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VIDEO



14.75 AC FOR SALE

1210 Edgefield Road | North Augusta, SC 29841

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ZONE | GENERAL COMMERCIAL

DEVELOPMENT OPPORTUNITY

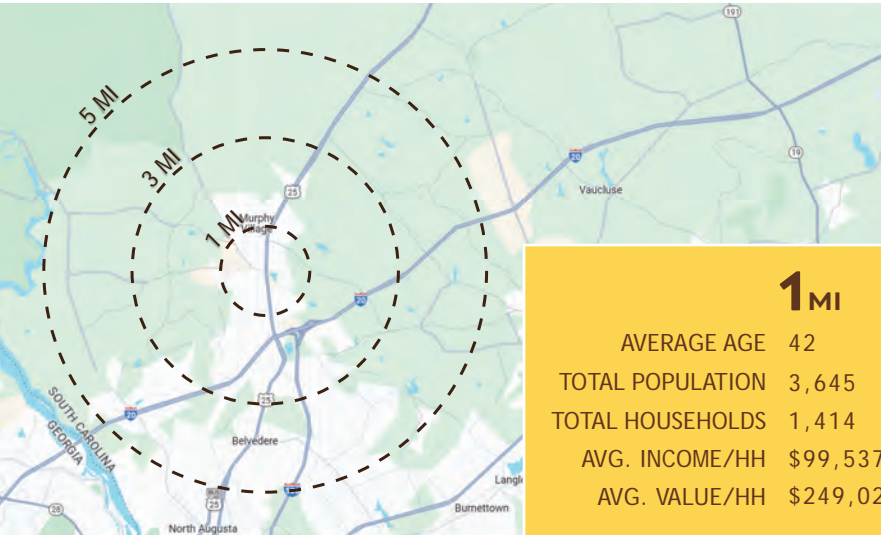


Jordan Trotter Commercial Real Estate offers this 14.75 AC Commercial tract located in Edgefield and Aiken Counties. The property is comprised of two parcels. One offers 550 feet of frontage on Edgefield Road and the back portion sees approximately 593 feet of frontage on Sweetwater Road. This site is located 1.4 miles from I-20 at Exit 5 in North Augusta, SC. Edgefield Road sees 37,300 cars daily and approximately 9,400 cars daily on Sweetwater Road.

This property sits adjacent to the new O'Reilly's Auto Parts store at the corner of Edgefield Road and Sweetwater Road off the busy Exit 5 in North Augusta, South Carolina. Exit 5 is home to many national users which include Walmart, Chick-fil-A, Food Lion, Starbucks, and more. Sweetwater Square, anchored by Walmart, brings in 393K unique visitors a year which is ranked 2/258 for total visits per year for Neighborhood Shopping Centers in South Carolina.

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- 14.75 AC commercial property
- Situated off of Edgefield Road and Sweetwater Road near I-20
- Edgefield Road - 37,300 VPD • Sweetwater Road - 9,400 VPD
- Perfect site for retail development



	1MI	3MI	5MI
AVERAGE AGE	42	42	42
TOTAL POPULATION	3,645	14,179	36,168
TOTAL HOUSEHOLDS	1,414	5,568	14,148
AVG. INCOME/HH	\$99,537	\$99,314	\$98,274
AVG. VALUE/HH	\$249,022	\$249,444	\$246,689





PALMETTO OVERHEAD DOOR, INC
SERVING THE CSRA SINCE 1983

KINDER MORGAN

**Joyner
TRUCK
LUBE**

PET
THE DAIRY COOLERS SPECIALIST

**UGUSTA
ATV**

**COASTAL
CARRIERS**



REST MASTER LANE

**RUSSO & SONS
TRUCKING**

AIKEN COUNTY
EDGEFIELD COUNTY

14.75 AC
AIKEN COUNTY
EDGEFIELD COUNTY

SWEETWATER ROAD (9,400 VPD)

EDGEFIELD ROAD (37,300 VPD)



U.S. Energy
a U.S. Venture company

KINDER MORGAN

FritoLay

SWEETWATER ROAD

U SITE

EDGEFIELD ROAD

Arby's
STARBUCKS COFFEE
SRP
SPECIALTY REPAIR & MAINTENANCE

CASTLE STORAGE
O'Reilly AUTO PARTS
sprint

Walmart
Save money. Live better.
verizon wireless
Wendy's
Jenny Holm's
Lulu's EXPRESS CAR WASH
DQ
Domino's
Chick-fil-A
Great Clips

SUBWAY
SONIC
DOLLAR TREE
DOLLAR GENERAL
BURGER KING
FOOD LION
DUNKIN'
Little Caesars

KINDER MORGAN

ups UPS Freight

WAFFLE HOUSE
CIRCLE K
jiffy lube
ZAXBY'S
McDonald's

20

20



AIKEN COUNTY
GOVERNMENT

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)

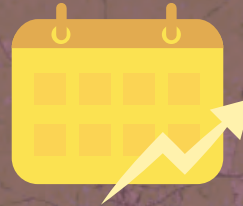
Education: Aiken County Public Schools (3,346 employees)



EDGEFIELD COUNTY STATISTICS



River Region Population:
27,679



Annual Growth Rate:
2%



Average Commute:
26 mins



Medium Income:
\$66,878



Unemployment Rate:
3.4%

Major Industry: Titan Farms (58 employees and 900 seasonal employees), Costa Farms (28 employees and 900 seasonal employees), Generac (440 employees), Trantech Radiator (98 employees), Milliken & Company (225 employees), US Fibers (270 employees), and Southern Felt (140 employees)

Healthcare: Edgefield County Hospital (212 employees)

Education: Edgefield County School District (540 employees)

