

# TRACT OF LAND AVAILABLE

625 Augusta Road | Edgefield, SC 29824

\$250,000

ZONE | GD

6.05 AC

APN | 138-00-01-043-000

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# Highlights

This 6 acre tract of land is located in Edgefield, SC right off of Augusta Road and across from Pendarvis Chevrolet. It is approximately 1.5 miles from Downtown Edgefield. Nearby retail includes O'Reilly Autoparts, Herlong Ford, Quality Inn & Suites, McDonald's, Pizza Hut, & Dollar Tree

- 6 + Acres available in Edgefield, SC
- Perfect location for retail QSR development, self storage, or flex space
- Augusta Road has established retail



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# Demographics

## Population 1 mi | 5 mi | 10 mi

Total Population	159	4,339	19,077
Median Age (m)	35.7	34.7	36.0
Median Age (f)	47.9	46.4	43.7

## Households & Income 1 mi | 5 mi | 10 mi

Total Households	46	1,283	6,230
Persons per HH	3.5	3.4	3.1
Average Income	\$44,969	\$48,113	\$51,519
Average Value	---	\$142,199	\$142,616

