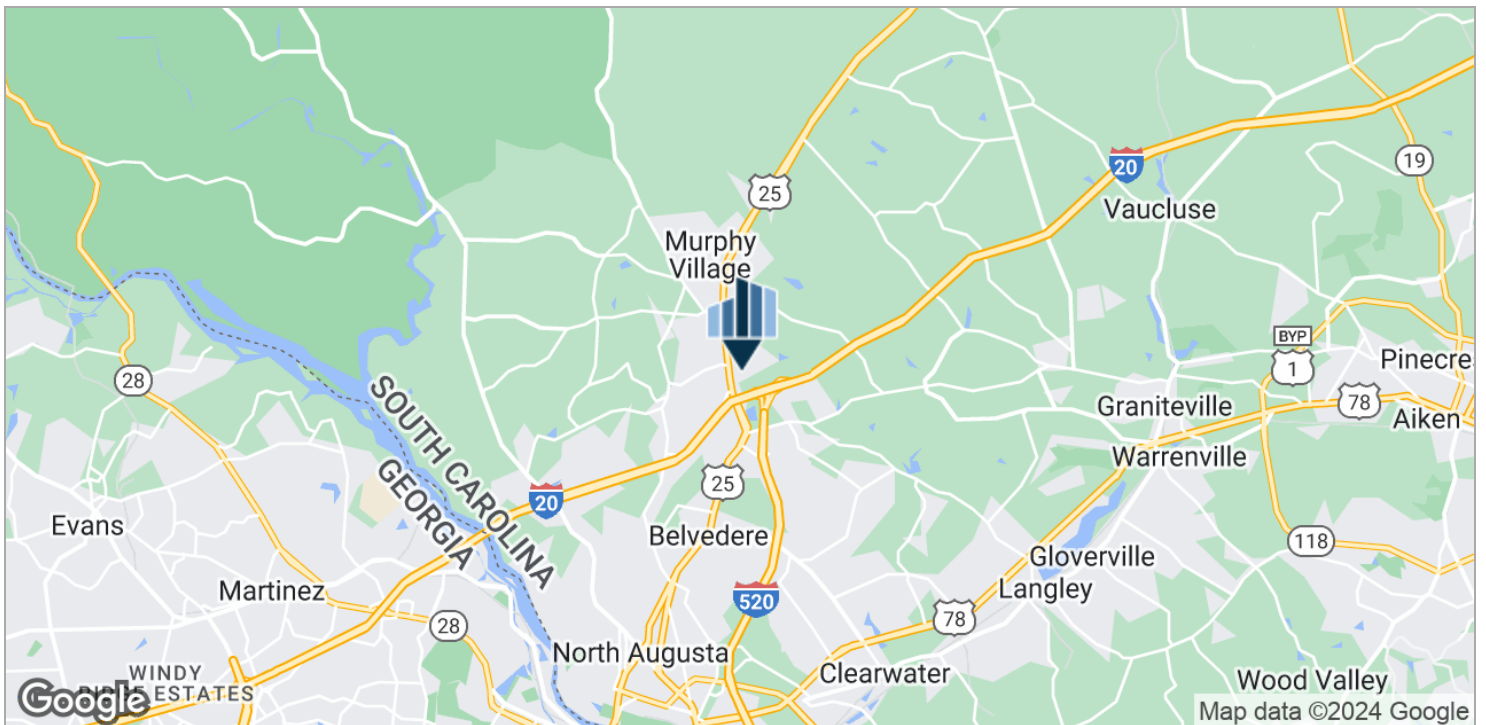
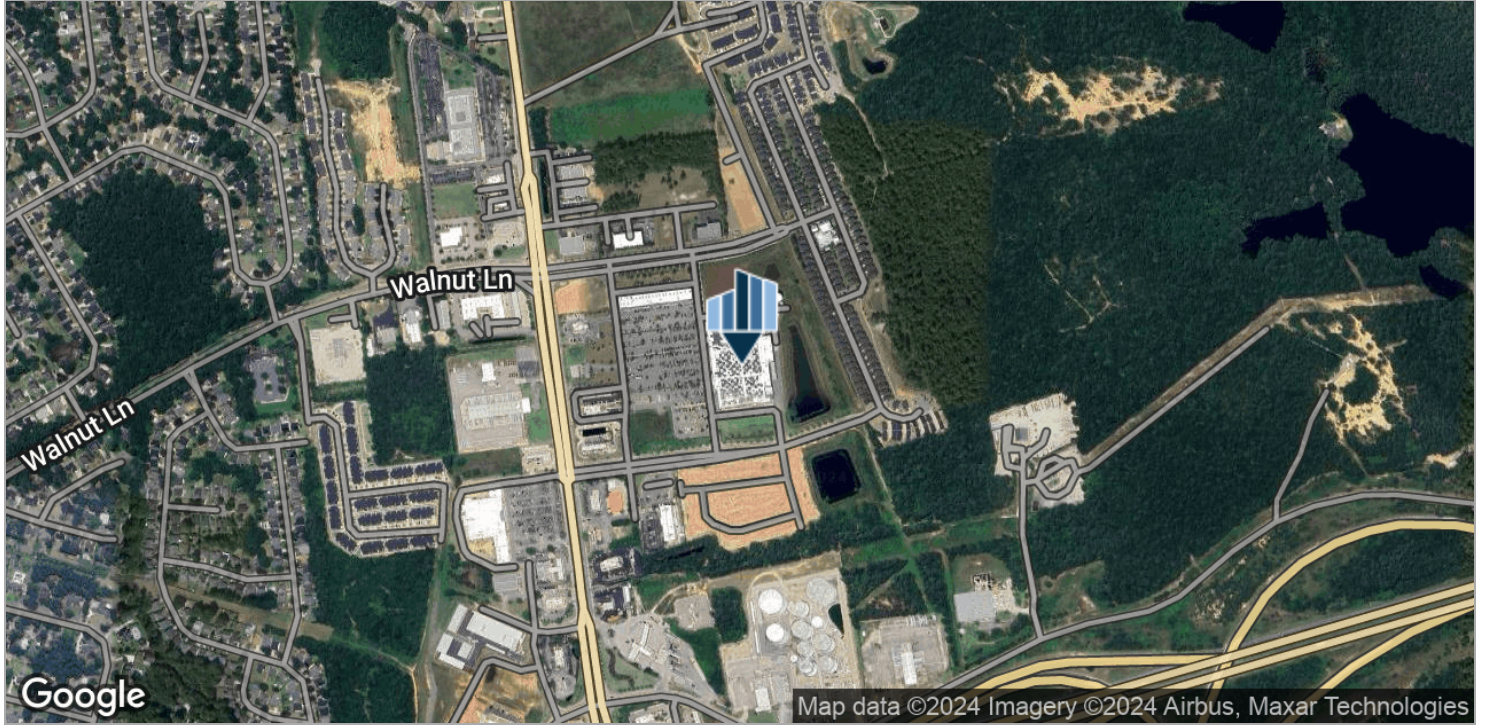
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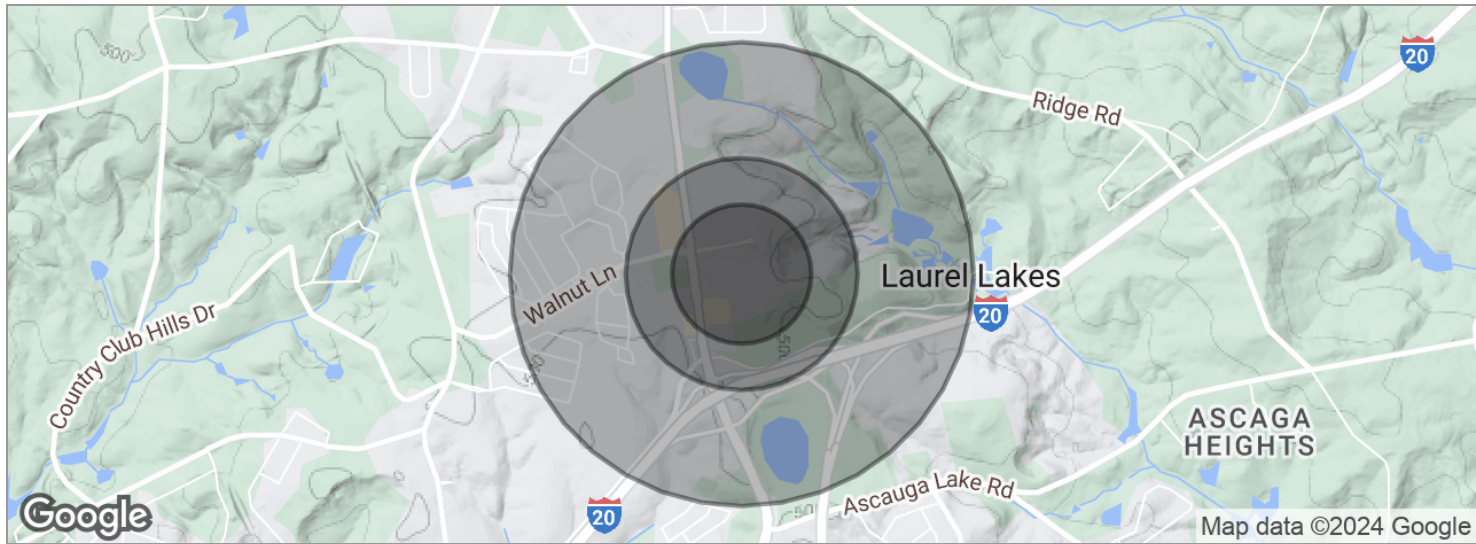
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	228	733	3,534
Median age	42	44	44
Median age (male)	40	42	42
Median age (Female)	43	46	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	88	292	1,415
# of persons per HH	2.6	2.5	2.5
Average HH income	\$87,286	\$94,476	\$98,016
Average house value	\$262,753	\$265,616	\$264,549

** Demographic data derived from 2020 ACS - US Census*

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