



MIDLAND VALLEY SHOPPING CENTER

4435 Jefferson Davis Highway | Clearwater, SC 29842

FOR LEASE

2,788 - 29,319 SF

024-07-11-006

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MIDLAND VALLEY SHOPPING CENTER

4435 JEFFERSON DAVIS HIGHWAY





Security Federal Bank

DOLLAR TREE

AutoZone

Walgreens

WAFLE HOUSE

KFC

REGIONS

CVS pharmacy

JEFFERSON DAVIS HIGHWAY | 20,600 VPD

Advance Auto Parts

Hardees

McDonald's

Post Office

7,400 SF

27,368 SF

29,310 SF

DOLLAR GENERAL

FAMILY DOLLAR

KJ's MARKET

This shopping center is located at the corner of US Highway #1 & 78 and Belvedere Road in Clearwater, SC.

The Midland Valley Shopping Center offers available spaces. Current tenants include: a coin laundry, Fire King Restaurant, thrift store, US Post Office, Family Dollar, Dollar General, Hardees, McDonald's, and SRP Federal Credit Union.

- Rent type negotiable
- Filler location between North Augusta, Aiken, and Downtown Augusta
- US Highway #1 (Jefferson Davis Highway) - 20,600 VPD
- Multiple multi-family development projects nearby



SITE

JEFFERSON DAVIS HIGHWAY

CLEARWATER



NORTH AUGUSTA

WEST MARTINTOWN ROAD
KNOX AVENUE
GEORGIA AVENUE



DOWNTOWN AUGUSTA



JORDAN TROTTER
COMMERCIAL REAL ESTATE

Population

1 mi 2 mi 3 mi

Total Population	2,004	7,202	15,999
Median Age (m)	31.6	33.2	35.7
Median Age (f)	37.9	39.0	36.4

Households & Income

1 mi 2 mi 3 mi

Total Households	862	3,141	7,166
Persons per HH	2.3	2.3	2.2
Average Income	\$41,029	\$39,137	\$43,521
Average Value	\$167,162	\$160,118	\$133,287

