



JORDAN TROTTER
COMMERCIAL REAL ESTATE

RIVER COMMONS OUTPARCELS

Knox Avenue | North Augusta, SC 29841

FOR SALE

5.87 AC

APN | 007-07-11-061, 007-07-11-066

LIAM WELCH

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706 • 736 • 1031



3.97 AC

1.93 AC

KNOX AVENUE

These parcels are located in the River Commons Shopping Center in North Augusta, SC. This center sits in between Knox Avenue and W. Martintown Road. The parcels are located in between Lowe's and Kroger. There are 2 outparcels, 3.97 AC and 1.93 AC, that make up 5.87 AC total.

• 16,700 VPD on Knox Ave



Nationwide

2,400 / 7,239

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66%

South Carolina

42 / 129

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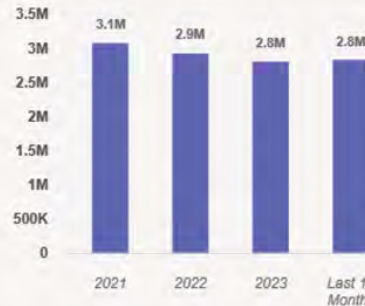
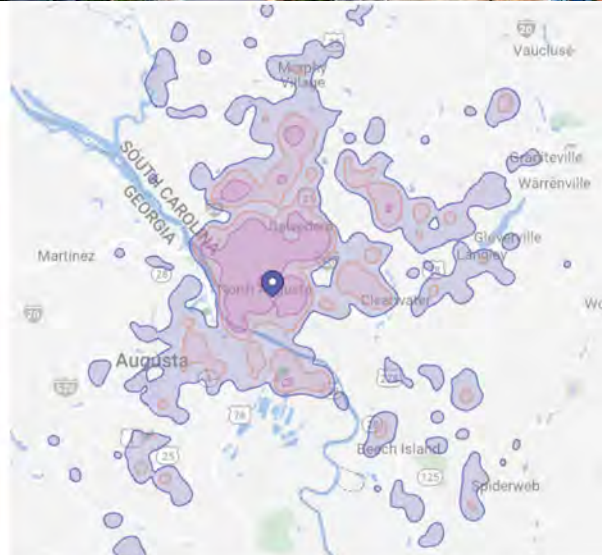
68%

Local: 15mi

3 / 13

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84%



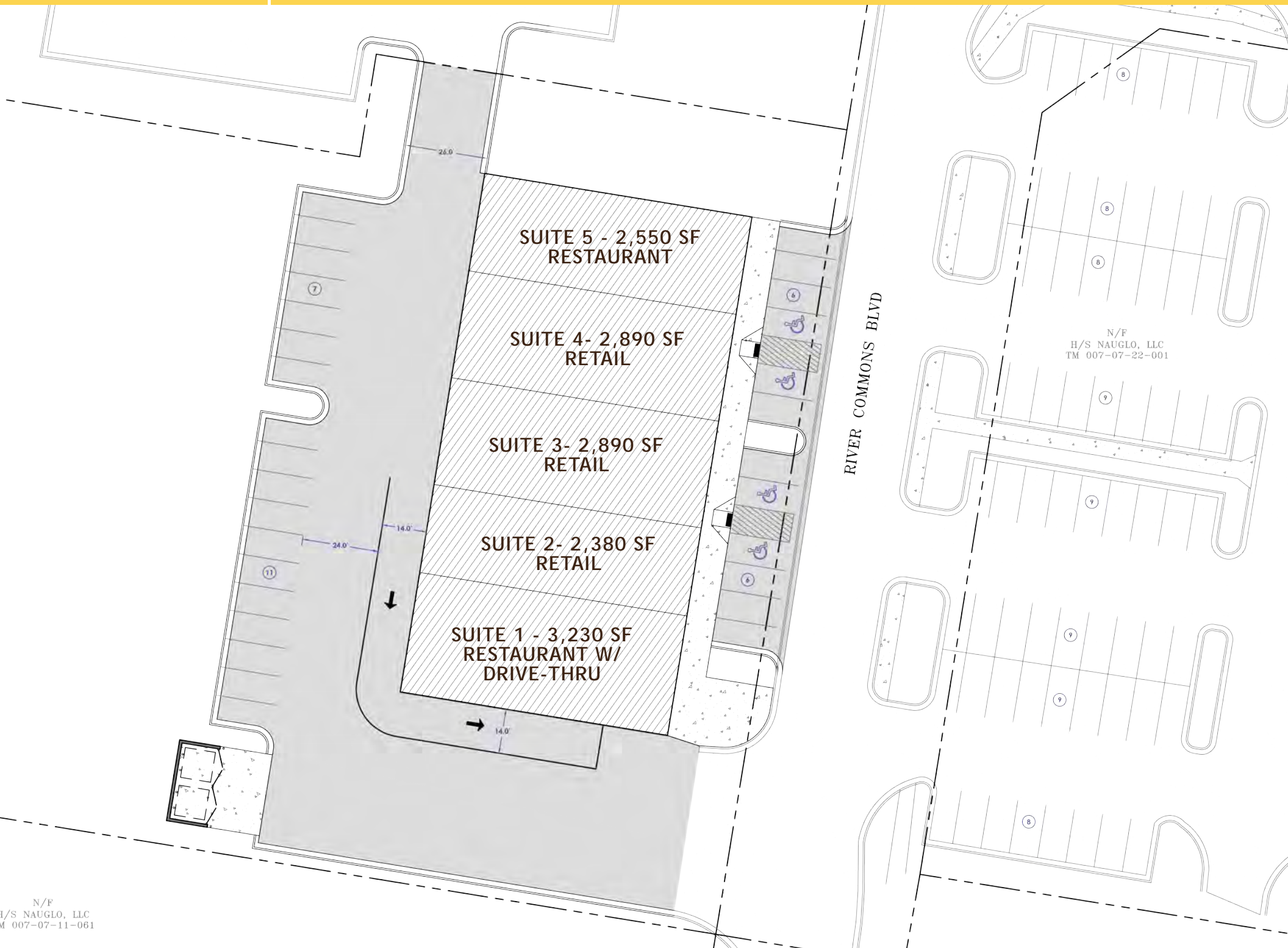
Tenants / Category

Visits

	Kroger Groceries 1284 Knox Ave, North Augusta, 29841, SC	1.4M (+4%)
	Lowe's Home Improvement 1220 Knox Avenue, North Augusta, 29841, SC	1.1M (+1%)
	Starbucks Breakfast, Coffee, Bakeries & Dessert Shops 1234 Knox Ave, North Augusta, 29841, SC	246.1K (-15%)
	Walgreens Drugstores & Pharmacies 1228 Knox Ave, North Augusta, 29841, SC	241.7K (+9%)
	Arby's Fast Food & QSR 1264 Knox Ave., North Augusta, 29841, SC	122.5K (-13%)
	IHOP Breakfast, Coffee, Bakeries & Dessert Shops 1248 Knox Ave, North Augusta, 29841, SC	78.6K (-12%)
	Aspen Dental Doctors' Clinics 1252 Knox Ave, North Augusta, 29841, SC	8K (+15%)

Visits	2.8M	Avg. Dwell Time	28 min
Visits / sq ft	1.61	Panel Visits	197.4K
Size - sq ft	1.8M	Visits YoY	-0.8%
Visitors	285.5K	Visits Yo2Y	-4.2%
Visit Frequency	9.95	Visits Yo3Y	-9%

SITE PLAN



RIVER COMMONS BLVD

N/F
H/S NAUGLO, LLC
TM 007-07-22-001

WEST MARTINTOWN ROAD

EDGEFIELD ROAD

20

JEFFERSON DAVIS HIGHWAY

GEORGIA AVENUE
KNOX AVENUE

520

CLEARWATER

JS SITE

NORTH AUGUSTA

DOWNTOWN AUGUSTA



JS
JORDAN TROTTER
 COMMERCIAL REAL ESTATE

Population 1 mi 3 mi 5 mi

Total Population	6,962	36,847	88,721
Median Age (m)	37.4	37.8	36.7
Median Age (f)	40.4	41.3	41.3

Households & Income 1 mi 3 mi 5 mi

Total Households	3,359	18,452	44,467
Persons per HH	2.1	2.0	2.0
Average Income	\$50,292	\$50,464	\$52,212
Average Value	\$105,265	\$145,985	\$142,164

