

SCAN THE
QR TO VIEW
OUR LISTING
ONLINE



3,650 SF FOR LEASE

3770 Jefferson Davis Highway | Graniteville, SC 29829

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ZONE | COMMERCIAL

0.81 AC



JORDAN TROTTER
COMMERCIAL REAL ESTATE

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.

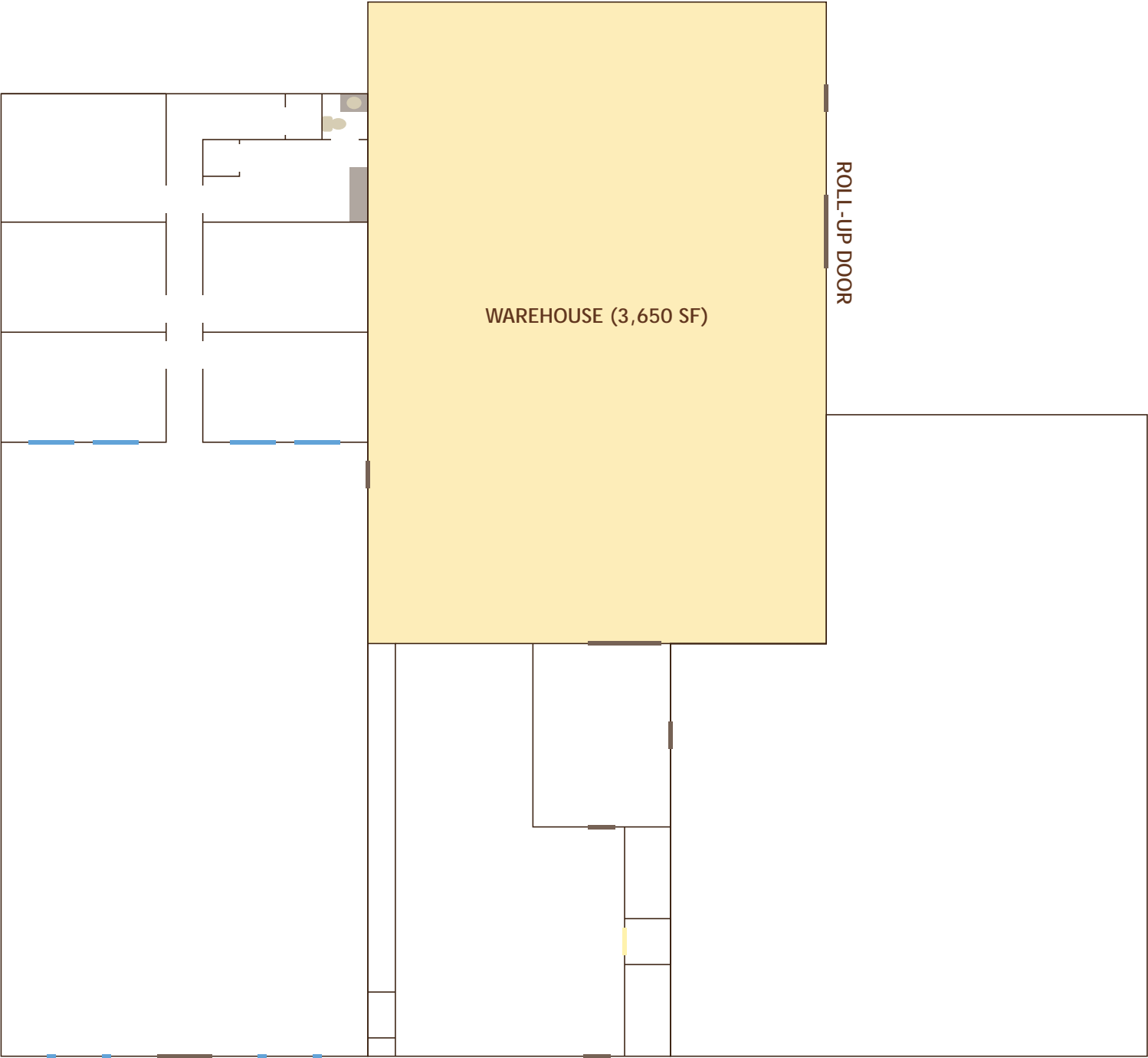
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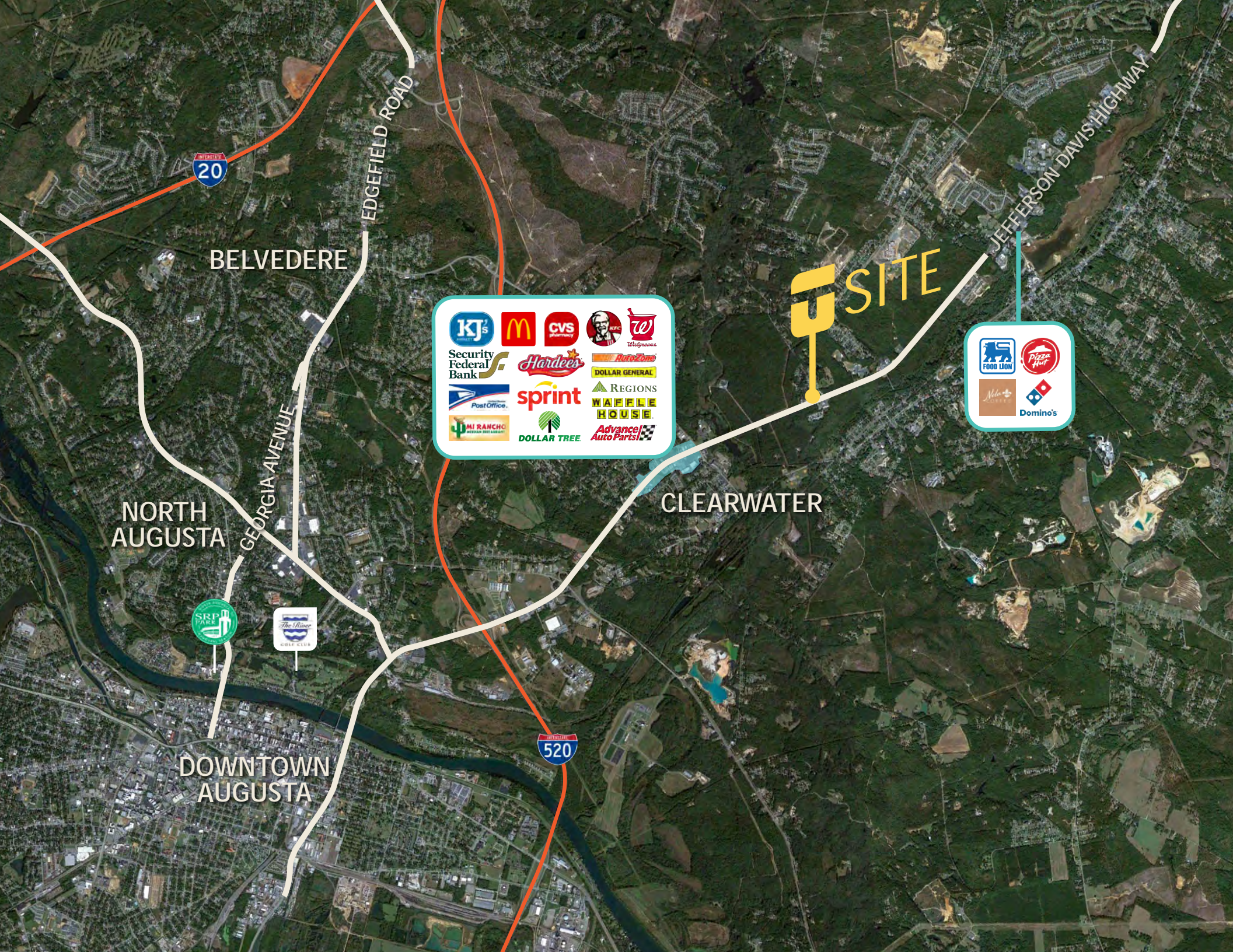
- 18,000 vehicles per day
- High growth corridor
- Flexible use
- One warehouse space left



	1 MI	3 MI	5 MI
MEDIAN AGE	41	40	40
TOTAL POPULATION	1,575	15,923	47,381
TOTAL HOUSEHOLDS	635	6,271	19,245
AVG. INCOME/HH	\$59,654	\$72,201	\$75,217
AVG. VALUE/HH	\$187,235	\$190,391	\$198,884







BELVEDERE

EDGEFIELD ROAD

JEFFERSON DAVIS HIGHWAY

SITE

Security Federal Bank				

NORTH AUGUSTA

GEORGIA AVENUE

CLEARWATER



DOWNTOWN AUGUSTA



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)

