



NORTH AUGUSTA | EXIT 5 RETAIL

34K VPD | 0.6 MILES TO I-20

893 EDGEFIELD ROAD, NORTH AUGUSTA, SC



PARCEL LEGEND

Pad	Size	Sale	Lease	Ideal Use
Pad 1	0.95 Acres	\$1,150,000	Subject to Offer	QSR / Coffee / Bank
Pad 2	2.00 Acres	Under Contract	Under Contract	Hotel / Multitenant Retail / Medical Office
Pad 3	1.00 Acre	\$870,000	Subject to Offer	QSR / Coffee / Bank
Pad 4	0.80 Acres	Under Contract	Under Contract	Medical / Office / Multitenant Retail
Pad 5	0.95 Acres	Under Contract	Under Contract	Medical / Office
Pad 6	2.81 Acres	Under Contract	Under Contract	Townhome / Multifamily / Flex

OFFERING MEMORANDUM
PREMIUM RETAIL PADS FOR SALE OR LEASE
34K VPD COMBINED | RI, RO & 3/4 ACCESS
CAN BE SUBDIVED | 0.6 MILES TO I-20



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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

TEAM LEAD



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EXECUTIVE SUMMARY



RETAIL OPPORTUNITY

WHY THESE SITES?



SITE CONDITION

Pad Ready Development Sites



TRAFFIC COUNT

34,300 Combined VPD



ACCESS

Right In, Right Out & 3/4 Access



UTILITIES ON SITE

Water and Sewer Available



ANCHORED BY PARKER'S

Store Opened in February 2025



TRAFFIC SIGNAL

Adjacent to Signalized Intersection



ZONING

GC - General Commercial

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this 6 pad, 7.75-acre commercial land opportunity located at 893 Edgefield Road in North Augusta, SC. Adjacent to a newly developed Parker's Kitchen, the site is conceptually divided into six development pads, offering flexible configurations for retail, hospitality, office, or residential users. While a conceptual site plan is in place, the parcel layout can be adjusted to meet user-specific needs, accommodating both larger users and smaller-format tenants as required.

The property benefits from high visibility along Edgefield Rd (20.6K VPD) and Ascauga Lake Rd (13.7K VPD), with proximity to both I-20 (0.6 miles) and I-520 (0.7 miles). Zoned GC with 2 existing access points, including a right-in/right-out on Edgefield Rd and a 3/4 motion on Ascauga Lake Rd, the site is ideally positioned for phased commercial development. Select pads offer prime frontage for QSR, coffee, or bank users; interior parcels suit office, hotel and medical users; and rear acreage presents townhome or multifamily potential.

Situated along a key commuter corridor, this property connects downtown North Augusta to I-20 and the greater CSRA region. While positioned just south of the dominant Exit 5 retail node, the location is surrounded by a growing residential base and benefits from a strong local income profile, with 3-mile average household incomes exceeding \$85,000.

Retailers at Exit 5 include national anchors like Walmart, Chick-fil-A, and Food Lion, supporting market draw. The site's blend of access, visibility, and development flexibility make it a strong candidate for service retail or infill mixed-use.

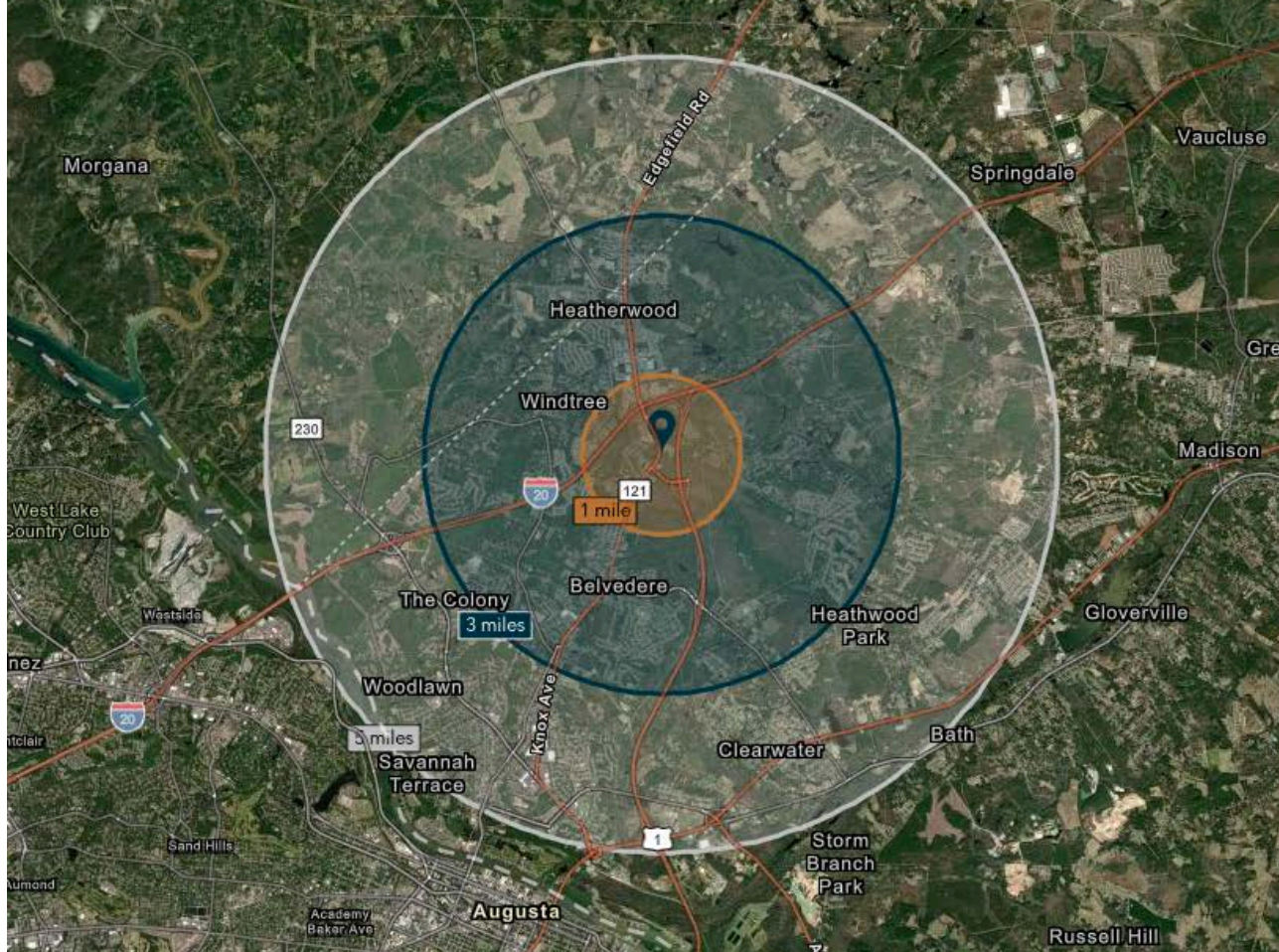
LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA



NOTABLE FEATURES WITHIN A 5 MILE DRIVE TIME

- I-20 0.5 Miles
- I-520 0.3 Miles
- ER Sweetwater 1.3 Miles
- Walmart Supercenter 1.3 Miles
- New Exit Project 0.8 Miles
- Downtown North Augusta 4.4 Miles
- I-20 Exit 1 4.4 Miles
- Murphy Village 3.1 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	1,912	24,143	52,405
Median HH Income	\$64,261	\$85,545	\$81,604
Households	670	9,852	5,148





21,000 VPD

Shared Detention Pond

PAD 6 | UNDER CONTRACT

PAD 4 | UNDER CONTRACT

SC Dept. of Motor Vehicles

PAD 3 | 1.00 ACRE

PAD 5 | UNDER CONTRACT

PAD 2 | UNDER CONTRACT

PAD 1 | 0.95 ACRES

Parker's kitchen
179.6K ANNUAL VISITS

3/4 ACCESS

13,700 VPD



EDGEFIELD ROAD

20,600 VPD

RIGHT IN,
RIGHT OUT

RAP Financial Services

Country Boy Farm & Yard





51,600 VPD



20,600 VPD

EDGEFIELD ROAD



Country Boy Farm & Yard

RAP Financial Services



ASCAUGA LAKE RD

13,700 VPD

PAD 1 | 0.95 ACRES

PAD 3 | 1.00 ACRE

PAD 5 | UNDER CONTRACT

PAD 4 | UNDER CONTRACT

SC Dept. of Motor Vehicles

PAD 2 | UNDER CONTRACT

PAD 6 | UNDER CONTRACT

Shared Detention Pond





51,600 VPD



EDGEFIELD ROAD

PAD 1 | 0.95 ACRES

PAD 2 | UNDER CONTRACT



20,600 VPD



Shared Detention Pond

PAD 5 | UNDER CONTRACT

Country Boy Farm & Yard

PAD 4 | UNDER CONTRACT

PAD 3 | 1.00 ACRE

RAP Financial Services

PAD 6 | UNDER CONTRACT

SC Dept. of Motor Vehicles

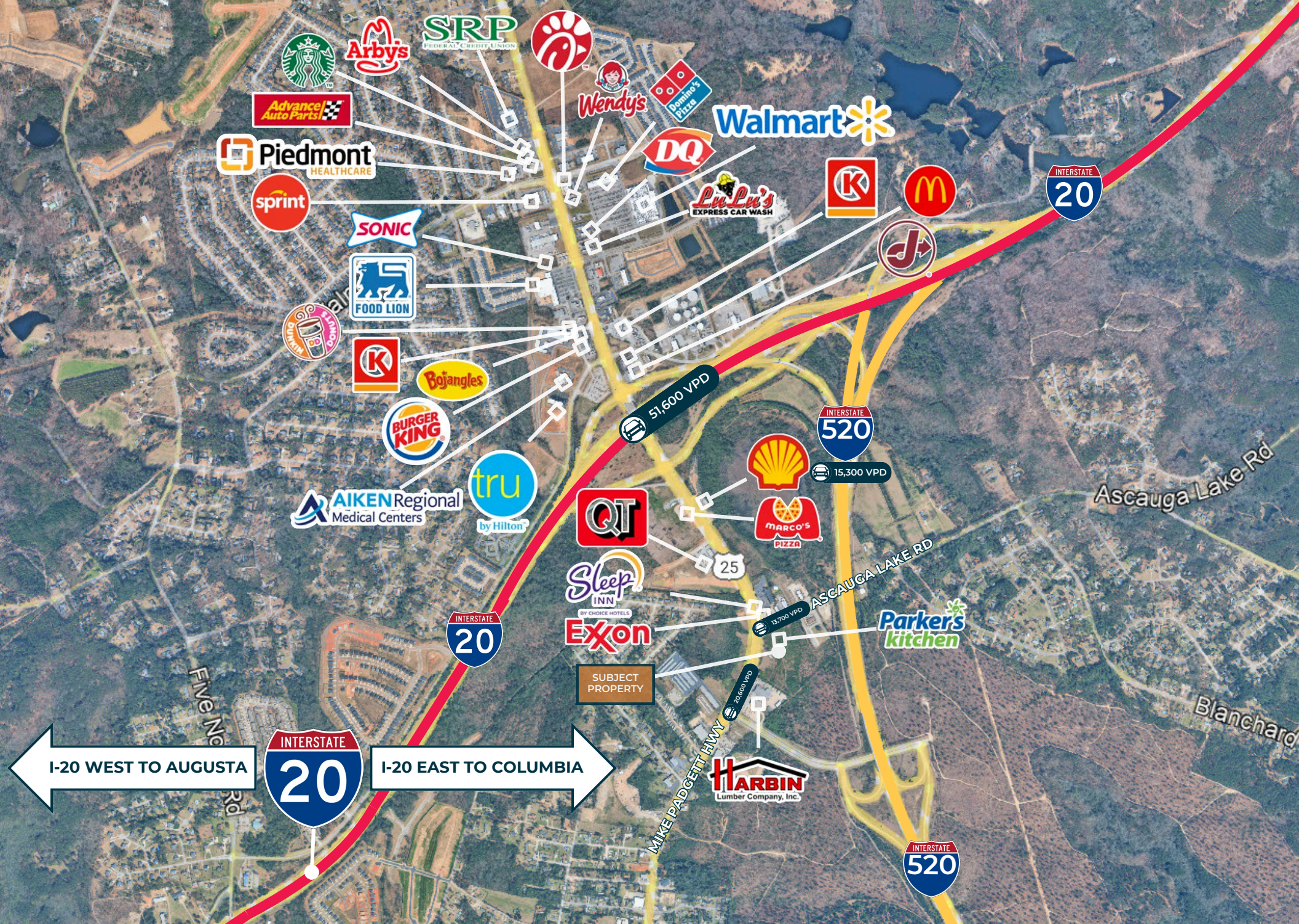
ASCAUGA LAKE RD

13,700 VPD



21,000 VPD





Piedmont
HEALTHCARE

Walmart

INTERSTATE
20

INTERSTATE
520

INTERSTATE
20

INTERSTATE
20

INTERSTATE
520

51,600 VPD

15,300 VPD

13,700 VPD

20,800 VPD

SUBJECT PROPERTY

I-20 WEST TO AUGUSTA

I-20 EAST TO COLUMBIA





Google Earth

© 2025 Airbus



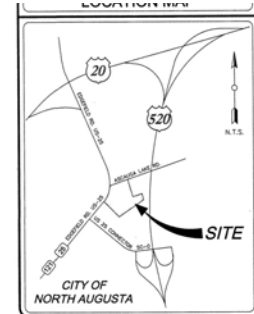
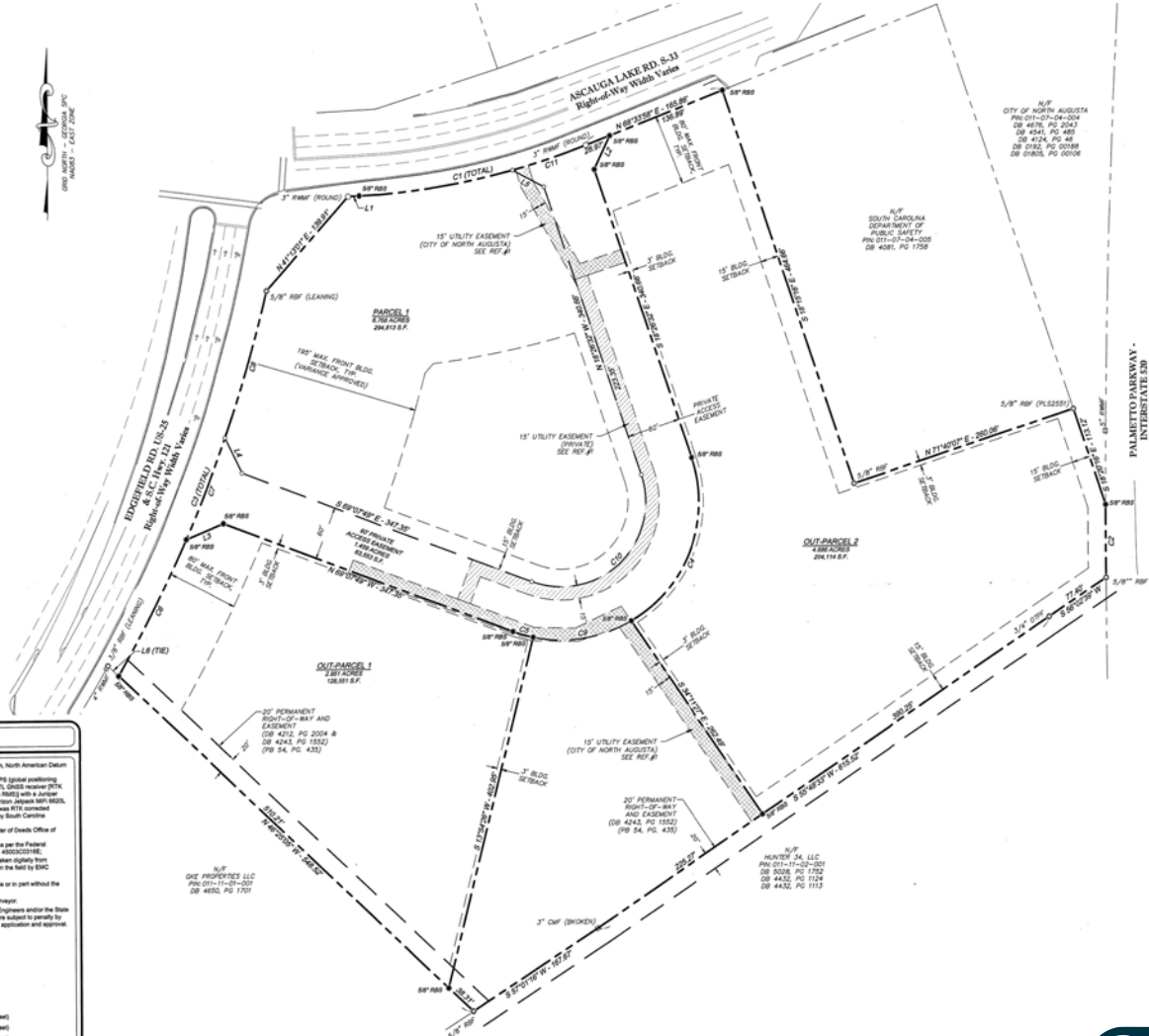


PAD READY RETAIL SITE PLAT

THIS BOX IS RESERVED FOR RECORDING INFORMATION

2025010028
 RECORDING FEES \$25.00
 04-29-2025 11:20 AM
 JAMES BRITTS
 BK: PL 66
 PG: 904 - 904

THIS BOX IS RESERVED FOR RECORDING INFORMATION



LINE TABLE

LINE#	DIRECTION	CHORD	LENGTH
L1	N87° 00' 25"E	12.40	
L2	S24° 46' 38"W	41.76	
L3	S67° 39' 01"W	45.77	
L4	S20° 54' 45"E	43.85	
L5	N61° 29' 42"W	39.83	
L6	N46° 23' 03"W	16.87	

CURVE TABLE

CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N77° 47' 11"E	260.84	813.94	281.87
C2	S00° 02' 21"E	81.94	1063.71	81.94
C3	N21° 31' 41"E	461.57	1090.83	463.20
C4	S20° 43' 36"W	185.80	155.00	211.82
C5	N72° 29' 14"W	23.59	155.00	23.57
C6	N26° 47' 24"E	170.76	1590.83	170.84
C7	N21° 31' 42"E	121.28	1090.83	121.41
C8	N16° 15' 24"E	170.87	1090.83	170.85
C9	S81° 01' 34"W	111.75	155.00	114.33
C10	N46° 12' 49"E	171.71	95.00	214.41
C11	N71° 37' 38"E	86.83	813.94	86.88

SURVEY NOTES

- Horizontal Datum is South Carolina State Plane Coordinate System, North American Datum of 1983 (NAD83).
- Book of Bearings and Horizontal Control was obtained utilizing GPS global positioning system. The adjustment used to obtain this data was a WGS 1984 (GRS83) reference 8704 Accuracy Horizontal: Best = 1 ppm RMS; Overall: 10 ppm + 1 ppm RMS; with a Janitor System: Best = 1 ppm relative to the network; Overall: 10 ppm + 1 ppm RMS. All measurements from the South Carolina Real Time Network. The technique used was RTK corrected measurements from a Trimble VLS Real Time Network operated by South Carolina Revenue and Fiscal Affairs Department.
- All deed book references above have been recorded in the Register of Deeds Office of Aiken County South Carolina.
- This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 480503018E, Effective Date: 06/16/2012. This determination is based on lines taken digitally from <http://maps.fema.gov>, and have not been verified in the field by EMC Engineering Services, Inc.
- No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
- All entities are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of South Carolina Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permits and approval.

PARENT PARCEL
 Drayton-Parker Companies, LLC
 Parcel ID: 211-07-02-001
 Deed Book 1546, Page 1388
 Plat Book 42, Page 263

SURVEY DATA

PARCEL 1	6,768 Acres (284,913 Square Feet)
OUT-PARCEL 1	2,861 Acres (126,951 Square Feet)
OUT-PARCEL 2	4,888 Acres (214,716 Square Feet)
TOTALS	14,405 Acres (627,478 Square Feet)

Plat Created: 1/9/2025
 Field Closure: 1/9/2025
 Adjusted Error: 1" per angle point
 Adjustment used: Calkins CCR- Roberts Total Station

LEGEND

PROPERTY BOUNDARY	POINT OF BEGINNING	P.O.B.
FORMER PROPERTY LINE	POINT OF COMMENCING	P.O.C.
ADJACENT PROPERTY LINE	PROPERTY ID NUMBER	PIN

SURVEYOR'S CERTIFICATION

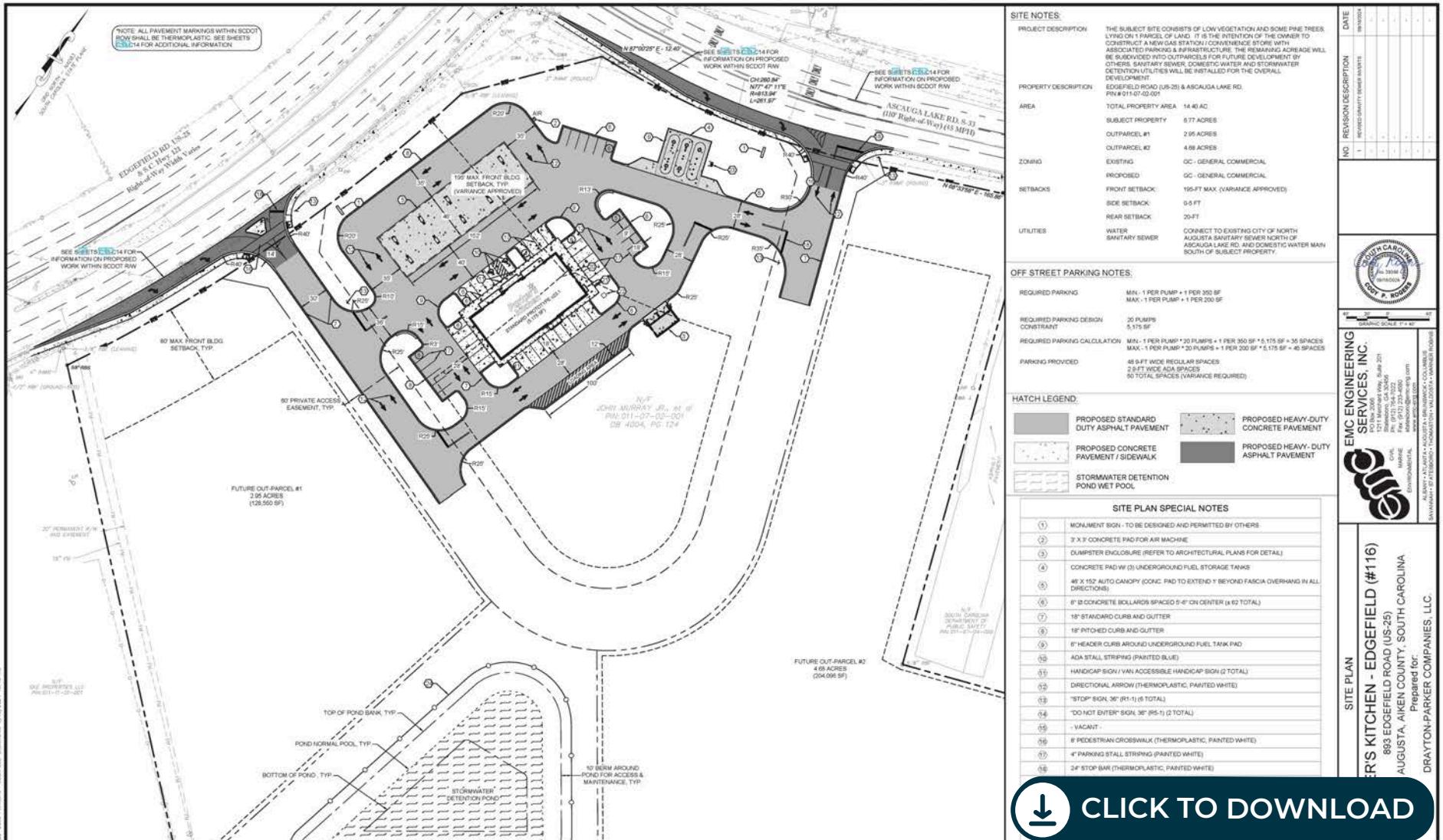
EMC ENGINEERING SERVICES, INC.
 108 Ridge Road
 Aiken, SC 29801
 Phone: 803.335.2022
www.emc-engineering.com

EMC ENGINEERING SERVICES, INC.
 A DIVISION OF FINEM GROUP

MINOR SUBDIVISION PLAT
 PARKER'S KITCHEN - EDGEFIELD ROAD
 CITY OF NORTH AUGUSTA
 AIKEN COUNTY, SOUTH CAROLINA
 Prepared for:
 DRAYTON-PARKER COMPANIES, LLC

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PAD READY RETAIL SITE SITE PLAN



SITE NOTES

PROJECT DESCRIPTION
THE SUBJECT SITE CONSISTS OF LOW VEGETATION AND SOME PINE TREES LYING ON A PARCEL OF LAND. IT IS THE INTENTION OF THE OWNER TO CONSTRUCT A NEW GAS STATION / CONVENIENCE STORE WITH ASSOCIATED PARKING & INFRASTRUCTURE. THE REMAINING ACREAGE WILL BE SUBDIVIDED INTO OUTPARCELS FOR FUTURE DEVELOPMENT BY OTHERS. SANITARY SEWER, DOMESTIC WATER AND STORMWATER DETENTION UTILITIES WILL BE INSTALLED FOR THE OVERALL DEVELOPMENT.

PROPERTY DESCRIPTION
EDGEFIELD ROAD (US-29) & ASCAUGA LAKE RD.
PIN # 011-07-02-001

AREA
TOTAL PROPERTY AREA 14.40 AC.
SUBJECT PROPERTY 5.77 ACRES
OUTPARCEL #1 2.95 ACRES
OUTPARCEL #2 4.68 ACRES

ZONING
EXISTING GC - GENERAL COMMERCIAL
PROPOSED GC - GENERAL COMMERCIAL

SETBACKS
FRONT SETBACK: 195-FT MAX. (VARIANCE APPROVED)
SIDE SETBACK: 0-5 FT
REAR SETBACK: 20-FT

UTILITIES
WATER: CONNECT TO EXISTING CITY OF NORTH AUGUSTA SANITARY SEWER NORTH OF ASCAUGA LAKE RD. AND DOMESTIC WATER MAIN SOUTH OF SUBJECT PROPERTY.
SANITARY SEWER: CONNECT TO EXISTING CITY OF NORTH AUGUSTA SANITARY SEWER NORTH OF ASCAUGA LAKE RD. AND DOMESTIC WATER MAIN SOUTH OF SUBJECT PROPERTY.

OFF STREET PARKING NOTES:

REQUIRED PARKING
MIN. - 1 PER PUMP + 1 PER 300 SF
MAX. - 1 PER PUMP + 1 PER 200 SF

REQUIRED PARKING DESIGN CONSTRAINT
20 PUMPS
5,175 SF

REQUIRED PARKING CALCULATION
MIN. - 1 PER PUMP + 20 PUMPS + 1 PER 300 SF * 5,175 SF = 35 SPACES
MAX. - 1 PER PUMP + 20 PUMPS + 1 PER 200 SF * 5,175 SF = 45 SPACES

PARKING PROVIDED
48 9 FT WIDE REGULAR SPACES
2 9 FT WIDE ADA SPACES
50 TOTAL SPACES (VARIANCE REQUIRED)

HATCH LEGEND:

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- STORMWATER DETENTION POND WET POOL

SITE PLAN SPECIAL NOTES

- MONUMENT SIGN - TO BE DESIGNED AND PERMITTED BY OTHERS
- 3' X 3' CONCRETE PAD FOR AIR MACHINE
- DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAIL)
- CONCRETE PAD W/ (2) UNDERGROUND FUEL STORAGE TANKS
- 40' X 152' AUTO CANOPY (CONC. PAD TO EXTEND 1' BEYOND FASCIA OVERHANG IN ALL DIRECTIONS)
- 8" IS CONCRETE BOLLARDS SPACED 5'-6" ON CENTER (x 62 TOTAL)
- 18" STANDARD CURB AND GUTTER
- 18" PITCHED CURB AND GUTTER
- 6" HEADER CURB AROUND UNDERGROUND FUEL TANK PAD
- ADA STALL STRIPING (PAINTED BLUE)
- HANDICAP SIGN / VAN ACCESSIBLE HANDICAP SIGN (2 TOTAL)
- DIRECTIONAL ARROW (THERMOPLASTIC, PAINTED WHITE)
- "STOP" SIGN, 36" (R-1-1) (6 TOTAL)
- "DO NOT ENTER" SIGN, 36" (R-5-1) (2 TOTAL)
- VACANT -
- IF PEDESTRIAN CROSSWALK (THERMOPLASTIC, PAINTED WHITE)
- 4" PARKING STALL STRIPING (PAINTED WHITE)
- 24" STOP BAR (THERMOPLASTIC, PAINTED WHITE)

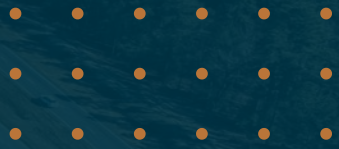
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SITE PLAN
ER'S KITCHEN - EDGEFIELD (#116)
893 EDGEFIELD ROAD (US-29)
AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA
Prepared for:
DRAYTON-PARKER COMPANIES, LLC.

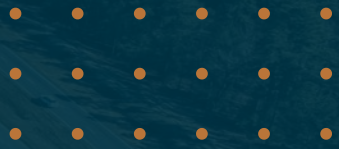
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PAD READY RETAIL SITE ACCESS MAP



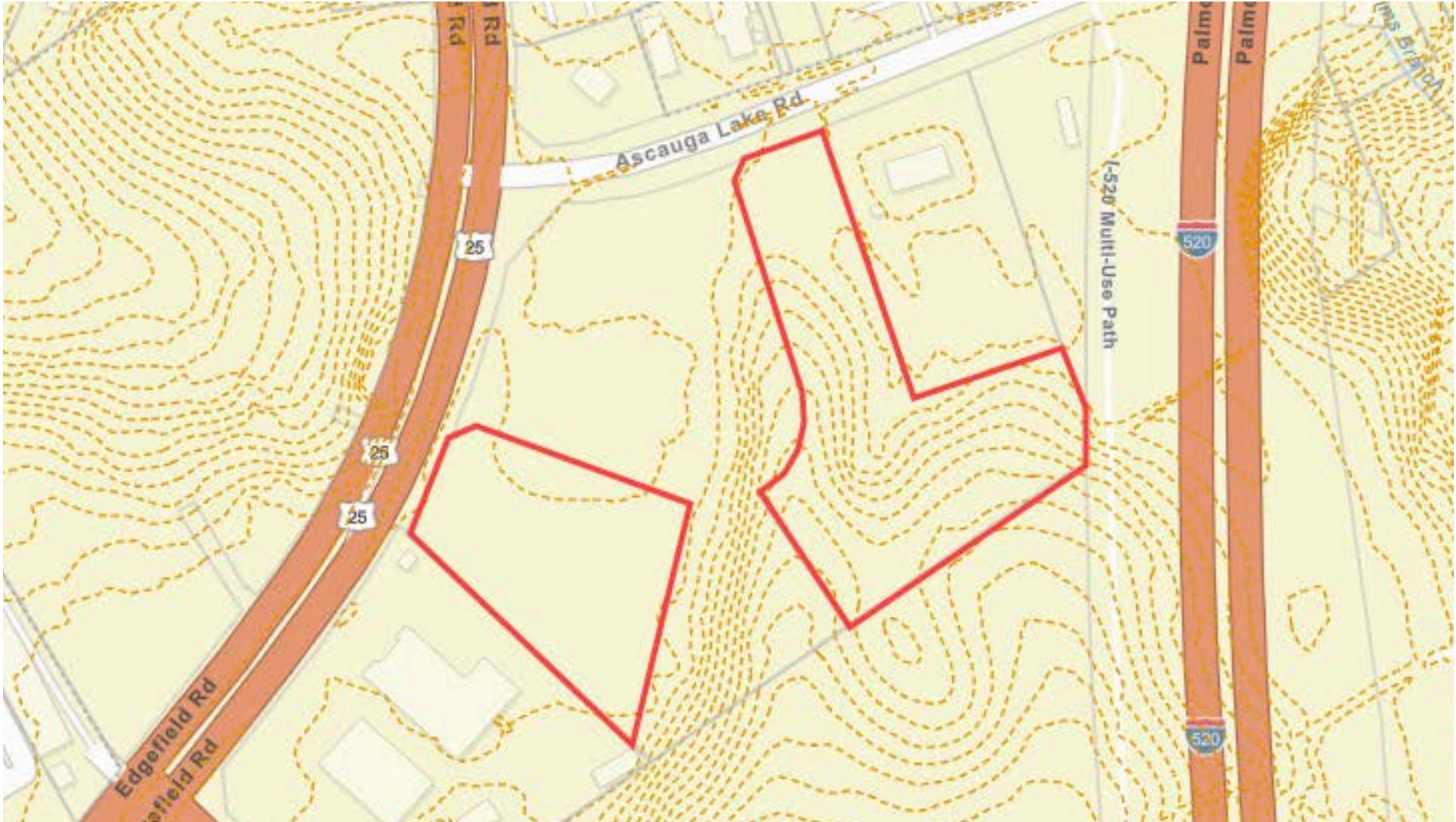
PAD READY RETAIL SITE

ZONING MAP (GENERAL COMMERCIAL)



PAD READY RETAIL SITE

TOPOGRAPHY MAP (2' CONTOURS)





AREA OVERVIEW



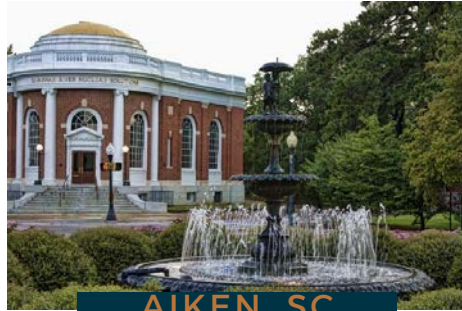
WHY? THE CSRA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to the CSRA.**



AUGUSTA, GA



AIKEN, SC

HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



MASTERS



A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The CSRA has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in the CSRA is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.

2nd

Most Populated MSA in GA

611K

CSRA Population

270K

CSRA Labor Force

5.7%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in Next the 5 Years

WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

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