

SCAN THE
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THIS LISTING
ONLINE



2ND GENERATION CAR LOT

659 Edgefield Road | North Augusta, SC 29841

CHARLIE DAVIS
charlie@jordantrotter.com
706 • 736 • 1031

ZONE | UD

0.68 AC

SALE | \$200,000



JORDAN TROTTER
COMMERCIAL REAL ESTATE

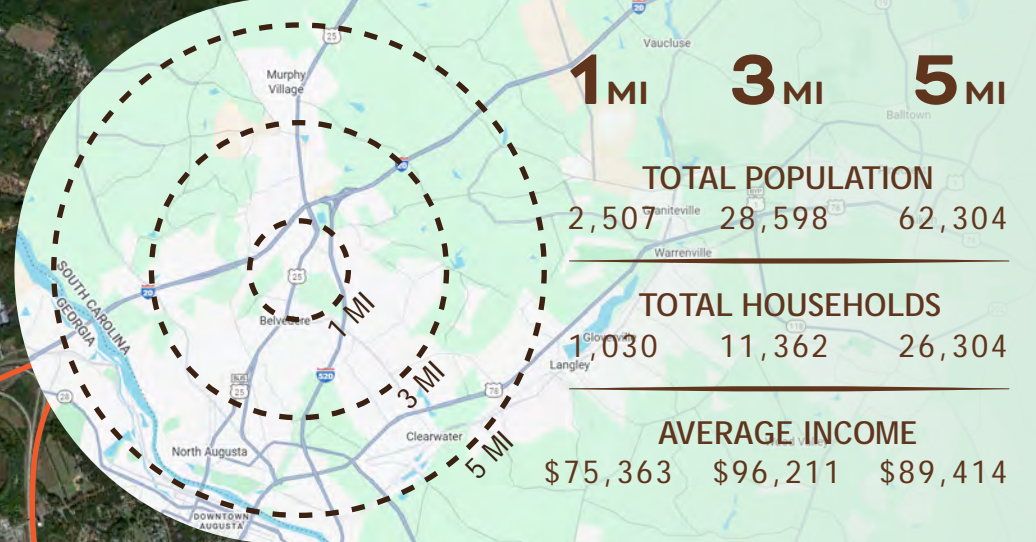
659 Edgefield Rd is located on the main thoroughfare between the booming Exit 5 area and the downtown North Augusta area. The property gets a lot of vehicular traffic, and it is located within a heavy office and industrial corridor.

This property is perfect for a current tenant who is looking to own their property or for an established business looking for a second location. This is an excellent opportunity to capitalize on a move in ready space.

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- Currently occupied by a month to month tenant
- 19,500 vehicles travelling on Edgefield Road every day
- 0.68 acres with 1,000 SF of shop space
 - 3 roll up doors
 - No HVAC





WEST MARTINTOWN ROAD

NORTH AUGUSTA HIGH SCHOOL

BELVEDERE

NORTH AUGUSTA

EDGEFIELD ROAD

U SITE



AIKEN COUNTY STATISTICS



River Region Population:
177,649



Annual Growth Rate:
1.3%



Average Commute:
25 mins



Medium Income:
\$69,182



Unemployment Rate:
3.4%

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)

Travel: Area has 31 airports within a 50 mile radius
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)

Healthcare: Aiken Regional Medical Center (1,117 employees)

Education: Aiken County Public Schools (3,346 employees)

