



# NORTH AUGUSTA | EXIT 5 RETAIL

## 34K VPD | 0.6 MILES TO I-20

893 EDGEFIELD ROAD, NORTH AUGUSTA, SC



### PARCEL LEGEND

Pad	Size	Sale	Lease	Ideal Use
Pad 1	0.95 Acres	\$1,150,000	Subject to Offer	QSR / Coffee / Bank
Pad 2	2.00 Acres	\$535,000	Subject to Offer	Hotel / Multitenant Retail / Medical Office
Pad 3	1.00 Acre	\$870,000	Subject to Offer	QSR / Coffee / Bank
Pad 4	0.80 Acres	\$215,000	Subject to Offer	Medical / Office / Multitenant Retail
Pad 5	0.95 Acres	\$240,000	Subject to Offer	Medical / Office
Pad 6	2.81 Acres	\$500,000	Subject to Offer	Townhome / Multifamily / Flex

## OFFERING MEMORANDUM

PREMIUM RETAIL PADS FOR SALE OR LEASE

34K VPD COMBINED | RI, RO & ¾ ACCESS

CAN BE SUBDIVED | 0.6 MILES TO I-20





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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

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# EXECUTIVE SUMMARY





# RETAIL OPPORTUNITY

## WHY THESE SITES?



### SITE CONDITION

Pad Ready Development Sites



### TRAFFIC COUNT

34,300 Combined VPD



### ACCESS

Right In, Right Out & ¾ Access



### UTILITIES ON SITE

Water and Sewer Available



### ANCHORED BY PARKER'S

Store Opened in February 2025



### TRAFFIC SIGNAL

Adjacent to Signalized Intersection



### ZONING

GC - General Commercial

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this 6 pad, 7.75-acre commercial land opportunity located at 893 Edgefield Road in North Augusta, SC. Adjacent to a newly developed Parker's Kitchen, the site is conceptually divided into six development pads, offering flexible configurations for retail, hospitality, office, or residential users. While a conceptual site plan is in place, the parcel layout can be adjusted to meet user-specific needs, accommodating both larger users and smaller-format tenants as required.

The property benefits from high visibility along Edgefield Rd (20.6K VPD) and Ascauga Lake Rd (13.7K VPD), with proximity to both I-20 (0.6 miles) and I-520 (0.7 miles). Zoned GC with 2 existing access points, including a right-in/right-out on Edgefield Rd and a 3/4 motion on Ascauga Lake Rd, the site is ideally positioned for phased commercial development. Select pads offer prime frontage for QSR, coffee, or bank users; interior parcels suit office, hotel and medical users; and rear acreage presents townhome or multifamily potential.

Situated along a key commuter corridor, this property connects downtown North Augusta to I-20 and the greater CSRA region. While positioned just south of the dominant Exit 5 retail node, the location is surrounded by a growing residential base and benefits from a strong local income profile, with 3-mile average household incomes exceeding \$85,000.

Retailers at Exit 5 include national anchors like Walmart, Chick-fil-A, and Food Lion, supporting market draw. The site's blend of access, visibility, and development flexibility make it a strong candidate for service retail or infill mixed-use.



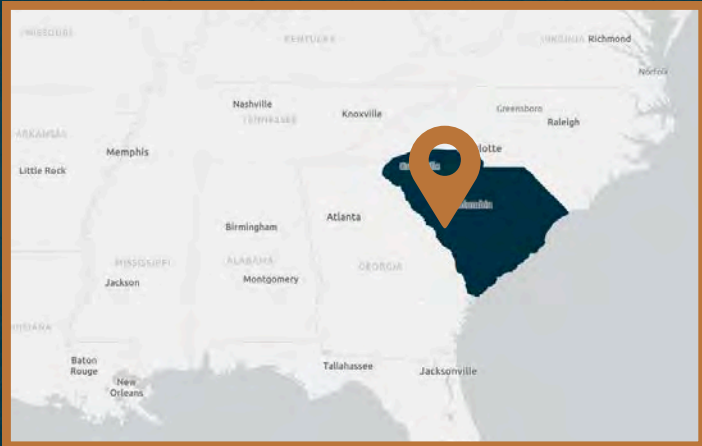
# LOCATION OVERVIEW

## HIGH TRAFFIC TRADE AREA



### NOTABLE FEATURES WITHIN A 5 MILE DRIVE TIME

I-20	0.5 Miles
I-520	0.3 Miles
ER Sweetwater	1.3 Miles
Walmart Supercenter	1.3 Miles
New Exit Project	0.8 Miles
Downtown North Augusta	4.4 Miles
I-20 Exit 1	4.4 Miles
Murphy Village	3.1 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	1,912	24,143	52,405
Median HH Income	\$64,261	\$85,545	\$81,604
Households	670	9,852	5,148







21,000 VPD

SC Dept. of Motor Vehicles

Shared Detention Pond

RAP Financial Services

Country Boy Farm & Yard



13,700 VPD

3/4 ACCESS

PAD 3 | 1.00 ACRE

PAD 4 | 0.80 ACRES

PAD 6 | 2.81 ACRES

PAD 5 | 0.95 ACRES

PAD 2 | 2.00 ACRES

PAD 1 | 0.95 ACRES

**Parker's  
kitchen**  
179.6K ANNUAL VISITS



EDGEFIELD ROAD



20,600 VPD

RIGHT IN,  
RIGHT OUT



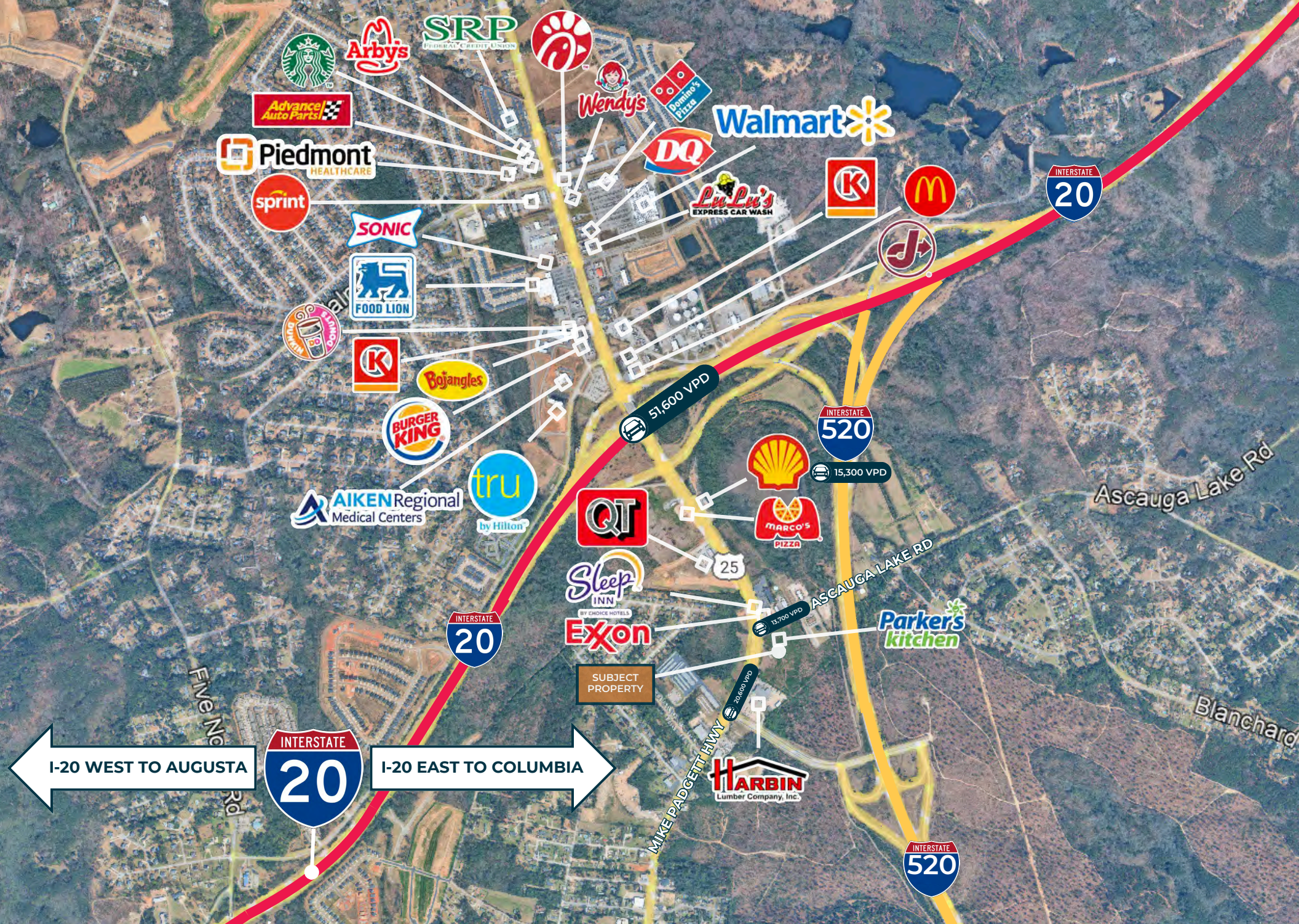




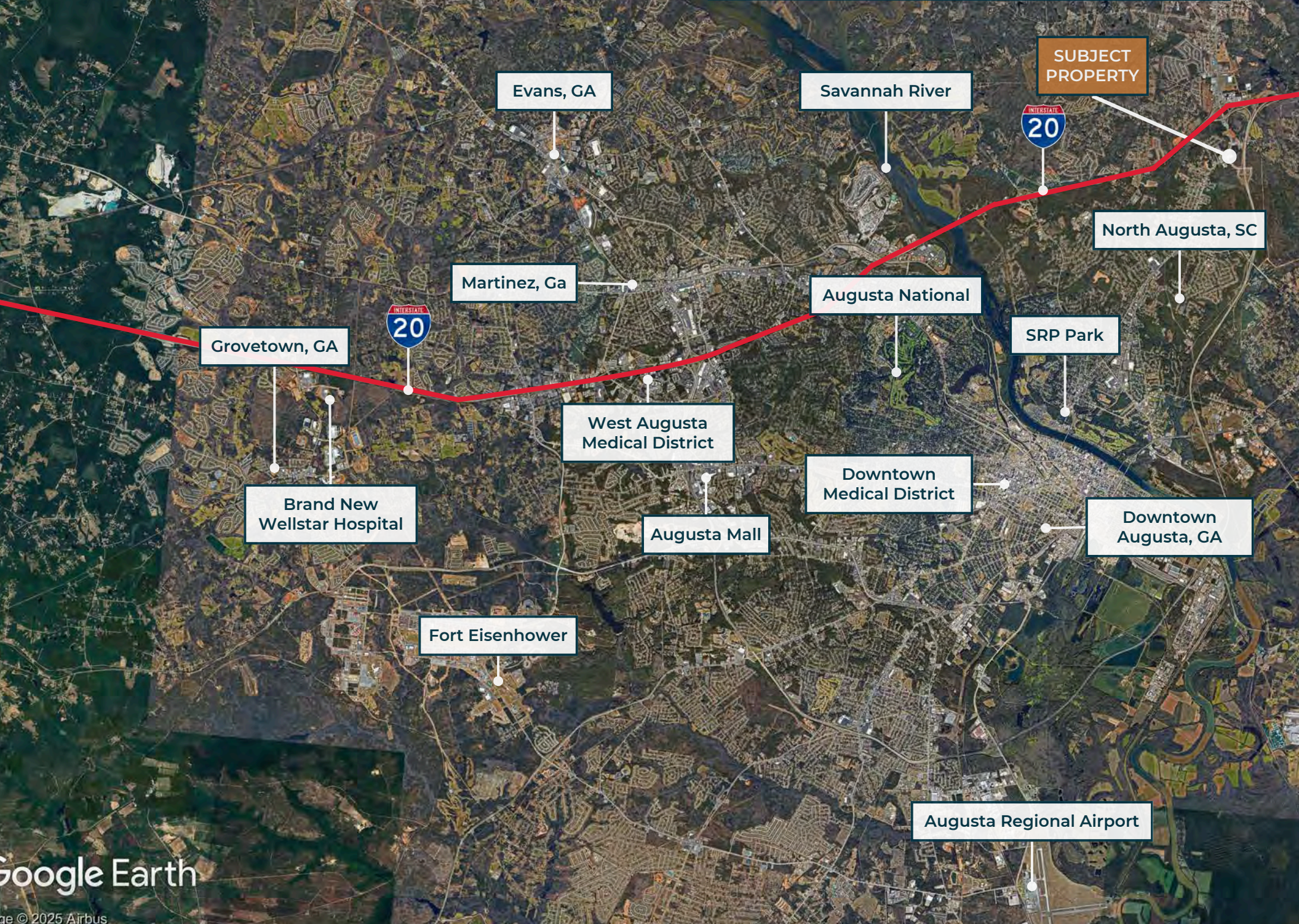












Google Earth

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# PLAT













# PAD READY RETAIL SITE

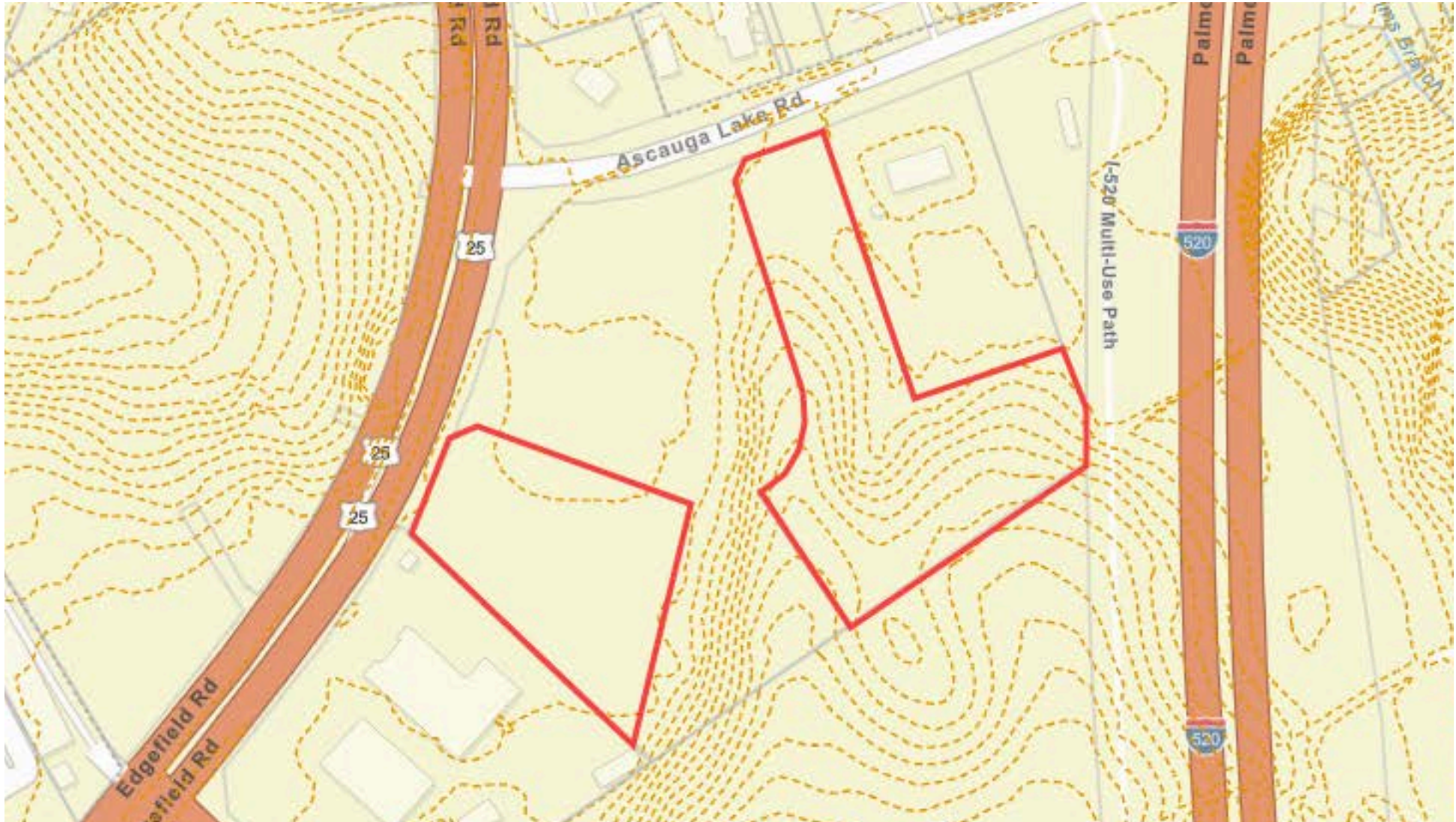
## ZONING MAP (GENERAL COMMERCIAL)





# PAD READY RETAIL SITE

## TOPOGRAPHY MAP (2' CONTOURS)







# AREA OVERVIEW





# WHY? THE CSRA

## OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to the CSRA.**



AUGUSTA, GA



AIKEN, SC

### HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



### A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

**Augusta is less than 150 miles from the Ports of Savannah and Charleston.**

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



### CYBER CITY

The CSRA has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

**U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.**



### HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

**There are 12 total Hospitals in the area with a brand new one being constructed.**

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



### LOW HOUSING COSTS

One of the biggest jewels in the CSRA is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

**Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.**

2<sup>nd</sup>

Most  
Populated  
MSA in GA

611K

CSRA  
Population

270K

CSRA  
Labor Force

5.7%

Percentage  
Unemployed

13K

Projected Job  
Growth in Next  
5 Years

27K

Projected Population  
Growth in Next the  
5 Years



# WHY? SOUTH CAROLINA

## KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

## TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

*Per Site Selection*

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



## ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

**By 2040, the state's population is expected to exceed 6,000,000 residents.**

Reflecting a strong commitment by both new businesses and new residents



## ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

**The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.**

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



## FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

**South Carolina continues to be a leader in job growth.**

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



## INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

**South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.**

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

# 5M

Total State Population

# 58%

Labor Force Participation

# 150K

Jobs Created Last 5 Years

# 90B

Invested in SC in Last 5 Years

# 6.2M

2040 Projected State Pop.

# 70%

Growth in Trade at Port of Savannah Over the Last Decade



**For inquiries,  
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