

Edgefield Industrial Park | Augusta MSA

875 Augusta Rd, Edgefield, SC 29824



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Marcus & Millichap
THE AP GROUP

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SECTION 1

Investment Overview

PROPERTY SUMMARY

SUBJECT AERIAL

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RENT ROLL

Edgefield Industrial Park | Augusta MSA // PROPERTY SUMMARY

PROPERTY DESCRIPTION

The AP Group of Marcus & Millichap is pleased to present the opportunity to acquire fee simple interest in the value-add industrial park located in Edgefield, SC. The park consists of five adjacent warehouses totaling 77,500 square-feet, situated on 10.35 acres of land with Industrial Development zoning. The owner previously occupied a portion of the park while leasing out the remaining buildings, providing an ideal opportunity for a new owner user to build equity or investor looking to lease out the entire park. Additionally, the excess land offers substantial upside through future development or industrial outdoor storage.

Located with great visibility on Augusta Rd, the Edgefield Industrial Park is strategically positioned within a trade-heavy area, directly across from the Trantech Radiator warehouse, the National Wild Turkey Federation, and more. The Augusta MSA is also home to major manufacturers such as Kellogg's Snacks and Graphic Packaging International, highlighting the area's strong industrial presence. This offering presents a unique opportunity to invest in a versatile industrial property with significant potential for growth and development.

PROPERTY HIGHLIGHTS

- Five-Building Industrial Park Totaling 77,500 Square-Feet on 10.35 Acres | Located in the Augusta MSA
- Ideal Property for an Owner User to Occupy a Portion of the Space & Lease Out Remaining Buildings
- Short-Term & Month-to-Month Tenants | Value-Add Opportunity by Filling Vacancy | Separately Metered Utilities for All Buildings
- Industrial Development Zoning | Excess Land Providing Future Opportunities for Development or Industrial Outdoor Storage
- Located in a Strong Retail Corridor | Directly Across from the National Wild Turkey Federation | In Close Proximity to the Trantech Radiator Facility & Parkdale Mills Plant

This Offering Memorandum (OM) is based on information provided. All potential buyers must take appropriate measures to perform their own due diligence & verify all of the information set forth herein.



OFFERING SUMMARY

Price:	\$1,400,000
GLA:	77,500 SF
Price/SF:	\$18.06/SF
Lot Size:	10.35 Acres
Total Buildings*:	5
Zoning:	Industrial Development

*There is a sixth structure on the property that is approximately 4,800 SF, that can be demolished for redevelopment or used as a storage shed. Area of the structure is not included in the total area or GLA of the property. Please contact Broker for more information.



Edgefield Industrial Park | Augusta MSA // SUBJECT AERIAL



SUBJECT AERIAL // Edgefield Industrial Park | Augusta MSA



Edgefield Industrial Park | Augusta MSA // SUBJECT AERIAL



RENT ROLL // Edgefield Industrial Park | Augusta MSA

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		Annual RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	LEASE TYPE	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
				COMM.	EXP.					
Hay Distributor	Bldg 1 & 5	34,300	44.3%	M-T-M	M-T-M	\$0.76	\$2,160	\$25,920	Gross	Month-to-Month
Emerson Electric	Bldg 2	14,400	18.6%	12/1/22	11/30/24	\$2.00	\$2,400	\$28,800	Gross	No options to renew.
Tire Distributors	Bldg 3	14,400	18.6%	M-T-M	M-T-M	\$0.42	\$500	\$6,000	Gross	Month-to-Month
Vacant	Bldg 4	14,400	18.6%			\$0.00	\$0	\$0		
Total		77,500				\$0.78	\$5,060	\$60,720		
Occupied Tenants: 3				Unoccupied Tenants: 1		Occupied GLA: 81.40%		Unoccupied GLA: 18.60%		

SECTION 2

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

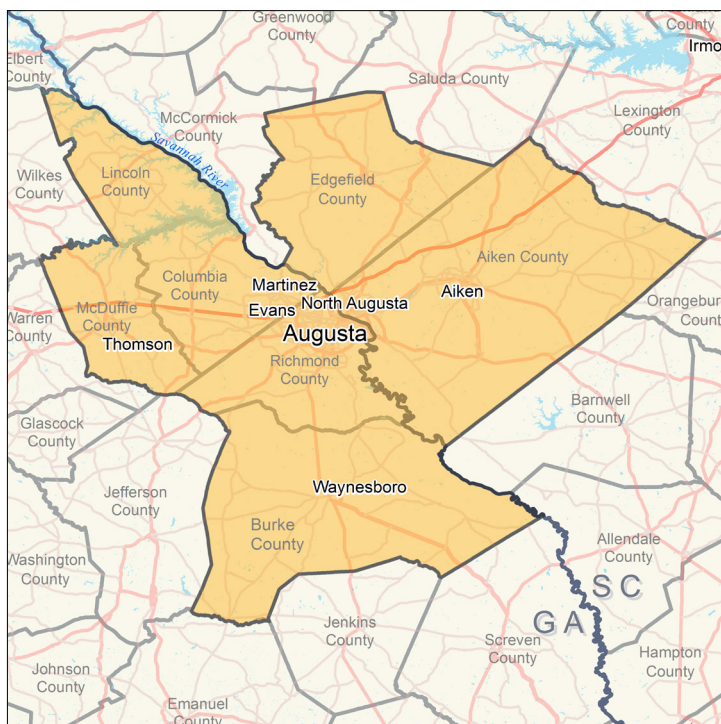
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MARKET OVERVIEW // Edgefield Industrial Park | Augusta MSA

AUGUSTA

Augusta, Georgia is home of Augusta National Golf Club, where the Masters Tournament is played each year. The Augusta-Richmond County metro consists of seven counties: Burke, Columbia, Lincoln, McDuffie and Richmond counties in Georgia, and Aiken and Edgefield counties in South Carolina. There are roughly 620,000 residents in the market, and the region is projected to add 31,000 people and 14,000 households over the next five years. The consolidated city-county of Augusta-Richmond contains approximately 202,500 citizens.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



MEDICAL DISTRICT

The Georgia Health Sciences Foundation, Inc., University Health Services and Veterans Health Administration account for more than 8,400 jobs.



REGIONAL ECONOMIC HUB

The metro is an economic hub and houses operations for multiple large corporations, such as Kellogg's Snacks and Graphic Packaging International.



QUALITY OF LIFE

A low cost-of-living and various employment opportunities allow a homeownership rate of 67 percent, slightly exceeding the U.S. rate.

ECONOMY

- The metro is a center for medicine, biotechnology and cybersecurity activities. Top employers in these fields include the Medical College of Georgia, Manus Bio, Inc. and the Georgia Cyber Center.
- Fort Gordon is a major economic driver, housing more than 17,700 military personnel and nearly 10,800 civilian workers. The facility now houses U.S. Army Cyber Command. The market is also home to military contractors, such as Textron Specialized Vehicles.
- The famous Augusta National Golf Club and the Masters Tournament attract a sizable gallery of tourists to the region each year.

DEMOGRAPHICS



POPULATION
620K
Growth 2022-2027*
5.0%



HOUSEHOLDS
241K
Growth 2022-2027*
5.8%



MEDIAN AGE
38.1
U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME
\$58,100
U.S. Median
\$66,400

Edgefield Industrial Park | Augusta MSA // DEMOGRAPHICS

POPULATION	2 Miles	5 Miles	10 Miles
2027 Projection			
Total Population	3,010	6,916	19,681
2022 Estimate			
Total Population	3,071	6,911	19,240
2010 Census			
Total Population	3,677	7,561	19,558
2000 Census			
Total Population	3,397	7,199	17,674
Daytime Population			
2022 Estimate	3,049	6,477	14,538
HOUSEHOLDS	2 Miles	5 Miles	10 Miles
2027 Projection			
Total Households	707	2,322	7,317
2022 Estimate			
Total Households	688	2,253	7,024
Average (Mean) Household Size	2.2	2.4	2.5
2010 Census			
Total Households	676	2,192	6,640
2000 Census			
Total Households	611	2,047	5,857

HOUSEHOLDS BY INCOME	2 Miles	5 Miles	10 Miles
2022 Estimate			
\$200,000 or More	2.0%	1.4%	1.6%
\$150,000-\$199,999	3.8%	4.7%	4.0%
\$100,000-\$149,999	8.8%	10.4%	12.5%
\$75,000-\$99,999	8.9%	10.1%	11.0%
\$50,000-\$74,999	13.2%	18.8%	20.3%
\$35,000-\$49,999	12.1%	13.1%	13.0%
\$25,000-\$34,999	4.7%	7.4%	8.6%
\$15,000-\$24,999	17.3%	13.1%	11.9%
Under \$15,000	29.1%	21.0%	17.1%
Average Household Income	\$53,120	\$58,980	\$63,646
Median Household Income	\$33,013	\$44,150	\$49,172
Per Capita Income	\$16,716	\$21,875	\$24,441
POPULATION PROFILE	2 Miles	5 Miles	10 Miles
Population By Age			
2022 Estimate Total Population	3,071	6,911	19,240
Under 20	10.6%	16.9%	19.6%
20 to 34 Years	25.4%	22.3%	20.5%
35 to 39 Years	12.8%	9.2%	7.2%
40 to 49 Years	16.9%	13.7%	12.4%
50 to 64 Years	19.9%	20.3%	21.3%
Age 65+	14.5%	17.6%	18.9%
Median Age	40.6	41.1	42.1
Population 25+ by Education Level			
2022 Estimate Population Age 25+	2,620	5,386	14,288
Elementary (0-8)	9.7%	8.5%	6.8%
Some High School (9-11)	13.5%	13.0%	11.8%
High School Graduate (12)	41.9%	38.4%	39.3%
Some College (13-15)	17.8%	18.1%	18.8%
Associate Degree Only	5.2%	7.3%	7.7%
Bachelor's Degree Only	8.6%	11.2%	11.3%
Graduate Degree	3.2%	3.4%	4.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	21.0	25.0	28.0

DEMOGRAPHICS // Edgefield Industrial Park | Augusta MSA



POPULATION

In 2022, the population in your selected geography is 19,240. The population has changed by 8.9 percent since 2000. It is estimated that the population in your area will be 19,681 five years from now, which represents a change of 2.3 percent from the current year. The current population is 54.4 percent male and 45.6 percent female. The median age of the population in your area is 42.1, compared with the U.S. average, which is 38.6. The population density in your area is 61 people per square mile.



HOUSEHOLDS

There are currently 7,024 households in your selected geography. The number of households has changed by 19.9 percent since 2000. It is estimated that the number of households in your area will be 7,317 five years from now, which represents a change of 4.2 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2022, the median household income for your selected geography is \$49,172, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 52.0 percent since 2000. It is estimated that the median household income in your area will be \$60,743 five years from now, which represents a change of 23.5 percent from the current year.

The current year per capita income in your area is \$24,441, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$63,646, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 7,683 people in your selected area were employed. The 2000 Census revealed that 44.7 percent of employees are in white-collar occupations in this geography, and 55.3 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 23.1 minutes.



HOUSING

The median housing value in your area was \$145,195 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 4,454 owner-occupied housing units and 1,403 renter-occupied housing units in your area. The median rent at the time was \$268.



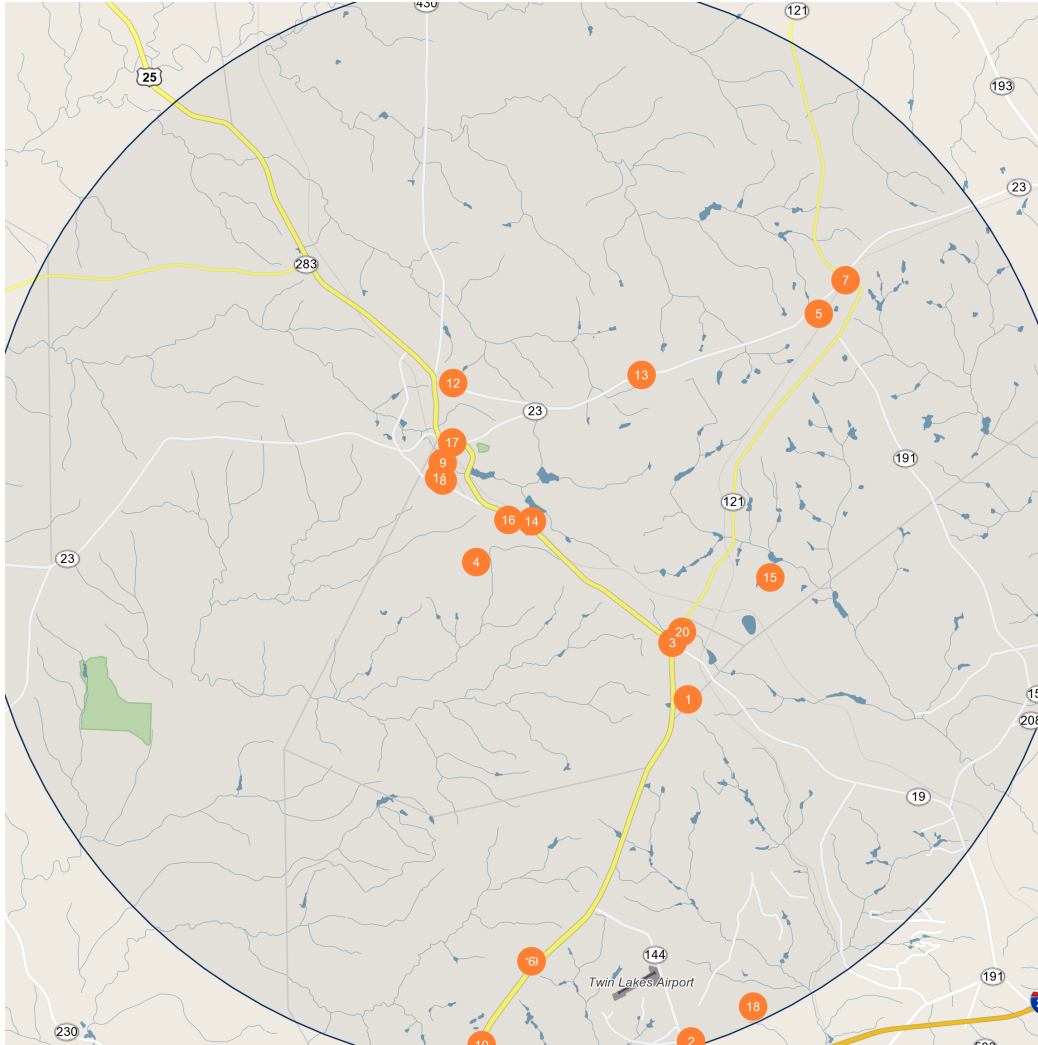
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 4.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 11.3 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.7 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 39.3 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 18.8 percent in the selected area compared with the 20.4 percent in the U.S.

Edgefield Industrial Park | Augusta MSA // DEMOGRAPHICS

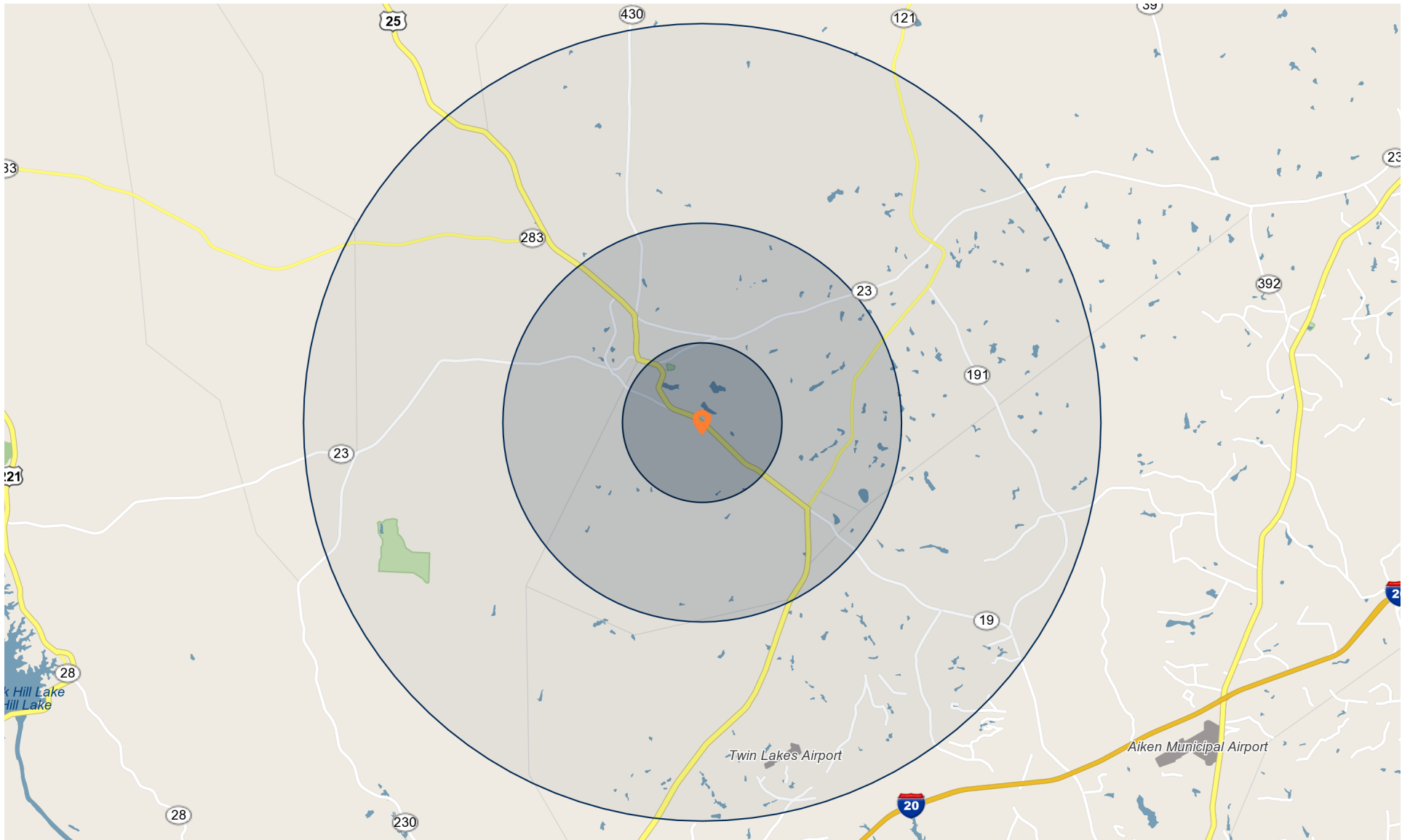


Major Employers

Employees

1	Costa Layman LLC	619
2	Rolls-Royce Solutions Amer Inc	521
3	Shaw Industries Group Inc-Carriage Carpet Mills	360
4	Federal Prison Industries-Unicor	297
5	Milliken & Company	284
6	Envirmntal Filtration Tech LLC-Menardi	270
7	Kneeces Carolina Clg Svc Inc	200
8	Edgefield Cmnty Healthcare LLC-Edgefield Post Acute	175
9	Burton Center-Emerald Center	163
10	Southern Felt Company Inc	159
11	Edgefield County Hospital	140
12	School District Edgefield Cnty-W E Parker Elementary School	134
13	School District Edgefield Cnty-Strom Thurmond High School	134
14	Parkdale America LLC-Stevcoknit Fabric Co Division	115
15	School District Edgefield Cnty-Douglas Elementary School	115
16	Trantech Radiator Products Inc	113
17	Piedmont Technical College	105
18	Bridgestone Americas-Aiken Orr Tire Plant	100
19	Menardi LLC-Menardi Filters	75
20	Pac Tell Group Inc-Usfibers Division	68

DEMOGRAPHICS // Edgefield Industrial Park | Augusta MSA





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