

SCAN THE  
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THIS LISTING  
ONLINE



# 1.36 AC FOR SALE

726 Edgefield Road | Belvedere, SC 29841

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ZONE | LD

1.36 AC

PRICE | \$275,000



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



Located on Edgefield Road in Belvedere, SC, this property offers excellent visibility and immediate access to I-20, connecting you quickly to Augusta and the region.

Ideal for retail, medical, or office uses.

This 1.36 acre commercially property located in Belvedere, SC is currently zoned LD (Limited Development) and is located just outside the North Augusta, SC city limits. Per Aiken County Planning & Development, the property sits within a Highway Corridor Overlay (HCO) district which seeks to protect and to enhance the appearance of developments and to improve the traffic flow in primary commercial corridors on the main entrance roads into the municipalities in Aiken County. Ideal uses for the property include retail, medical, or office uses.



- 1.36 Total Acres
- Visibility and Traffic (20,000 VPD)
- Located within a Highway Corridor Overlay (HCO) District
- County Water located on Edgefield Road



	1 MI	3 MI	5 MI
AVERAGE AGE	43	41	41
TOTAL POPULATION	2,367	28,038	55,828
TOTAL HOUSEHOLDS	981	11,131	22,714
AVG. INCOME/HH	\$79,414	\$97,600	\$91,539
AVG. VALUE/HH	\$209,168	\$246,486	\$242,061

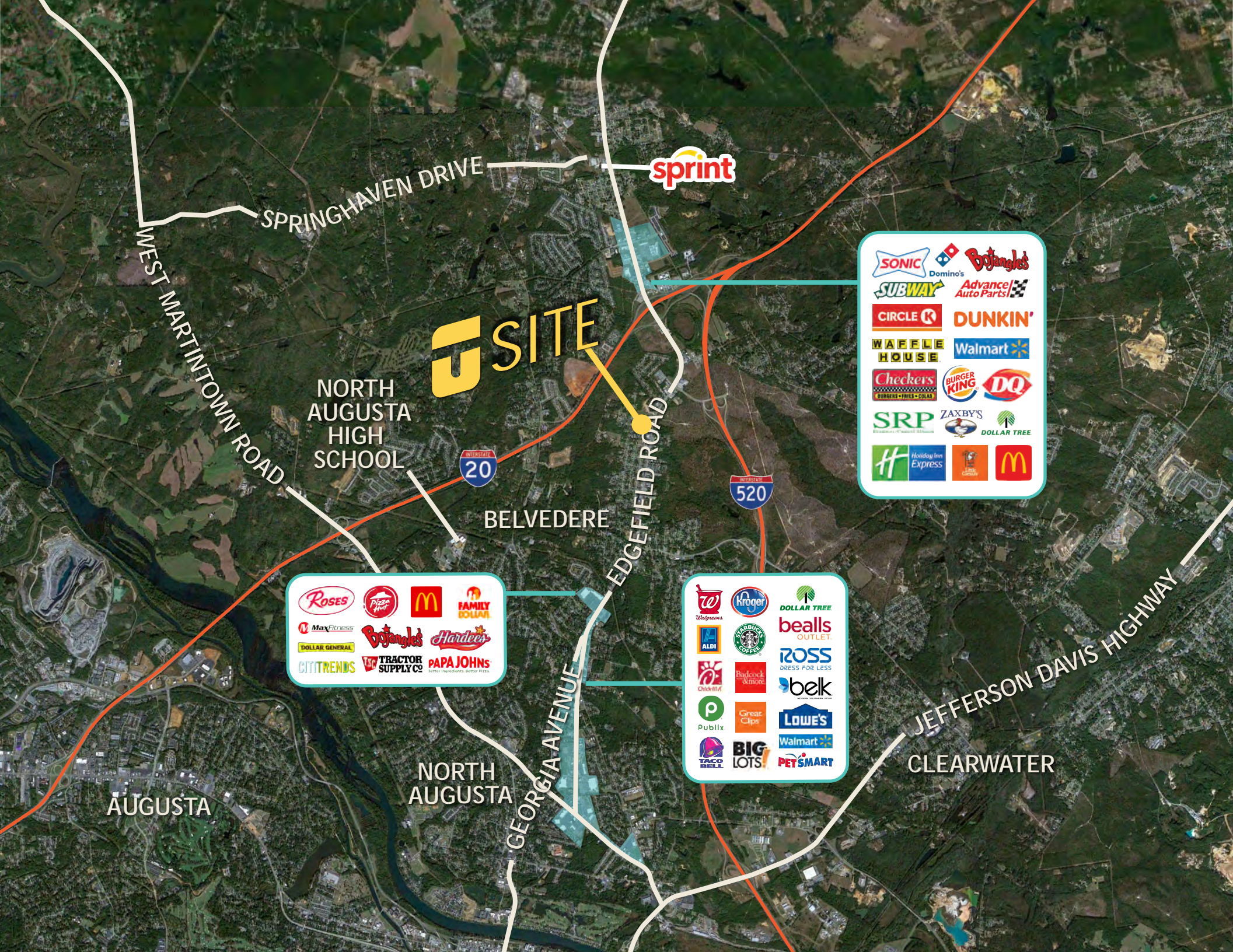


1.36 AC



EDGEFIELD ROAD (20,000 VPD)





sprint

**SITE**

NORTH AUGUSTA HIGH SCHOOL

20

BELVEDERE

520

EDGEFIELD ROAD

GEORGIA AVENUE

JEFFERSON DAVIS HIGHWAY

CLEARWATER

AUGUSTA

NORTH AUGUSTA

SONIC Domino's Botangles  
SUBWAY Advance Auto Parts  
CIRCLE K DUNKIN'  
WAFFLE HOUSE Walmart  
Checkers BURGER KING DQ  
SRP ZAXBY'S DOLLAR TREE  
H Holiday Inn Express

ROSES  
Max Fitness  
DOLLAR GENERAL  
CITYTRENDS  
Pizza Hut  
Botangles  
TRACTOR SUPPLY CO  
McDonald's  
FAMILY DOLLAR  
Hardee's  
PAPA JOHN'S

Walgreens  
Aldi  
Starbucks  
Publix  
TACO BELL  
Kroger  
bealls OUTLET  
ROSS DRESS FOR LESS  
belk  
Lowe's  
Walmart  
PETSMART  
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)

