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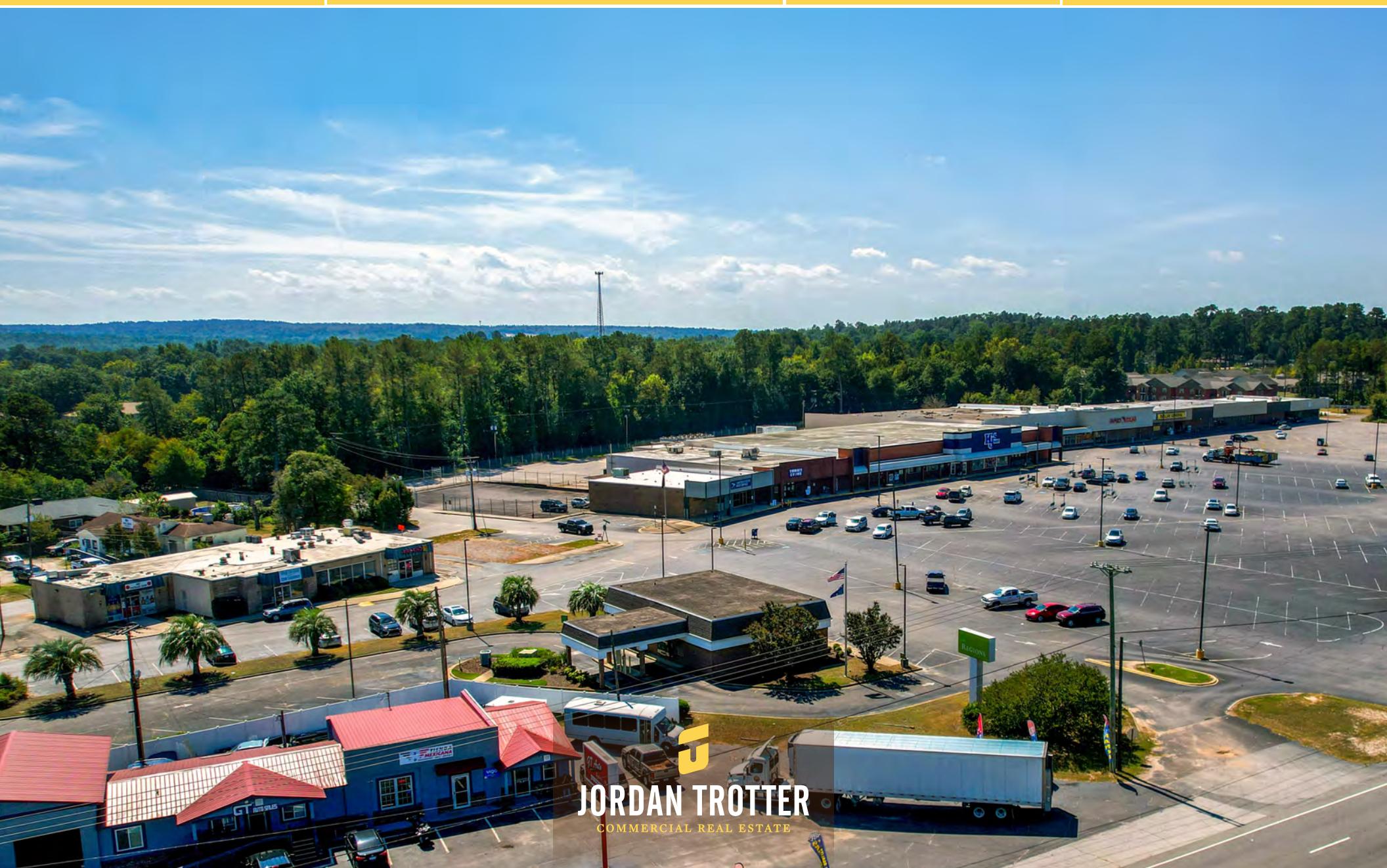
# MIDLAND VALLEY SHOPPING CENTER

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

RETAIL SPACE AVAILABLE

4.72 AC

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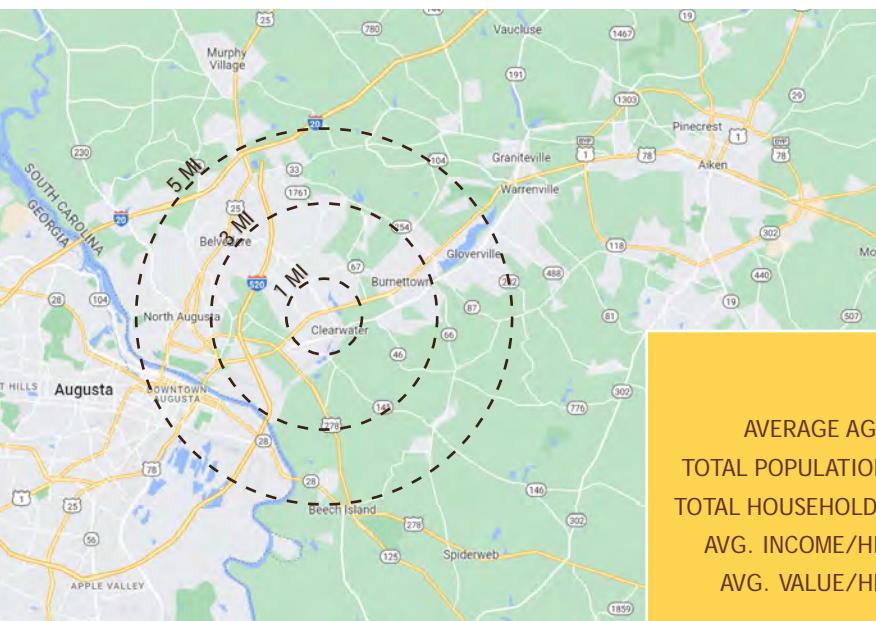


**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

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



	1 MI	3 MI	5 MI
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





# 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)

