

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



MIDLAND VALLEY SHOPPING CENTER

7,400 - 29,319 SF FOR LEASE
4435 Jefferson Davis Highway | Clearwater, SC 29842

LIAM WELCH
liam@jordantrotter.com
706 • 736 • 1031

RETAIL SPACE AVAILABLE

4.72 AC

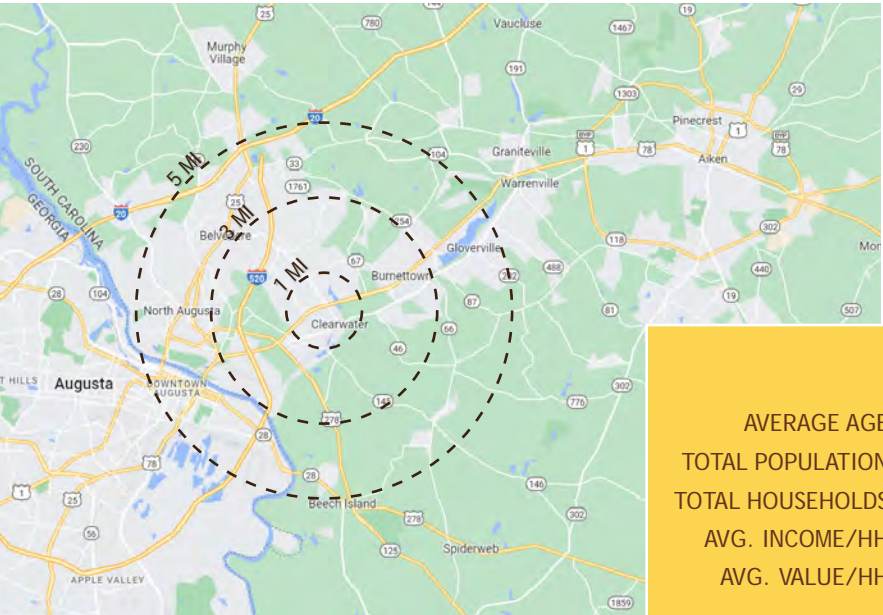


This shopping center is located at the corner of US Highway #1& 78 and Belvedere Road in Clearwater, SC.

The Midland Valley Shopping Center offers available spaces. Current tenants include: a coin laundry, Fire King Restaurant, US Post Office, 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



	1MI	3MI	5MI
AVERAGE AGE	41	40	41
TOTAL POPULATION	2,678	16,947	57,395
TOTAL HOUSEHOLDS	1,101	6,714	23,944
AVG. INCOME/HH	\$52,663	\$66,921	\$74,806
AVG. VALUE/HH	\$138,874	\$172,633	\$206,822



MIDLAND VALLEY SHOPPING CENTER

4435 JEFFERSON DAVIS HIGHWAY



JORDAN TROTTER

COMMERCIAL REAL ESTATE



NORTH AUGUSTA
HIGH SCHOOL

BELVEDERE

NORTH AUGUSTA

DOWNTOWN
AUGUSTA

CLEARWATER

 **SITE**

SONIC Domino's **Bajaj's**
SUBWAY Advance Auto Parts
CIRCLE K **DUNKIN'**
Waffle House Walmart
Checkers **Burger King** **DQ**
SRP **Zaxby's** **Dollar Tree**
H Express **McDonald's**

Walgreens **Kroger** **Dollar Tree** **Zaxby's** **Old Ston** **Lowe's** **Publix** **State Farm** **R** **H&R Block** **Rack Room Shoes** **Burger King**
ALDI **Sally Beauty** **IHOP** **First Citizens Bank** **Firehouse Subs** **Walmart** **City G.E.R.A.** **Hibbett Sports** **The Joint Experience** **Security Federal Bank** **bealls OUTLET**
Chick-fil-A **tropical CAFE** **Diablo's** **GameStop** **Verizon Wireless** **GNC LIVE WELL** **ROSS DRESS FOR LESS** **JUST BEDS**
DREXEL **metro** **Backcountry** **GameStop** **SONIC** **Physio** **Check 'n Go** **SPORTCLIP**
Arbys **Republic Finance** **Jimmie's** **Great Clips** **belk** **Aaron's** **T-Mobile** **PETSMART**
Starbucks **Sunrise Grill** **jiffy lube** **Walmart** **Big Lots** **Ruby Tuesday** **Janet's**
Walmart **Regional Finance**

Roses **Pizza Hut** **McDonald's** **Family Dollar**
Max Fitness **Bajaj's** **Hardee's**
Dollar General **CITITRENDS** **Tractor Supply Co** **Papa John's**

Krystal **KFC** **CVS** **Family Dollar**
AutoZone **Advance Auto Parts** **Wendy's** **Precision**

KJ's **McDonald's** **CVS** **KFC** **Walgreens**
Security Federal Bank **Hardee's** **AutoZone** **Dollar General** **Regions**
Post Office **sprint** **Waffle House** **Advance Auto Parts**
MI RANCHO **Dollar Tree**

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)

