



FLEX BUILDING AVAILABLE

3770 Jefferson Davis Highway | Graniteville, SC 29829

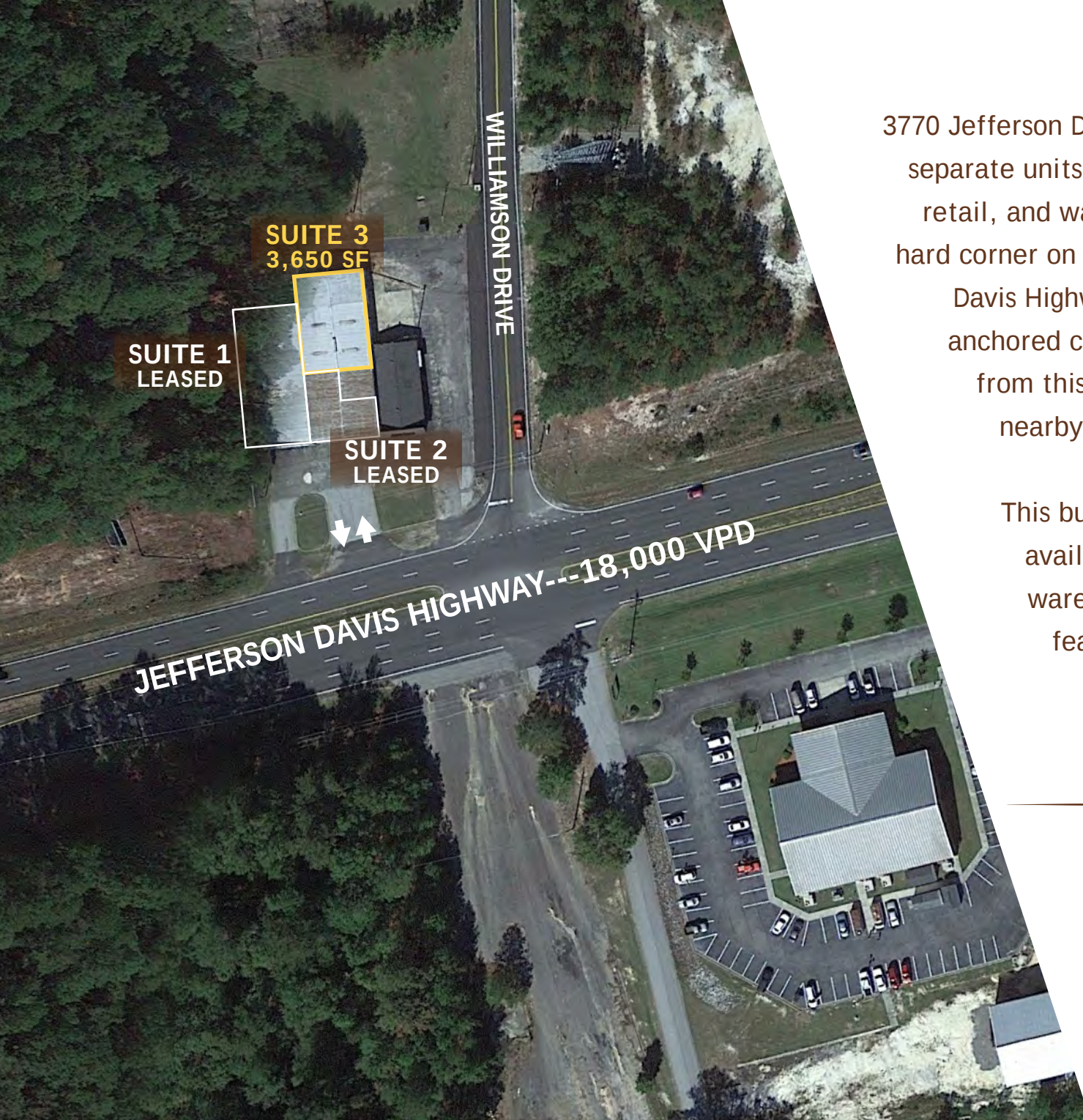
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JORDAN TROTTER
COMMERCIAL REAL ESTATE



SCAN THE
QR TO VIEW
THIS LISTING
ONLINE

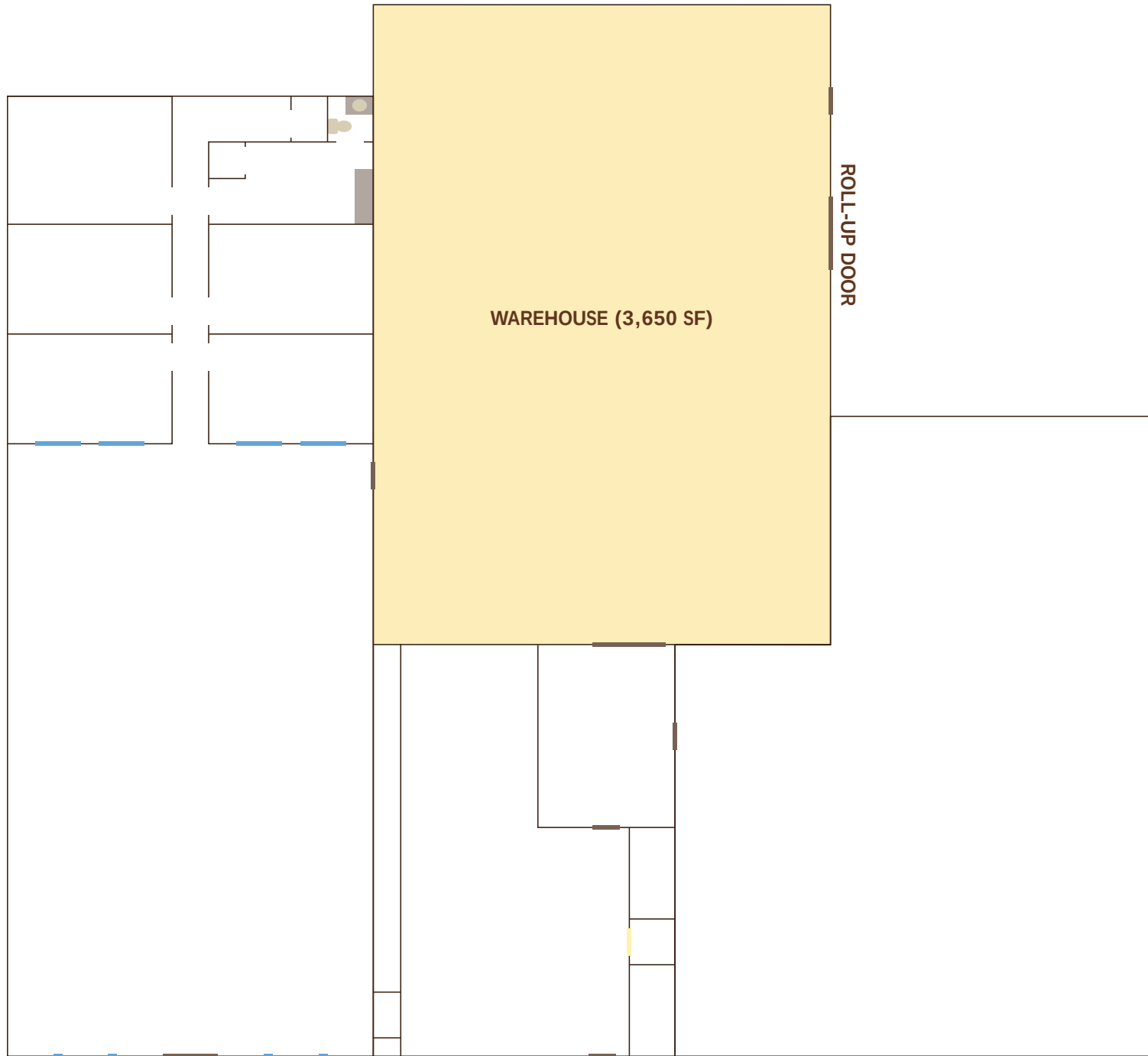


3770 Jefferson Davis Highway features three separate units of retail showroom/office, retail, and warehouse. It is situated at a hard corner on the highly trafficked Jefferson Davis Highway. There are two grocery anchored centers within a 3 mile radius from this site, and there are several nearby residential developments.

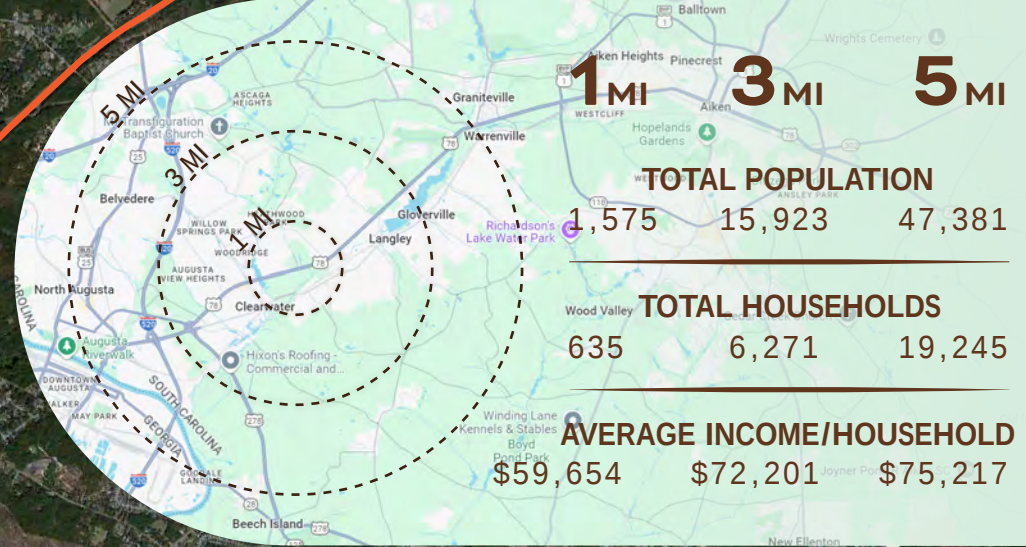
This building currently has only one available suite left. It is the rear warehouse space. The warehouse features one drive in bay door.

There is currently no restroom or HVAC.

- 18,000 vehicles per day
- High growth corridor
 - Flexible use
- One warehouse space left







DOWNTOWN AUGUSTA

AIKEN COUNTY STATISTICS



**Region
Population:**
177,649



**Annual
Growth Rate:**
1.3%

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)



**Average
Commute:**
25 mins



**Medium
Income:**
\$69,182

Travel:

Area has 31 airports within a 50 mile radius

Healthcare:

Aiken Regional Medical Center (1,117 employees)

Education:

Aiken County Public Schools (3,346 employees)



**Unemployment
Rate:**
3.4%

