

EDGEWOOD SQUARE

North Augusta, SC 29841



RETAIL FOR LEASE



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PROPERTY INFORMATION

TAX MAP ID	006-12-05-001
COUNTY	AIKEN COUNTY
MUNICIPALITY	AIKEN COUNTY
YEAR BUILT	1988
TRAFFIC COUNT	19,799 VPD
GLA	232,155 SF
NNN	\$1.57 PSF

OFFERING

UNIT	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
160	9,315 SF	\$8 PSF	NNN	2/01/24
260	1,600 SF	\$12 PSF	NNN	NOW
400A	25,793 SF	\$8 PSF	NNN	NOW

HIGHLIGHTS

HOBBY LOBBY IS COMING SOON!

Edgewood Square is a 232,000 SF shopping center in North Augusta on Edgefield Road/Hwy 25 with tenants to include Hobby Lobby, Tractor Supply, Roses, Max Fitness, It's Fashion Metro among many others. There are six entrances into the center, one of which is at a lighted intersection.

The property sits between Pinewood and Edgewood Road. Edgefield Road has 19,799 vehicles per day. Other retailers in the area include Aldi, Lowes, Walmart, Publix, and Kroger.



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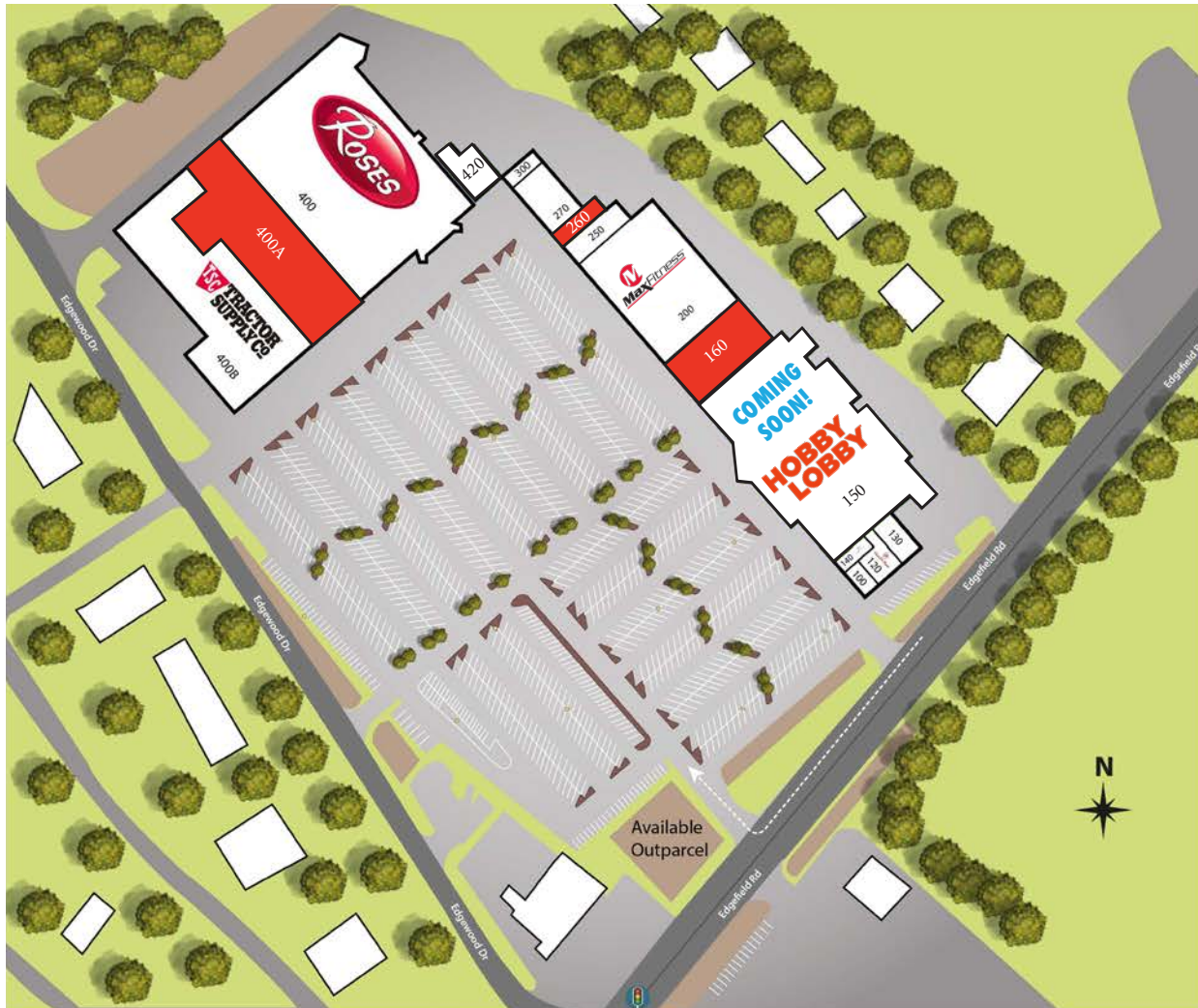
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SITE PLAN



100	PRE GAME GRILL
120	CASA DI PIZZA
130	CHECK INTO CASH
140	STAR NAIL
150	HOBBY LOBBY
160	AVAILABLE - 9,315 SF
200	MAX FITNESS
250	LEISURE MASSAGE
260	AVAILABLE - 1,600 SF
270	SORAN BEAUTY SUPPLY
300	KEEP IT FRESH BARBER
400	ROSES
400A	AVAILABLE - 25,793 SF
400B	TRACTOR SUPPLY
420	PURE AIR

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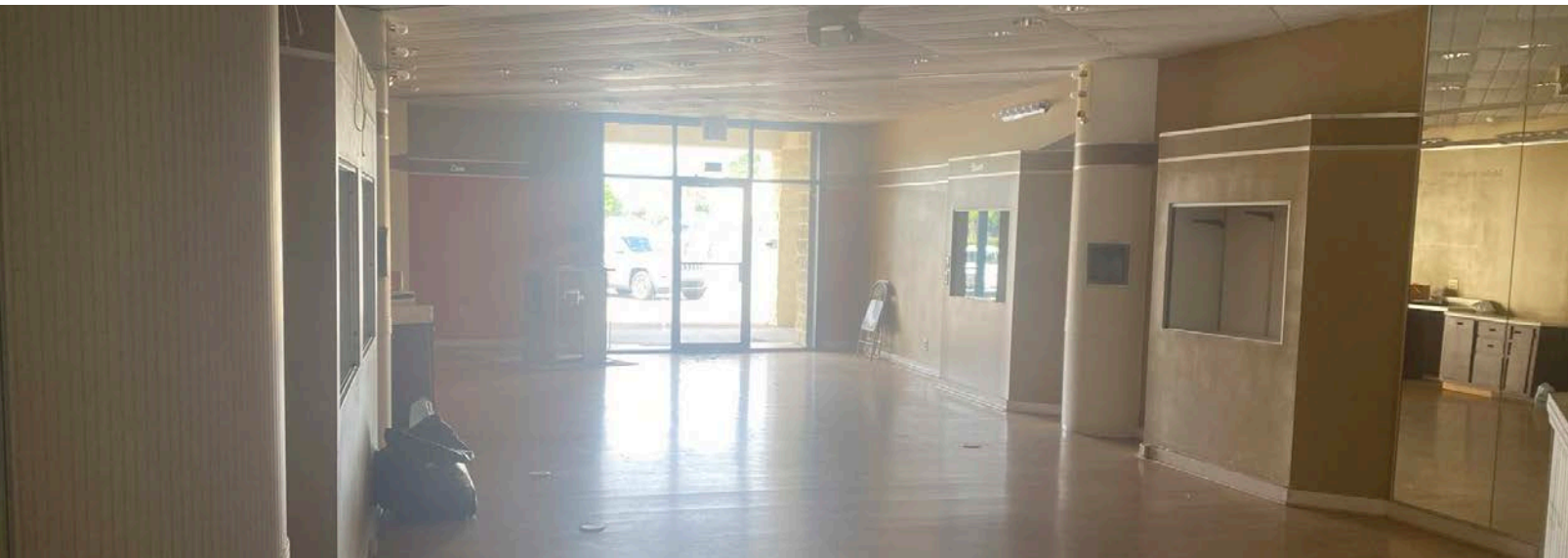
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UNIT 260



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UNIT 400A



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LOCATION



EDGEWOOD SQUARE

BELVEDERE

CLEARWATER

NORTH AUGUSTA

AUGUSTA



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DEMOGRAPHICS



POPULATION

ONE MILE

6,512

THREE MILE

33,068

FIVE MILE

79,346



TOTAL BUSINESSES

268

1,135

5,616



MEDIAN AGE

38.5

40.6

39.5



AVG HOUSEHOLD INCOME

\$57,322

\$74,570

\$66,231

Contact us:



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