

SCAN THE  
QR TO VIEW  
OUR LISTING  
ONLINE



# 3,800 SF FOR LEASE

560 Jefferson Davis Highway | Graniteville, SC 29829

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FREESTANDING COMMERCIAL BUILDING

1.1 AC

LEASE | \$16.5/SF/YR



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

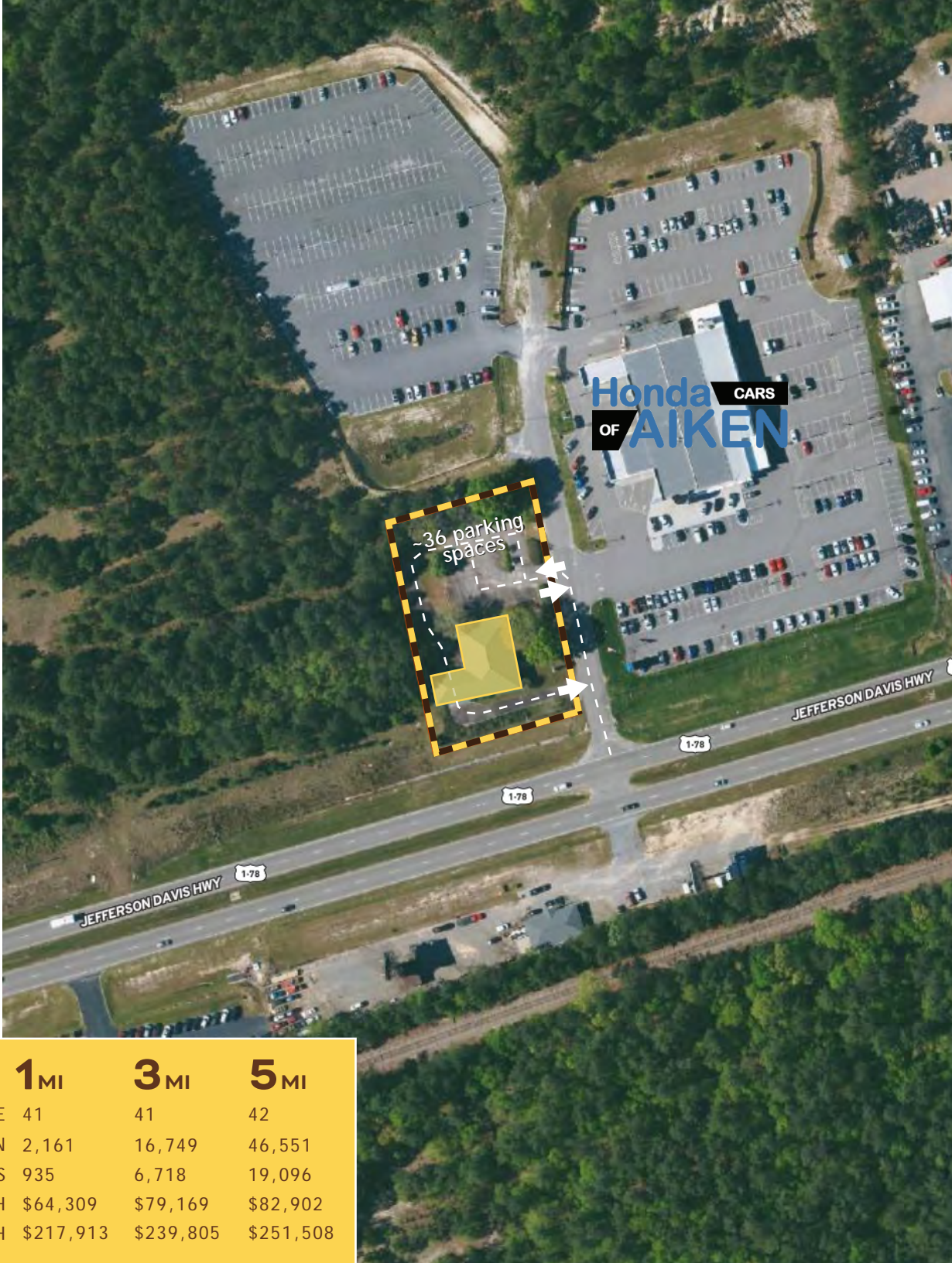
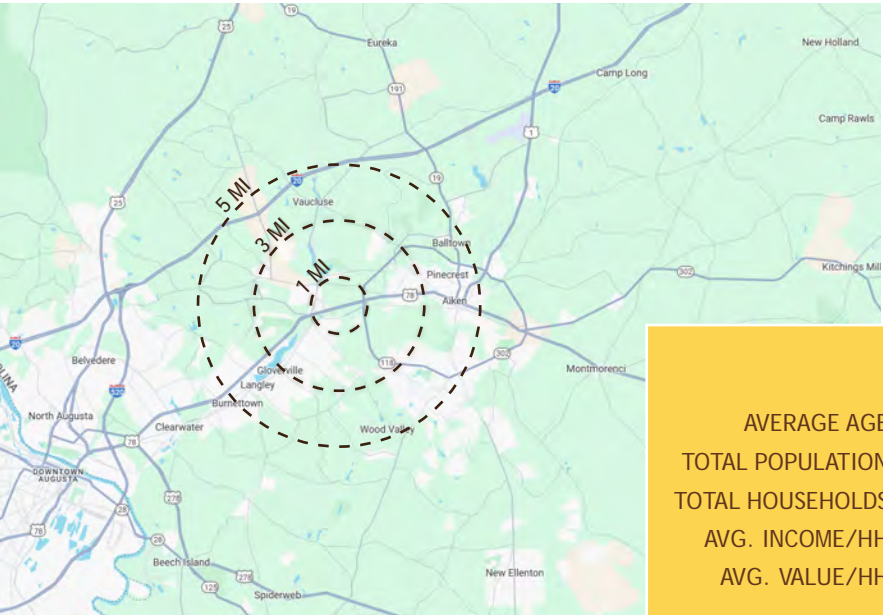


The former bank building at 560 Jefferson Davis Highway is located on Augusta-Aiken Highway just outside of downtown Aiken. This corridor is experiencing a high volume of residential and commercial growth. This site is a 5 minute drive time to Aiken Regional Medical Center and the University of South Carolina - Aiken. The Trolley Run single family home development has brought more than 800 rooftops to the immediate area, and it is located just 3 miles from this site.

This location is perfect for office tenants who value having good visibility on high traffic corridors. This freestanding building is a good turn-key space for a bank, medical office users, urgent care groups, and professional office users.

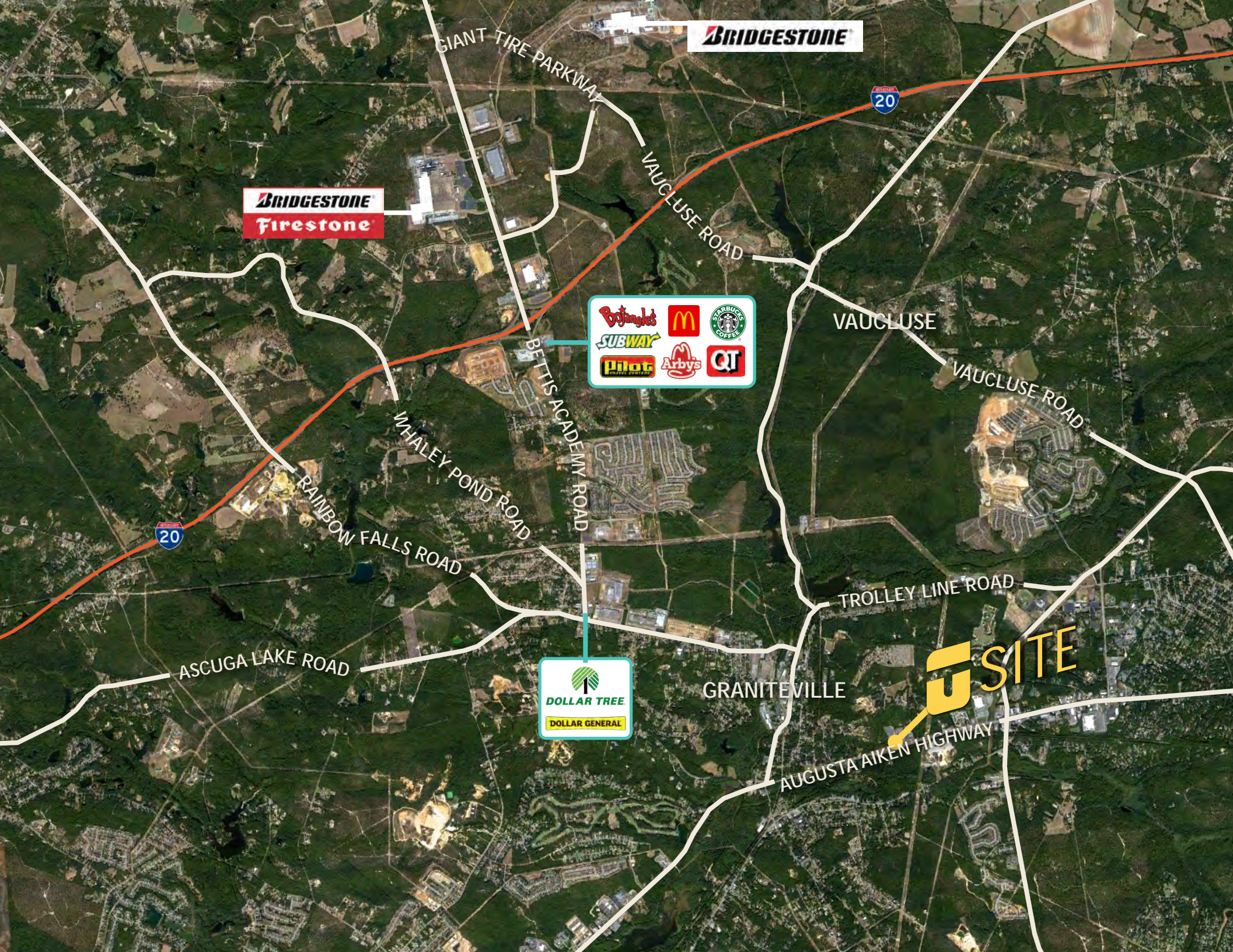


- Large parking field for customers and employees
- Great visibility with large signage along Augusta-Aiken Hwy
  - Located just outside of downtown Aiken, SC
  - High growth corridor



	1 MI	3 MI	5 MI
AVERAGE AGE	41	41	42
TOTAL POPULATION	2,161	16,749	46,551
TOTAL HOUSEHOLDS	935	6,718	19,096
AVG. INCOME/HH	\$64,309	\$79,169	\$82,902
AVG. VALUE/HH	\$217,913	\$239,805	\$251,508





**BRIDGESTONE**

**BRIDGESTONE  
Firestone**



**SITE**

GIANT TIRE PARKWAY

VAUCLUSE ROAD

VAUCLUSE

VAUCLUSE ROAD

WHALEY POND ROAD

BETTIS ACADEMY ROAD

RAINBOW FALLS ROAD

TROLLEY LINE ROAD

ASCUGA LAKE ROAD

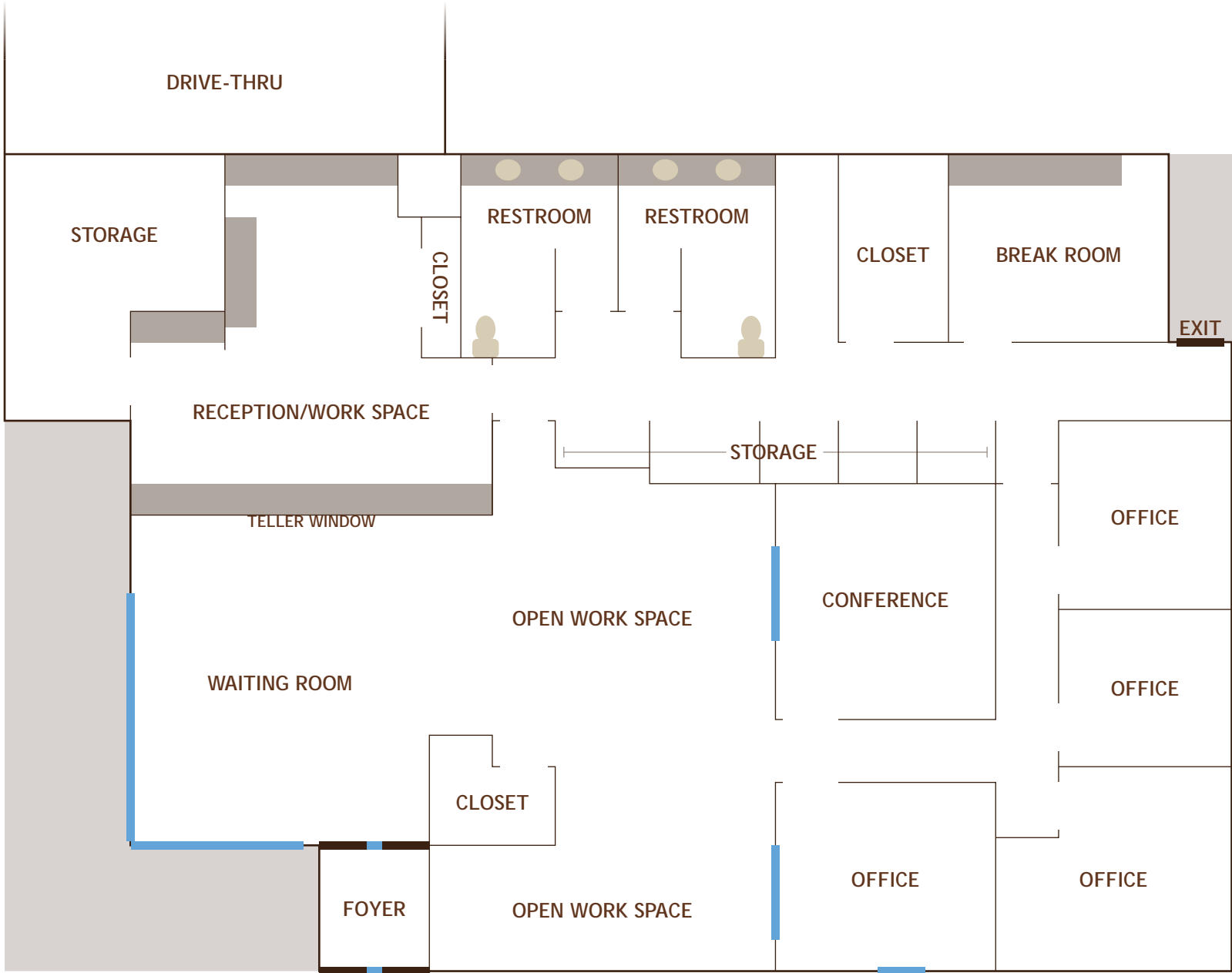
GRANITEVILLE

AUGUSTA AIKEN HIGHWAY





FLOOR PLAN







# 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)

