

CLICK
HERE FOR A
360° AERIAL
VIDEO



67,095 SF FOR LEASE

770 Augusta Road | Edgefield, SC 29824

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ZONE | GC

11 AC

RATE | \$10/SF NNN



JORDAN TROTTER
COMMERCIAL REAL ESTATE

This property is located 3.4 miles West of the intersection of Highway 25 and SC-121 and 2 miles East of Downtown Edgefield, SC.

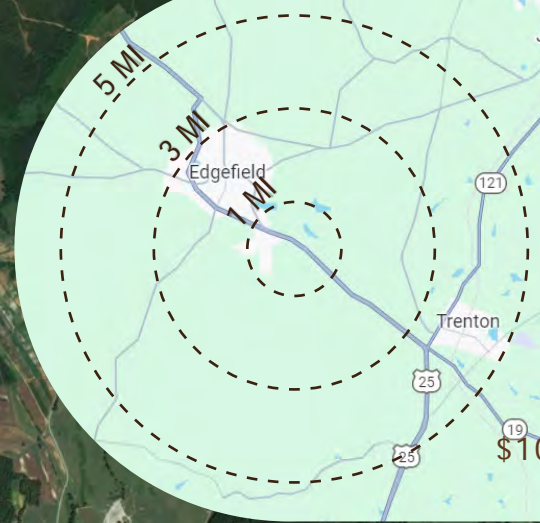
Offering a 67,095 sq/ft office space with beautiful wood finishes in the original building. The building offers separate banquet and reception spaces for large company gatherings. The office space is three floors of open concept office with separate conference rooms and "breakout" rooms. Property also offers 2,822 sq/ft warehouse and a 2,368 sq/ft pavilion by the pond.

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- Perfect Corporate HQ
- Open space allows for use flexibility
- Close to Augusta and Aiken to allowing access to large employment pool
- Appraised at \$3,500,000 in Sept of '23



Johnson
1 MI **3 MI** **5 MI**



TOTAL POPULATION		
539	5,066	6,841
<hr/>		
TOTAL HOUSEHOLDS		
72	1,503	2,254
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AVERAGE HOUSEHOLD INCOME		
\$105,049	\$82,792	\$80,720

WYNDHAM
HOTELS & RESORTS

United States Post Office

First Citizens Bank

PIEDMONT
TECHNICAL COLLEGE

EDGEFIELD

COLUMBIA ROAD

EDGEFIELD COUNTY HOSPITAL

STATE HIGHWAY S-79-34

DOLLAR GENERAL

SUBWAY

SRP
FEDERAL CREDIT UNION

KJ's
MARKET

FARM BUREAU
INSURANCE

CVS
pharmacy

U SITE

DOLLAR TREE

O'Reilly
AUTO PARTS

McDonald's **Pizza Hut**

HERLONG **Ford**

PENDARVIS
CHEVROLET

QUALITY
TREN & MITCHELL

DOLLAR GENERAL

AUGUSTA ROAD







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)

