



FREESTANDING COMMERCIAL BUILDING

560 Jefferson Davis Highway | Graniteville, SC 29829

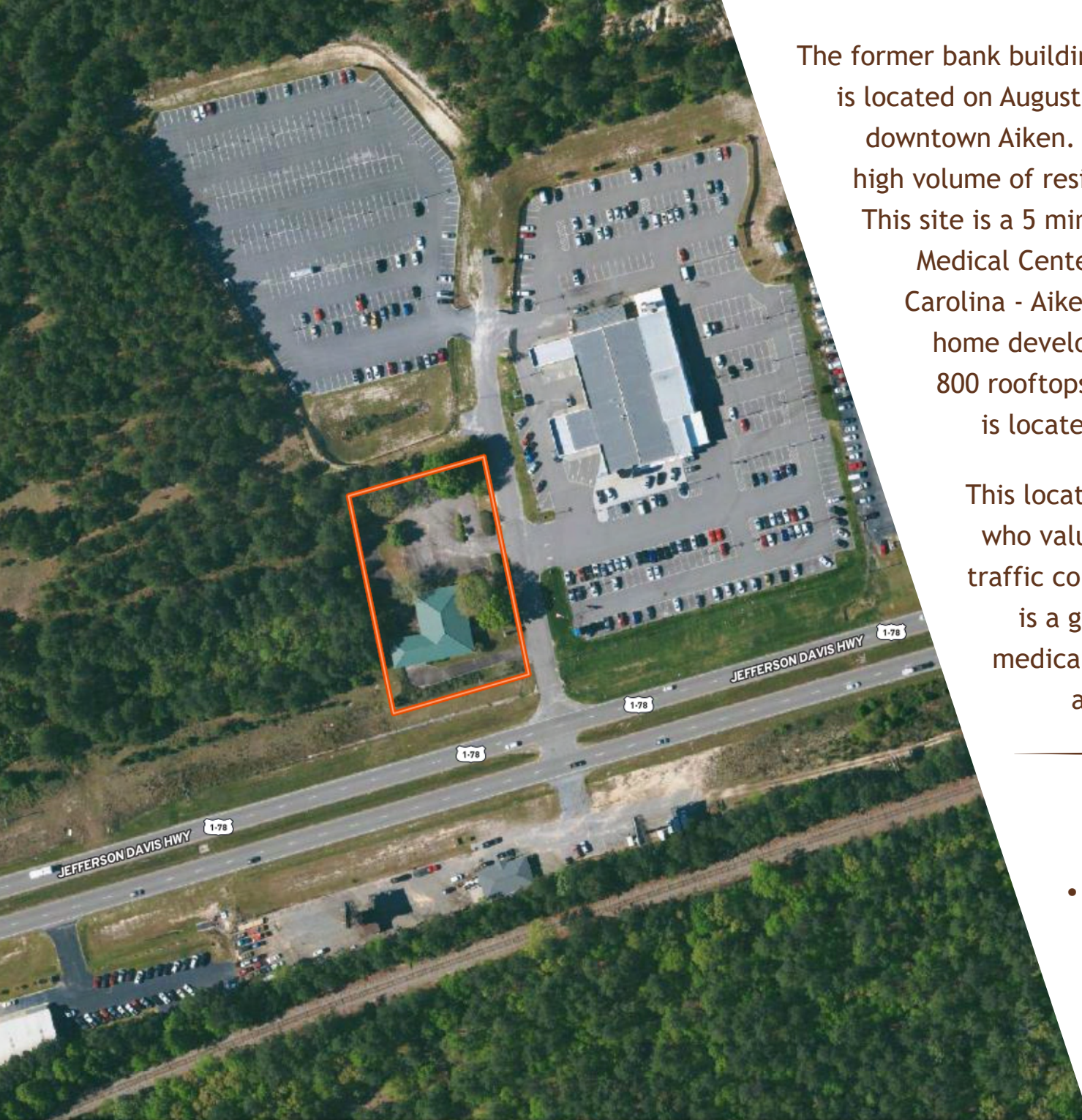
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JORDAN TROTTER
COMMERCIAL REAL ESTATE



SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



The former bank building at 560 Jefferson Davis Highway is located on Augusta-Aiken Highway just outside of downtown Aiken. This corridor is experiencing a high volume of residential and commercial growth. This site is a 5 minute drive time to Aiken Regional Medical Center and the University of South Carolina - Aiken. The Trolley Run single family home development has brought more than 800 rooftops to the immediate area, and it is located just 3 miles from this site.

This location is perfect for office tenants who value having good visibility on high traffic corridors. This freestanding building is a good turn-key space for a bank, medical office users, urgent care groups, and professional office users.

- Large parking field for customers and employees
- Great visibility with large signage along Augusta-Aiken Highway
 - Located just outside of downtown Aiken, SC
 - High growth corridor

AIKEN COUNTY

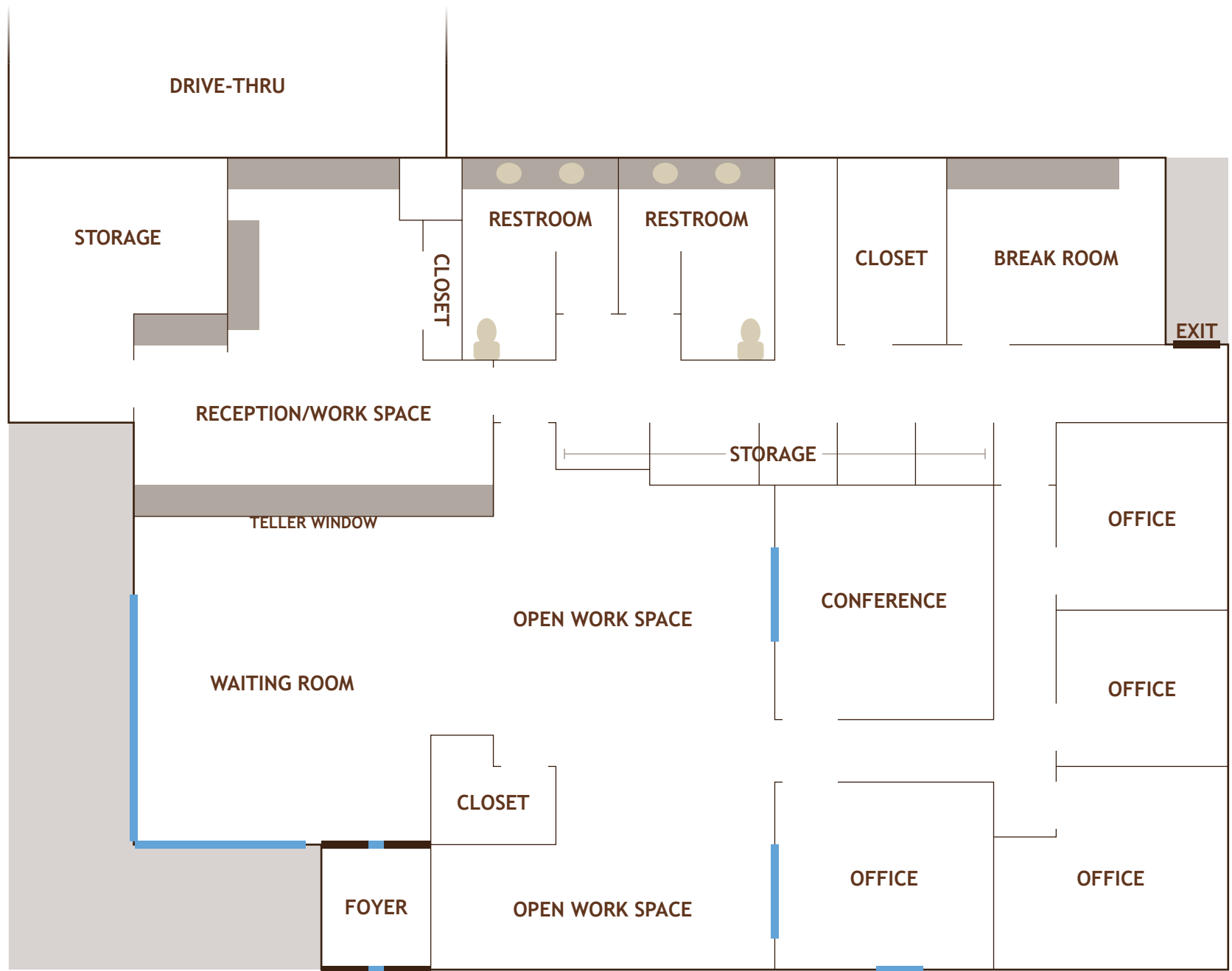
APN | 069 08 02 006

1.1 AC

3,800 SF

YEAR BUILT | 2000

LEASE | \$15.75/SF/YR







VAUCLUSE



WHALEY POND ROAD
RAINBOW FALLS ROAD

BETTIS ACADEMY ROAD



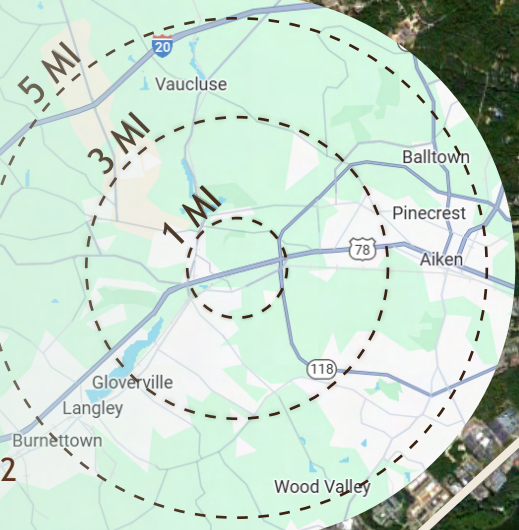
ASCUGA LAKE ROAD

GRANITEVILLE

U SITE

AUGUSTA AIKEN HIGHWAY

	1 MI	3 MI	5 MI
TOTAL POPULATION	2,161	16,749	46,551
TOTAL HOUSEHOLDS	935	6,718	19,096
AVERAGE INCOME/HOUSEHOLD	\$64,309	\$79,169	\$82,902



AIKEN COUNTY STATISTICS



**Region
Population:**
177,649



**Annual
Growth Rate:**
1.3%

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)



**Average
Commute:**
25 mins



**Medium
Income:**
\$69,182

Travel:

Area has 31 airports within a 50 mile radius

Healthcare:

Aiken Regional Medical Center (1,117 employees)

Education:

Aiken County Public Schools (3,346 employees)



**Unemployment
Rate:**
3.4%

