

SCAN THE
QR TO VIEW
OUR LISTING
ONLINE



1,000 SF FOR LEASE

3770 Jefferson Davis Highway | Graniteville, SC 29829

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ZONE | COMMERCIAL

0.81 AC

LEASE | 18/SF




JORDAN TROTTER
COMMERCIAL REAL ESTATE

3770 Jefferson Davis Highway features two separate units of showroom/office, retail, and warehouse space. It is situated at a hard corner on the highly trafficked Jefferson Davis Highway.

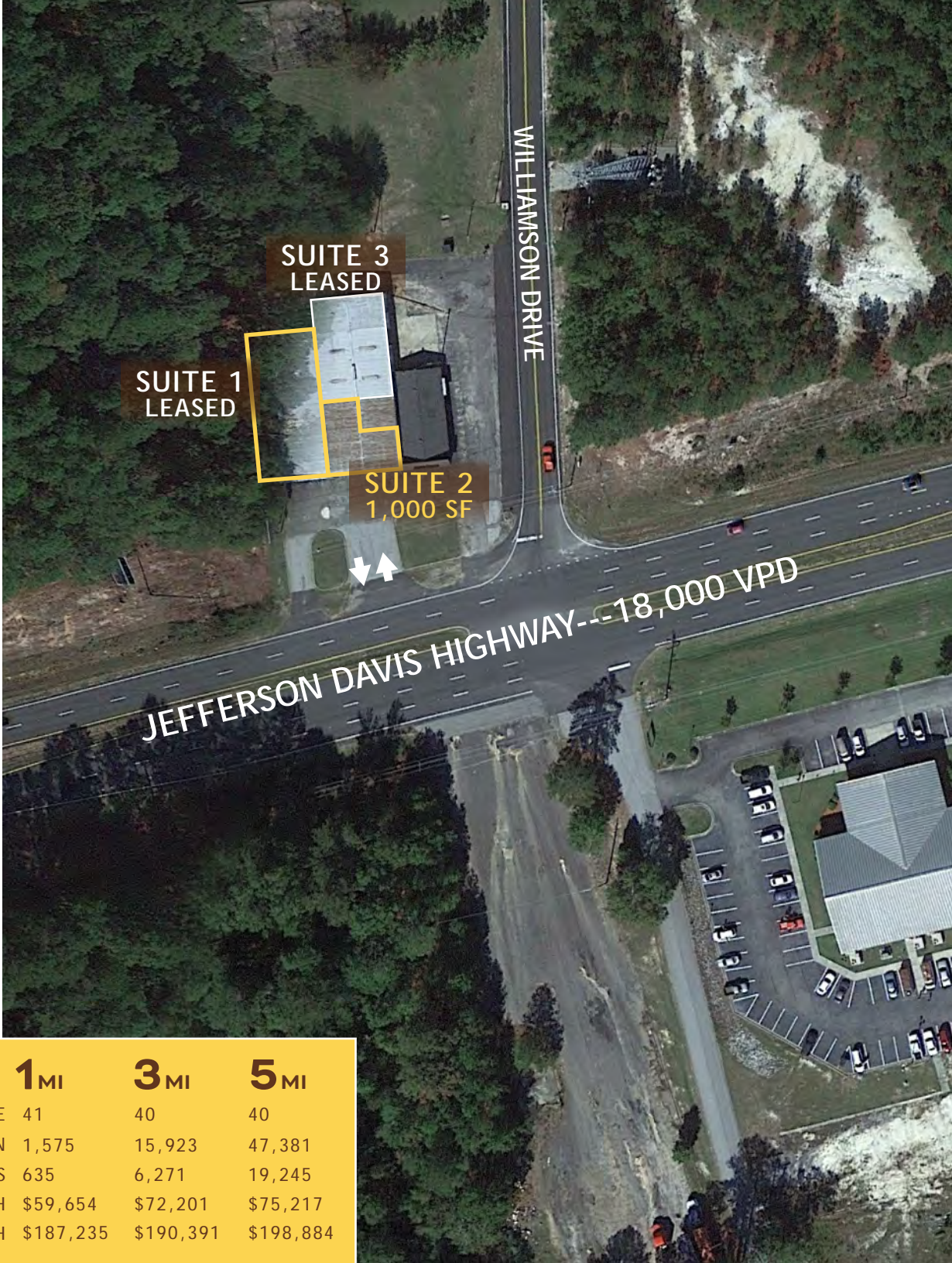
There are two grocery anchored centers within a 3 mile radius from this site, and there are several nearby residential developments.

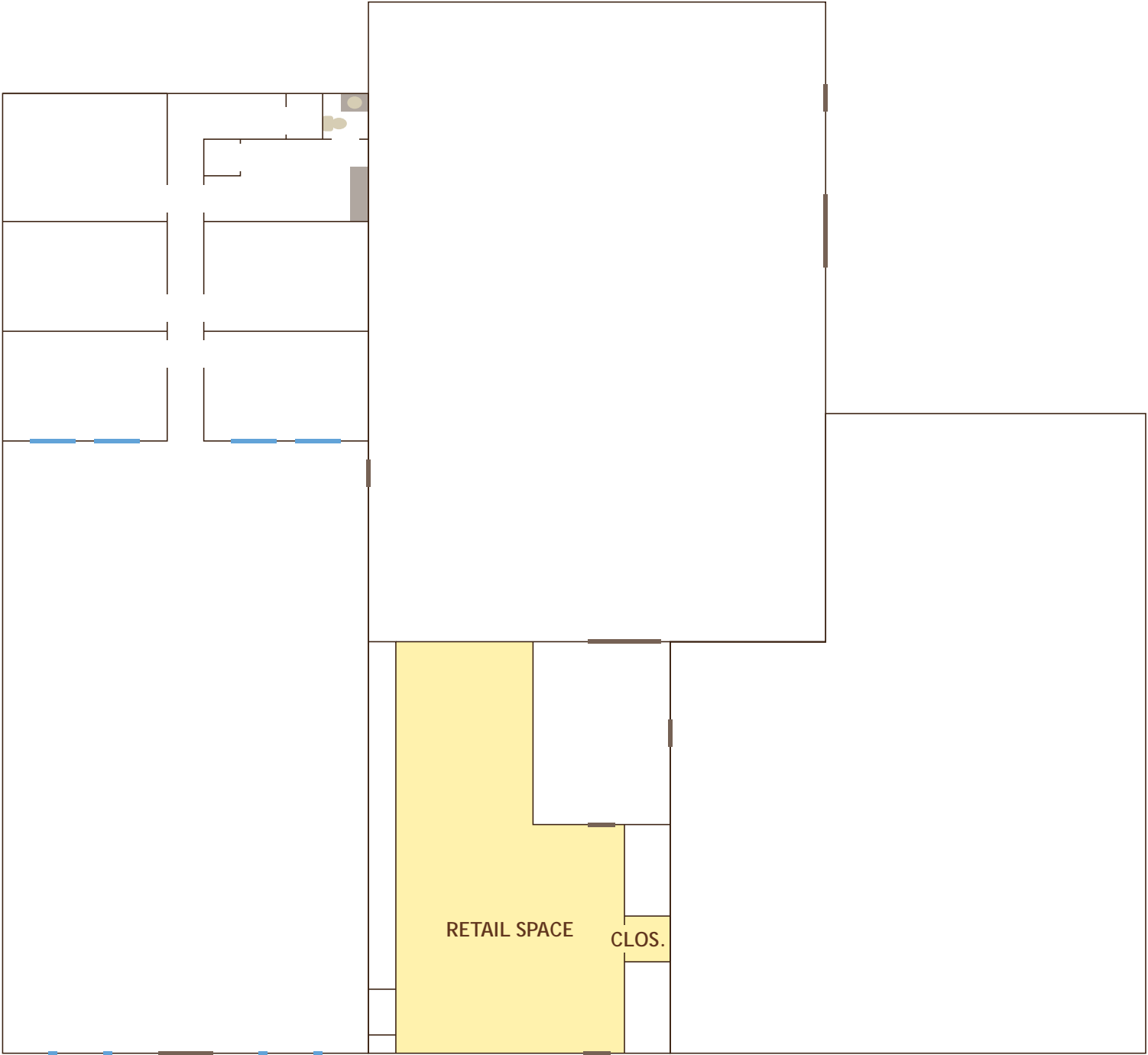
This building along Jefferson Davis Highway offers a wide range of usability for tenants. It can be utilized for retail, office, and warehouse. In a submarket with limited availability, this building offers a unique opportunity for turn key space.

- ❶❷❸
- 18,000 Vehicles Per Day
 - High Growth Corridor
 - Flexible Use

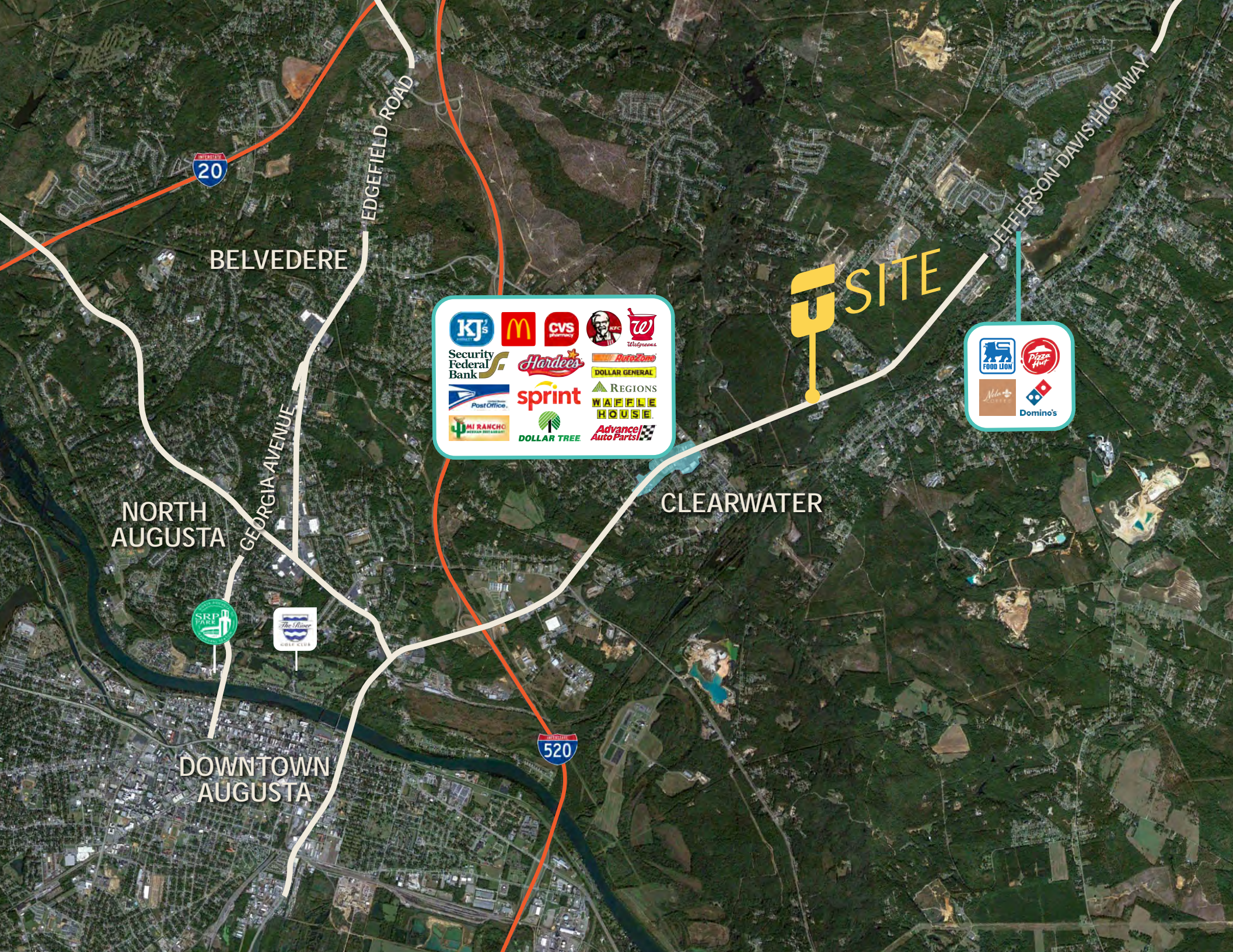


	1MI	3MI	5MI
MEDIAN AGE	41	40	40
TOTAL POPULATION	1,575	15,923	47,381
TOTAL HOUSEHOLDS	635	6,271	19,245
AVG. INCOME/HH	\$59,654	\$72,201	\$75,217
AVG. VALUE/HH	\$187,235	\$190,391	\$198,884









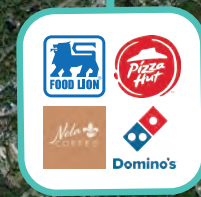
INTERSTATE
20

EDGEFIELD ROAD

BELVEDERE

SITE

JEFFERSON DAVIS HIGHWAY



NORTH
AUGUSTA

GEORGIA AVENUE

CLEARWATER



DOWNTOWN
AUGUSTA

INTERSTATE
520

RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks

