

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



30,715 SF WAREHOUSE FOR SALE

1589 Edgefield Road | North Augusta, SC 29860

ZONE | GENERAL COMMERCIAL

2.09 AC

PRICE | \$650,000

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JORDAN TROTTER
COMMERCIAL REAL ESTATE

This warehouse sits on Edgefield Road between Exit 5 (I-20) and Trenton, SC in Edgefield County.

This is a heavily traveled corridor with a daily traffic count of 11,800. The property is located just 3.6 miles from I-20.

1589 Edgefield Road offers a 30,715 SF warehouse for sale. It includes 2,500 SF of office and 2.09 AC. The property is zoned GC (General Commercial) and is located in the Highway 25 Corridor Overlay District).

The clear ceiling height is 17' and there is ample laydown yard and truck turn-around in the back.

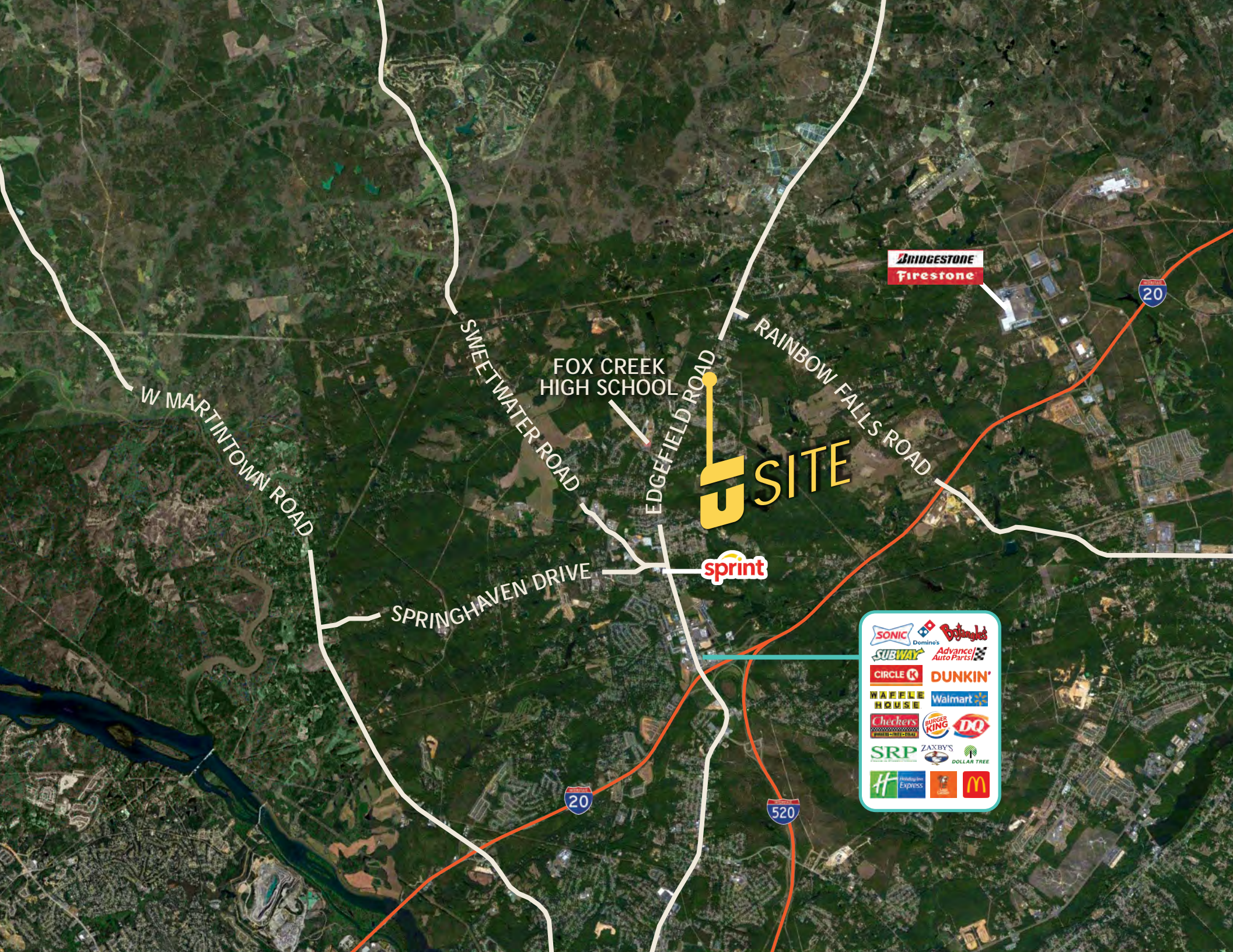


- 30,715 SF warehouse including 2,500 SF of office space
 - Ceiling height 17'
- (Clear Heights: 12'-3"x14' & 15'-3"x15'-9")
- Overhead door, 16'x12' • Dock high door, 22'x15'-10"
 - Electric: Aiken Electric Cooperative (480V, 3 phase power on-site)
- 2.09 AC • Laydown yard/truck turn-around



**30,715 SF ON 2.09 AC
ZONED GENERAL
COMMERCIAL**

	1 MI	5 MI	10 MI
AVERAGE AGE	42	43	41
TOTAL POPULATION	1,030	19,083	133,715
TOTAL HOUSEHOLDS	401	7,464	54,785
AVG. INCOME/HH	\$82,795	\$95,900	\$100,042
AVG. VALUE/HH	\$193,431	\$248,785	\$262,059



W MARTINTOWN ROAD

SWEETWATER ROAD

SPRINGHAVEN DRIVE

FOX CREEK
HIGH SCHOOL

EDGEFIELD ROAD

RAINBOW FALLS ROAD

SITE

sprint

BRIDGESTONE
Firestone

SONIC	Domino's	Baskin-Robbins
SUBWAY	Advance Auto Parts	
CIRCLE K	DUNKIN'	
Waffle House	Walmart	
Checkers	Burger King	DQ
SRP	Zaxby's	Dollar Tree
Home Depot	Express	McDonald's



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)

