



SITE
Edgewood Square
HOBBY LOBBY **TSC** **TRACTOR SUPPLY CO**
Max Fitness **ROSES**

Safelite
AutoGlass

FAMILY DOLLAR

Hardee's

PAPA JOHN'S

DOLLAR GENERAL
CITI TRENDS

CVS
pharmacy

McDonald's

O'Reilly
AUTO PARTS

ZAXBY'S

NTE

Chick-fil-e

Kroger

ALDI

at&t

49 WBPI
THE VIEWERS CHOICE

Pizza Hut

Advance Auto Parts

Knox Ave

18,700 AADT '22

24,900 AADT '22

14,900 AADT '22

20,500 AADT '22

17,200 AADT '22

FOR GROUND LEASE OR SALE

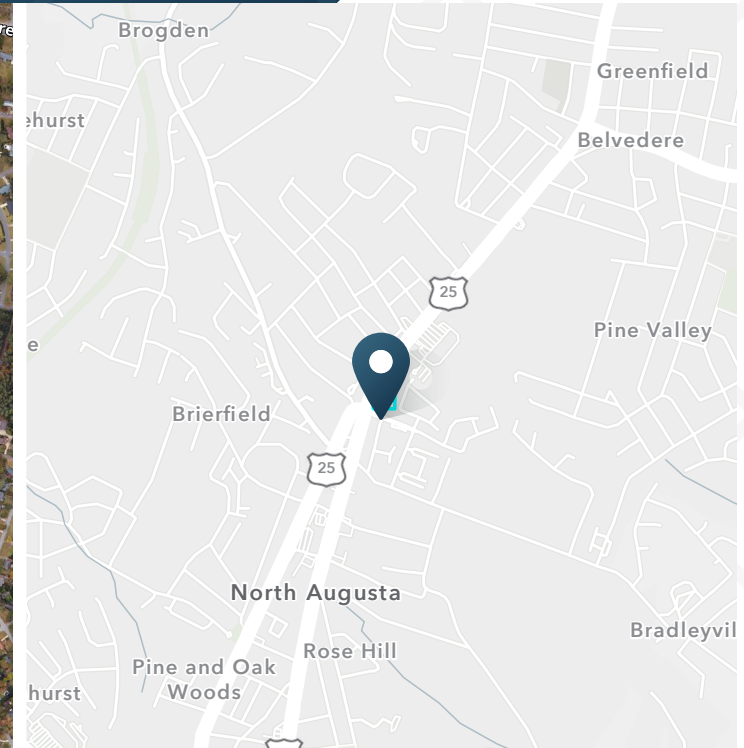
101 Edgewood Drive

North Augusta, SC

SRS

101 Edgewood Drive

North Augusta, SC 29841



2.27 AC
GLA

Contact
Broker
Rate

ABOUT THE PROPERTY

- Outparcel in North Augusta, SC with 2.27 AC available.
- Ideal for quick serve and casual dining restaurants, banks, coffee, and oil change.
- Full access off Edgely Rd with over 24k VPD.

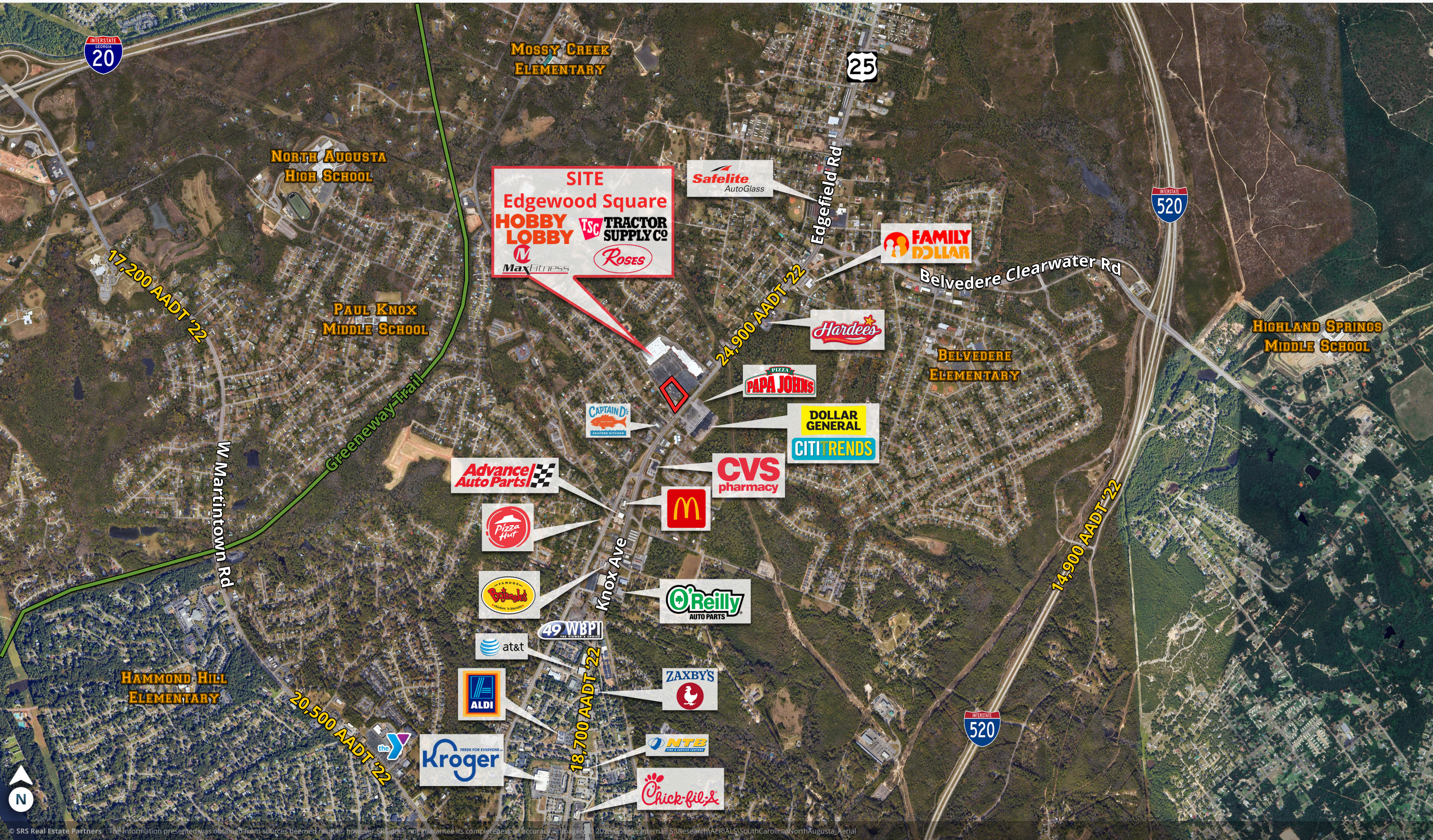
JOIN THESE RETAILERS



TRAFFIC COUNTS

Edgely Rd, adjacent to Site
Knox Avenue, S of Site
W Martintown Rd, SE of Site
Year: 2023 | GDOT

24,900 AADT
18,700 AADT
20,500 AADT





SITE
Edgewood Square
HOBBY LOBBY **TSC** **TRACTOR SUPPLY CO**
Max Fitness **Roses**

Belvedere Clearwater Rd

FAMILY DOLLAR

Edgefield Rd

Hardee's

24,900 AADT '22

PAPA JOHN'S

DOLLAR GENERAL
CITI TRENDS

CAPTAIN D'S
SEAFOOD KITCHEN

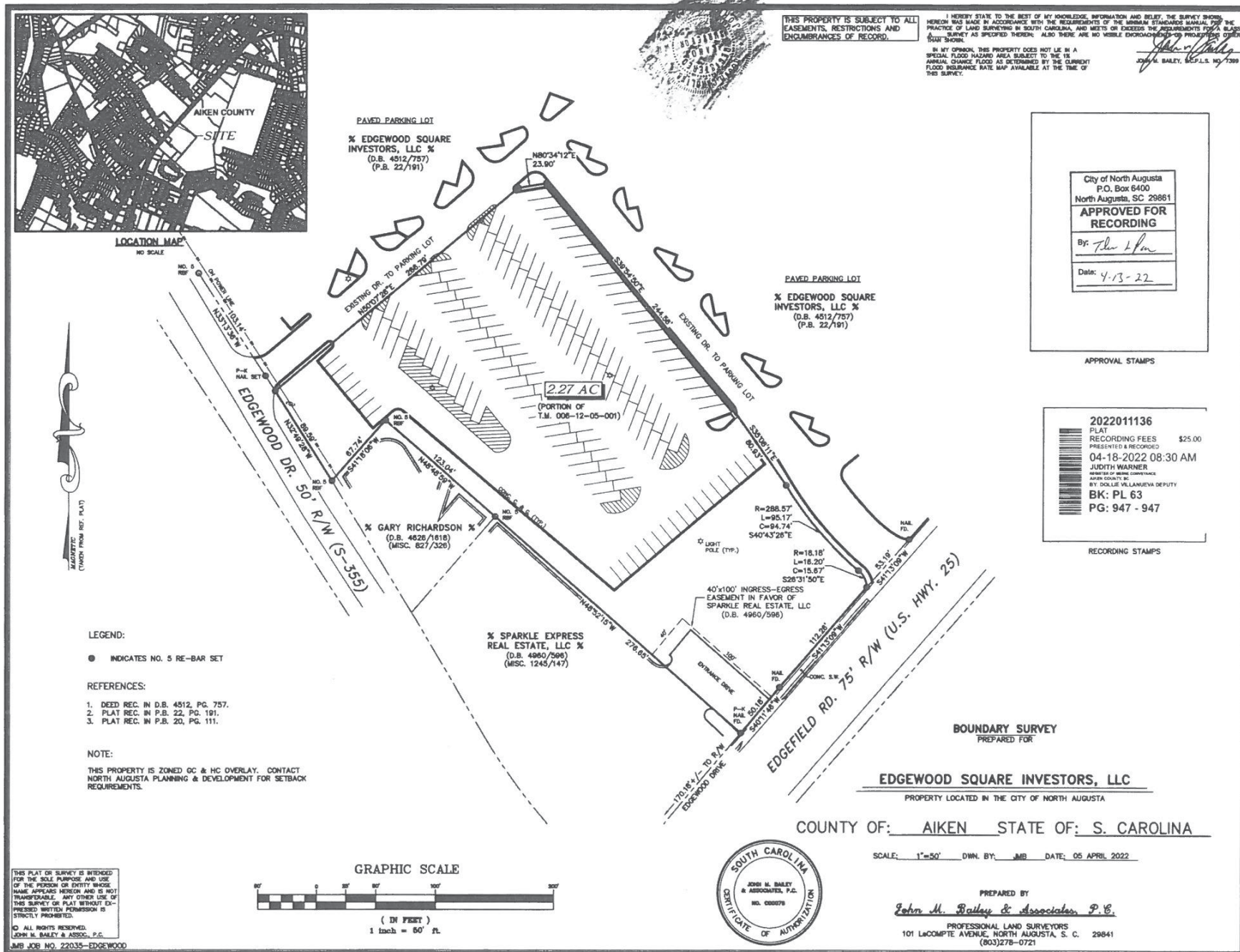
CVS
pharmacy

Advance Auto Parts

Pizza Hut

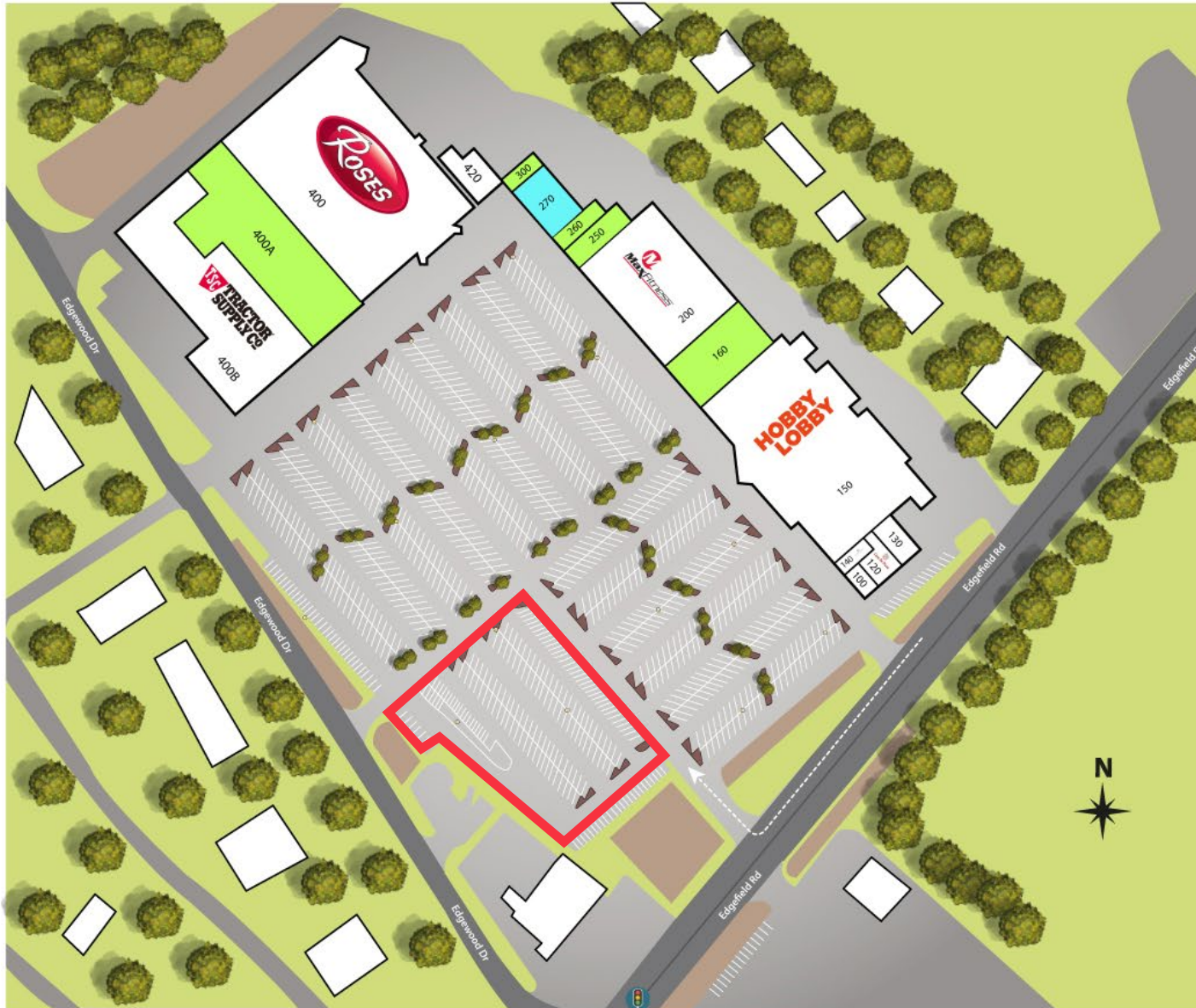
McDonald's





101 Edgewood Drive

North Augusta, SC 29841



Edgewood Square

Suite	Tenant	SF
100	Pre Game Grill	1,000
120	Casa Di Pizza	1,500
130	Check Into Cash	1,375
140	Star Nail	2,000
150	Hobby Lobby	50,285
160	Available	9,315
200	Max Fitness	25,685
250	Leisure Massage	3,000
260	Available	1,600
270	Available	5,100
300	Available	1,200
400	Rose's	69,580
400A	Available	25,793
400B	Tractor Supply	31,122
420	Pure Air	3,600

North Augusta Demographics

101 Edgewood Drive | North Augusta, SC 29841



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2023 Estimated Population	3,887	39,430	83,151
2028 Projected Population	3,783	40,007	83,505
Projected Annual Growth Rate 2023 to 2028	-0.54%	0.29%	0.09%

Daytime Population

2023 Daytime Population	3,816	75,803	116,327
Workers	1,729	51,805	68,035
Residents	2,087	23,998	48,292

Income

2023 Est. Average Household Income	\$77,137	\$63,018	\$74,911
2023 Est. Median Household Income	\$50,019	\$39,686	\$47,724

Households & Growth

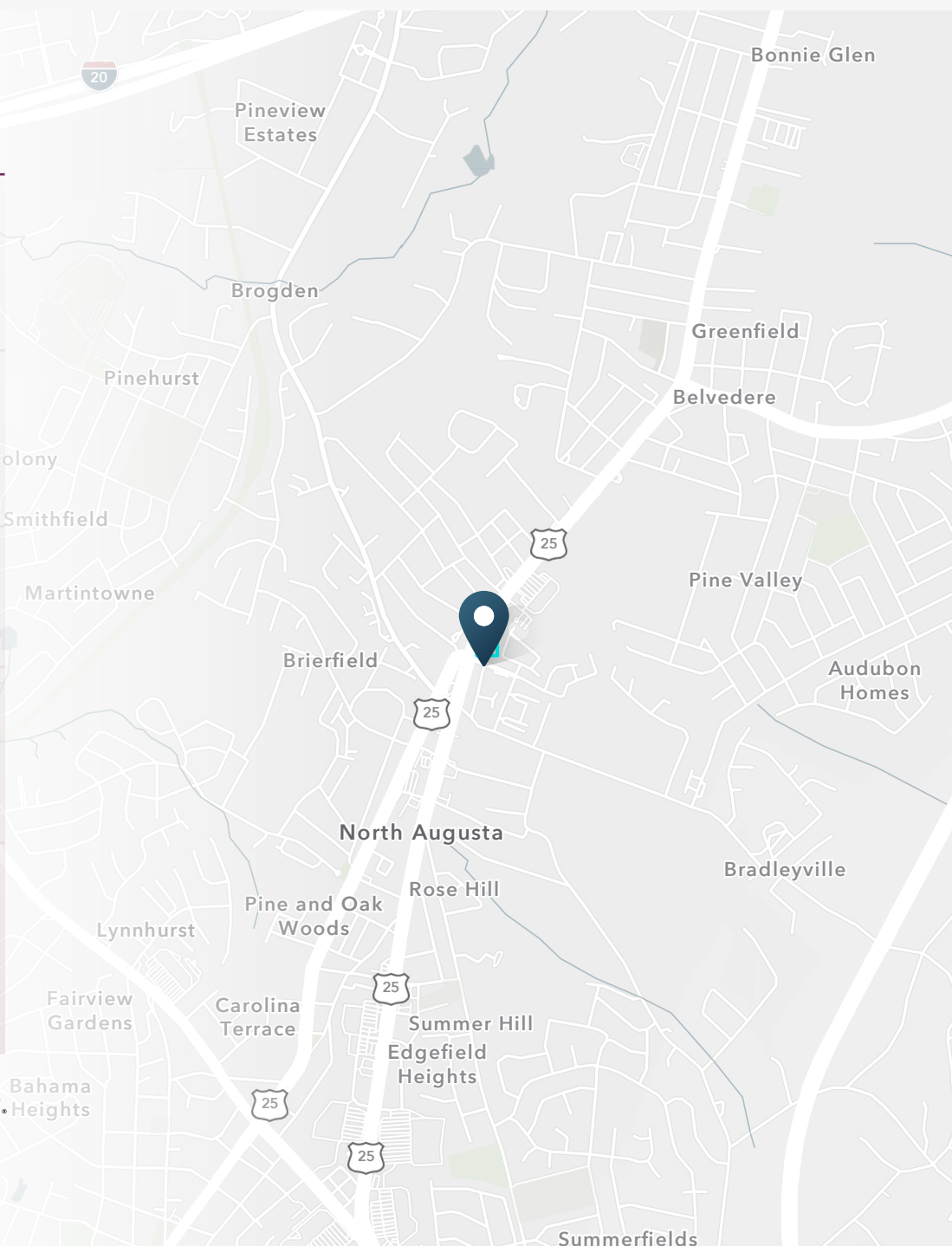
2023 Estimated Households	1,808	17,117	36,137
2028 Estimated Households	1,789	17,659	36,746
Projected Annual Growth Rate 2023 to 2028	-0.21%	0.63%	0.33%

Race & Ethnicity

2023 Est. White	50%	44%	48%
2023 Est. Black or African American	28%	44%	40%
2023 Est. Asian or Pacific Islander	2%	2%	2%
2023 Est. American Indian or Native Alaskan	1%	0%	0%
2023 Est. Other Races	11%	4%	3%
2023 Est. Hispanic	18%	7%	7%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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