

GRANITEVILLE, SC

BETTIS ACADEMY RD & CARMINE AVE

1.15 ACRES AVAILABLE FOR LEASE OR BTS



**PROJECT
DETAILS**

AVAILABLE SPACE

1.15 Acres

TRAFFIC COUNTS

7,700 ADT on Bettis Academy Rd

PROPERTY HIGHLIGHTS

- New multi-pad development with full access along Bettis Academy Road
- Directly in front of Highland Hills, a new 300 single family home development
- Regional draw of I-20 (44,500 ADT) and several manufacturing facilities including Bridgestone and Rolls Royce
- Across from Sage Valley Golf Club, ranked amongst the Top 100 Golf Clubs in the country

LEASE RATE

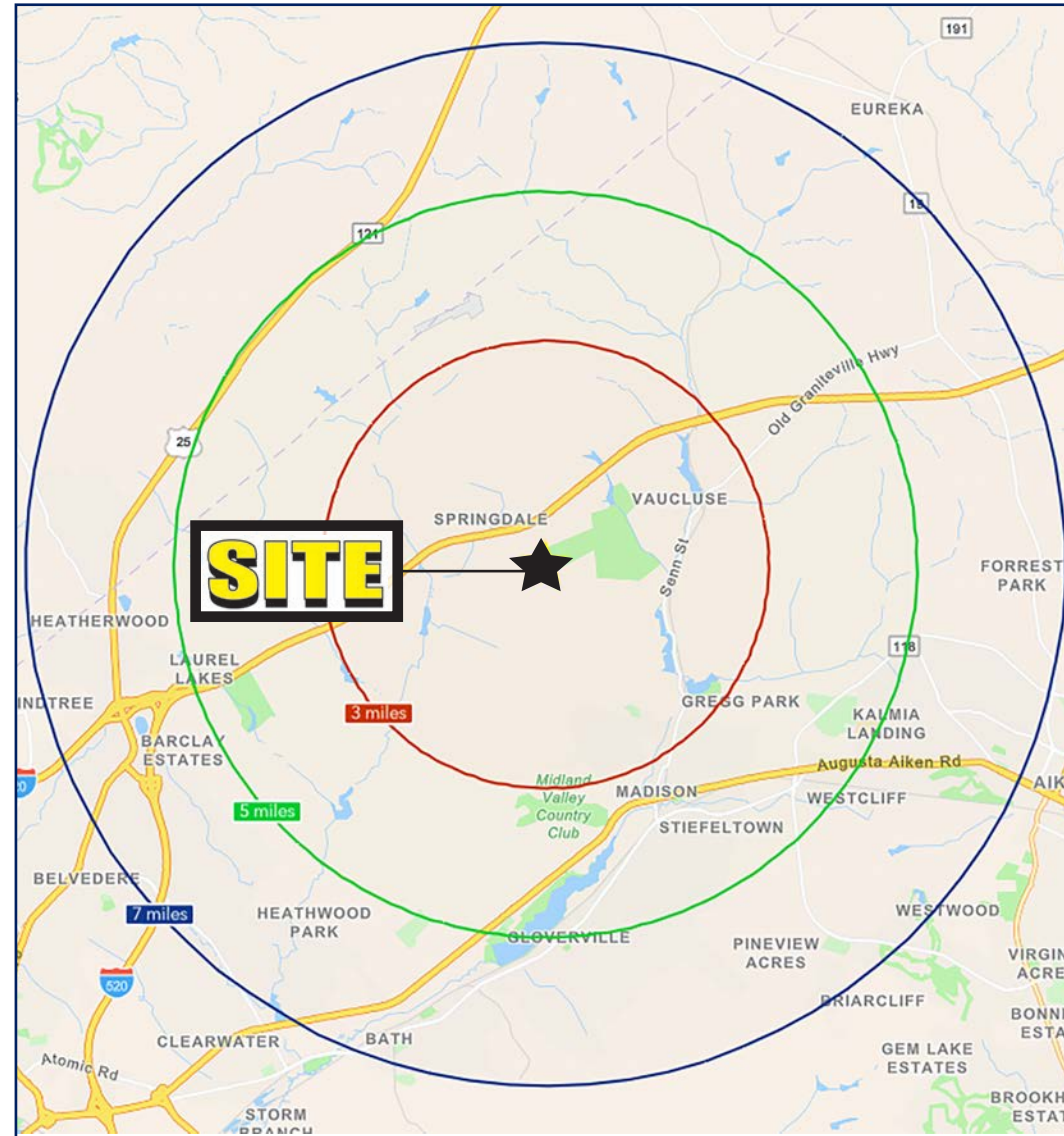
Call to discuss

COUNTY

Aiken

MARKET

Graniteville



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,450	9,156	22,513
TOTAL POPULATION	6,710	24,298	56,690
MEDIAN HH INCOME	\$74,332	\$77,253	\$73,943



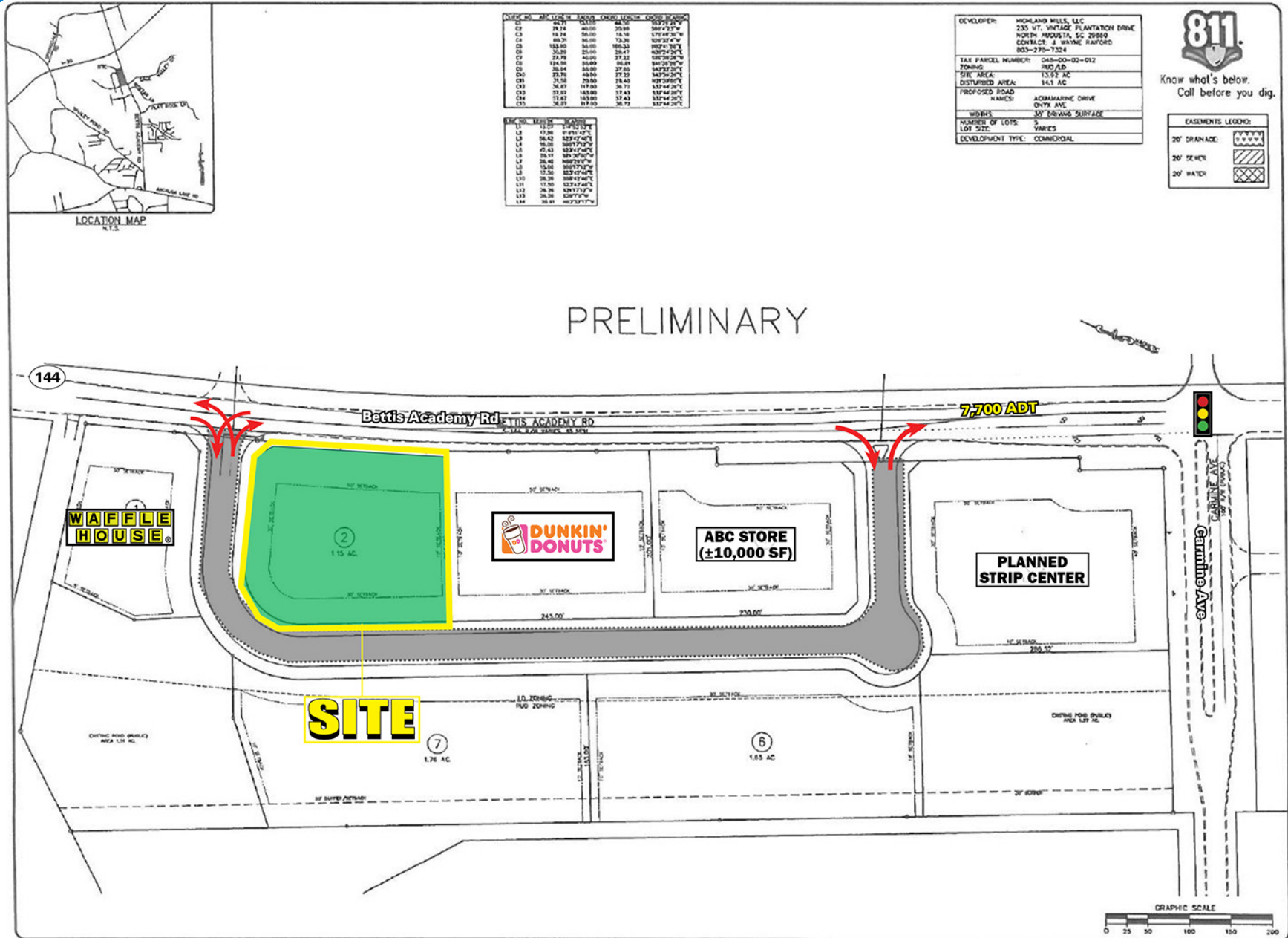

AERIAL



AERIAL



SITE PLAN





SOUTH CAROLINA

GRANITEVILLE

Graniteville, SC is a small town that offers the charm and hospitality of a rural environment. It is known for its friendly locals, scenic views, and peaceful atmosphere. With easy access to larger cities nearby, Graniteville offers convenience as well as a relaxing lifestyle for those looking to escape the hustle and bustle of city life. Residents enjoy mild weather year-round, outdoor activities like hiking and kayaking, and an abundance of festivals throughout the year. The vibrant community also provides plenty of opportunities for socializing, with weekly farmer's markets, community events like movie nights in the park, and local eateries serving up delicious Southern cuisine. No matter what your interests are or where you come from, living in Graniteville can be an enjoyable experience for everyone. Large metro area set in the rolling hills and rivers of the Southeast region. Primary industries include government and manufacturing. - Positioned in east Georgia, along the Savannah River, 70 miles southwest of Columbia, South Carolina, and 140 miles east of Atlanta.



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