



## 5-Mile Demographics

POPULATION  
**85,998**

Annual Consumer Expenditure  
**\$3.72B**

AVERAGE HOUSEHOLD INCOME  
**\$104,291**

Number of Household  
**38,198**

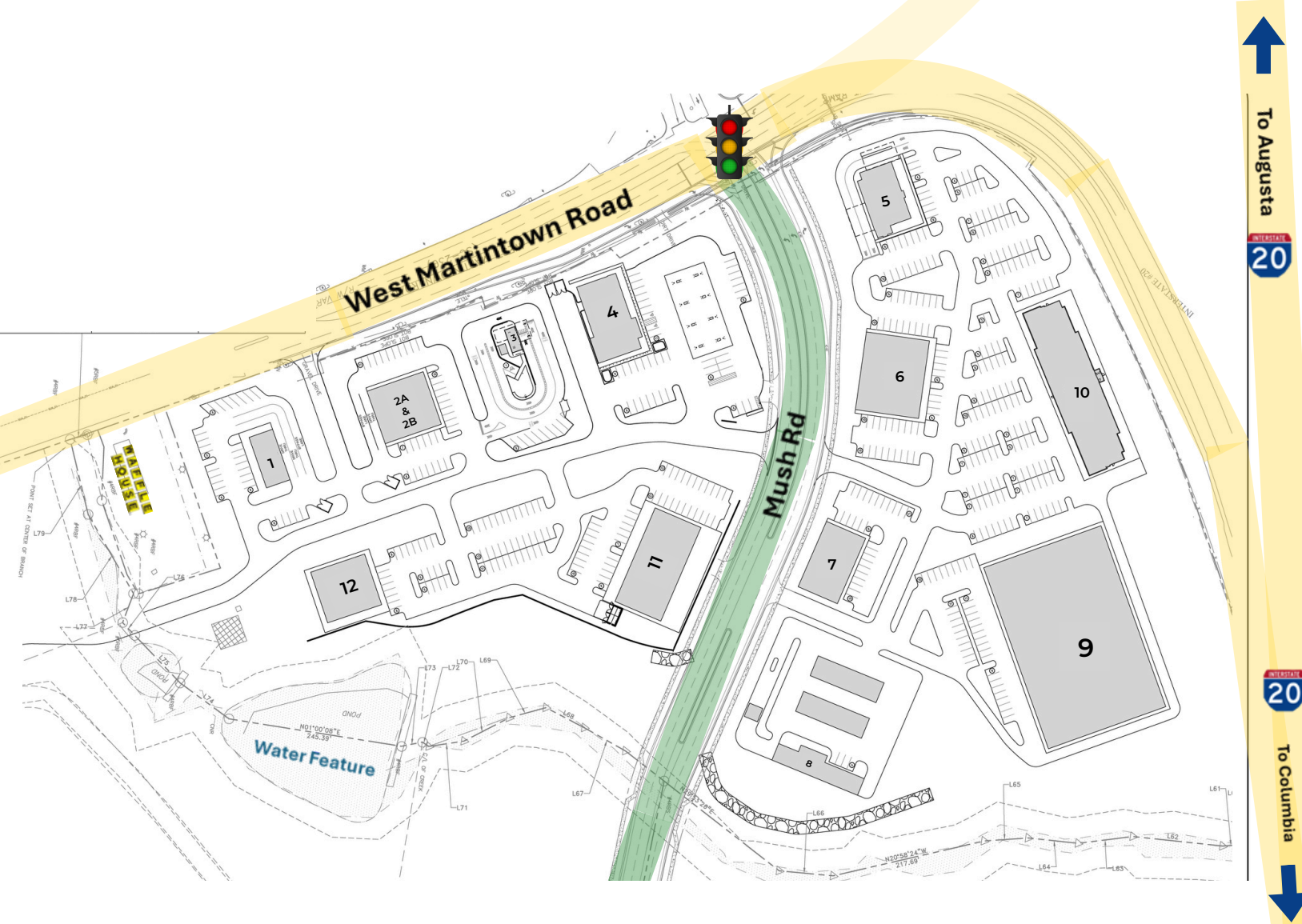
## North Augusta's Premier Destination for Retail, Dining, and More!

Located in the heart of North Augusta, SC, just off I-20, The Hive provides convenient access to everyday necessities, a lively downtown atmosphere, and top-rated schools.

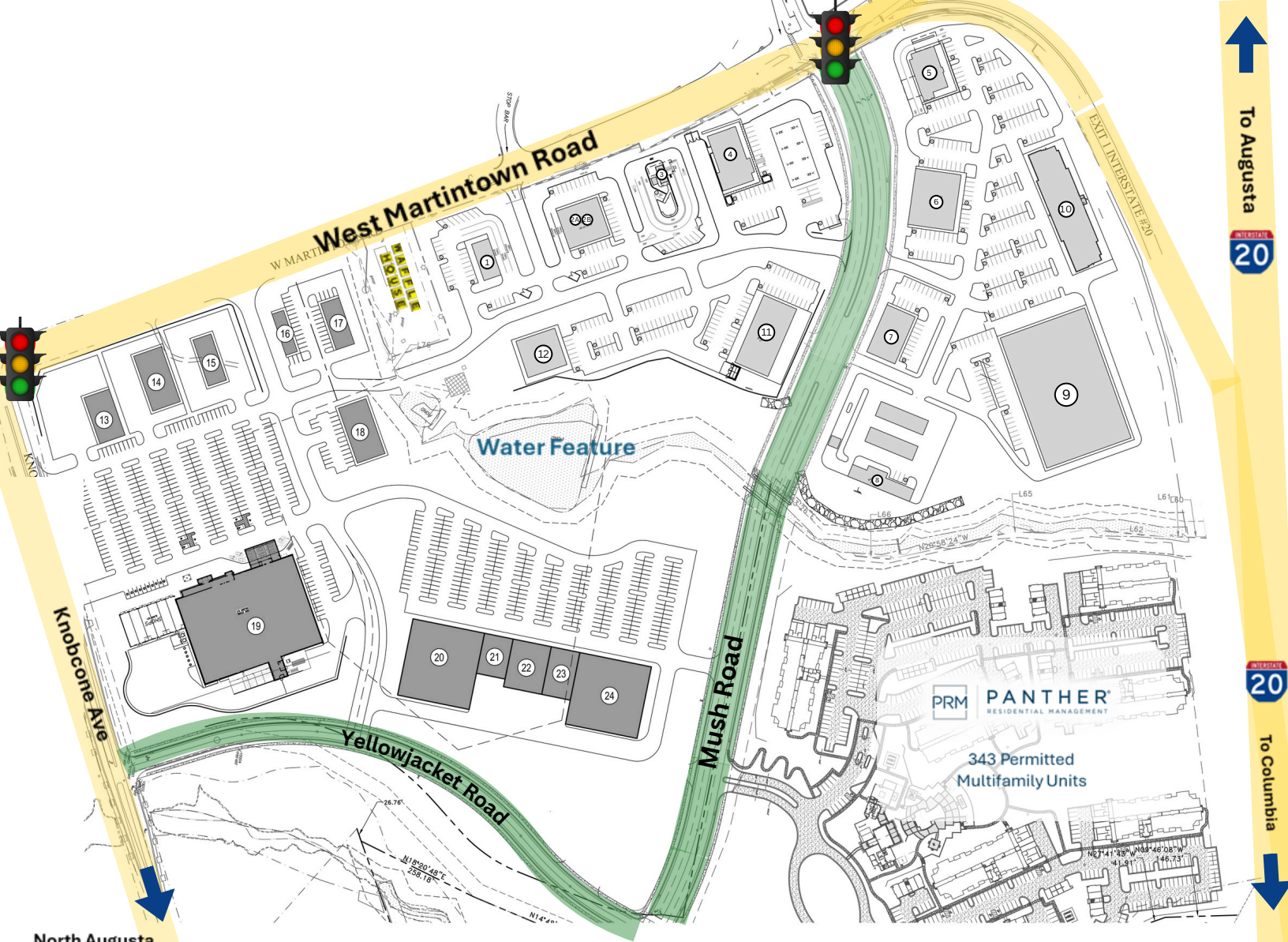
The Hive will offer convenience without compromise, featuring a curated mix of retail, hospitality, and modern residential options, all designed to fit your lifestyle.

This is more than a place—it's an experience. A buzzing community where creativity, culture, and convenience collide. Come feel the energy at The Hive, where life is sweeter, smarter, and all in one place.

Coming 2026, make The Hive the gateway to North Augusta and your one-stop destination to connect, engage, belong.



Building #	USE	Building SF	Parking Provided
1	RESTAURANT	2,625	33
2A	COMMERCIAL	2,400	18
2B	RESTAURANT	4,100	18
3	RESTAURANT/COFFEE	580	10
4	COMMERCIAL	6,445	46
5	RESTAURANT	4,140	37
6	COMMERCIAL	9,860	41
7	RESTAURANT	6,000	27
8	COMMERCIAL	3,650	4
9	COMMERCIAL	4,250	41
10	HOTEL	15,650	146
11	COMMERCIAL	10,000	47
12	COMMERCIAL	6,000	63

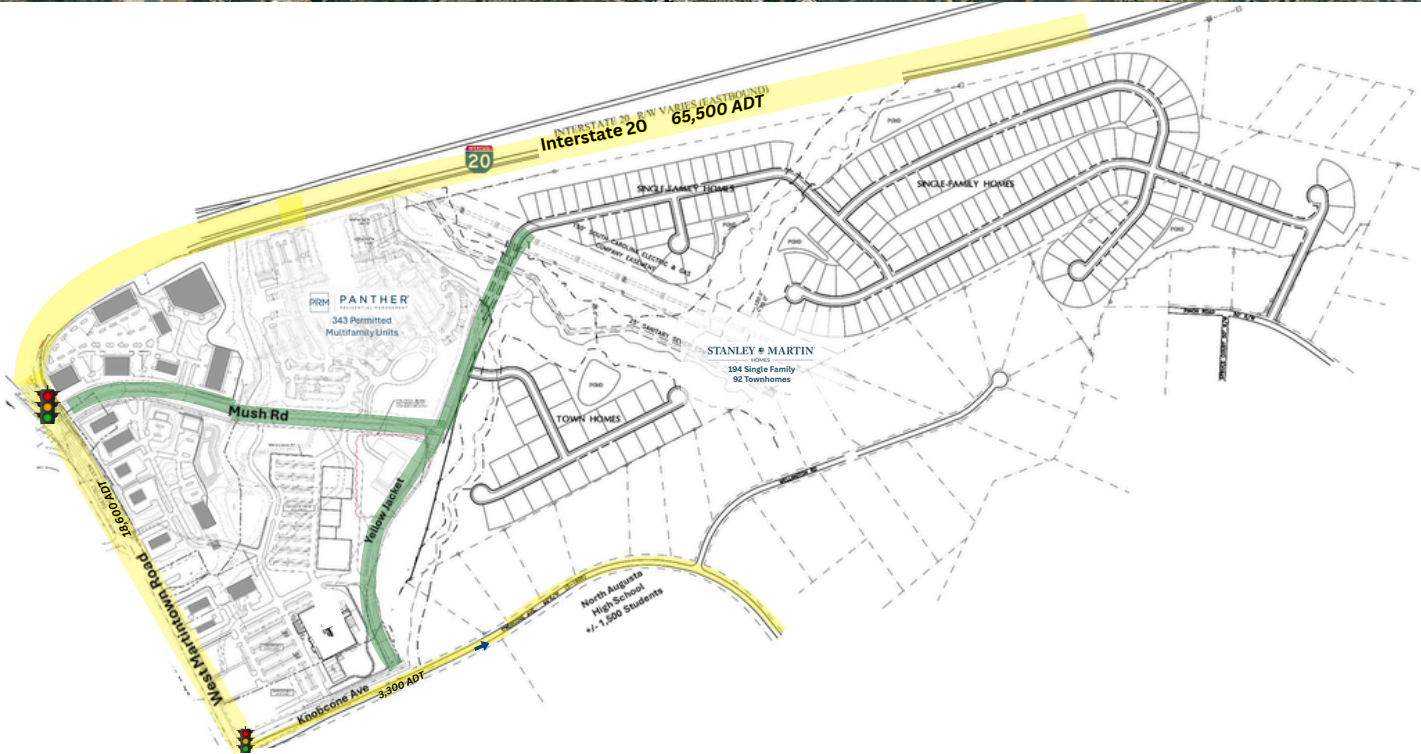


**PRELIMINARY SITE LAYOUT EXHIBIT  
FOR THE HIVE**

**North Augusta  
High School  
+/- 1,500 Students**

Building #	Use	Building SF	Building #	Use	Building SQFT
1	RESTAURANT	2,625	13	COMMERCIAL	5,400
2A	COMMERCIAL	2,400	14	COMMERCIAL/ RESTAURANT	7,200
2B	RESTAURANT	4,100	15	COMMERCIAL/ RESTAURANT	3,900
3	RESTAURANT/ COFFEE	580	16	COMMERCIAL/ RESTAURANT	2,200
4	COMMERCIAL	6,445	17	COMMERCIAL/ RESTAURANT	4,000
5	RESTAURANT	4,140	18	COMMERCIAL/ RESTAURANT	7,200
6	COMMERCIAL	9,860	19	GROCERY	50,500
7	RESTAURANT	6,000	20	COMMERCIAL	24,000
8	COMMERCIAL	3,650	21	COMMERCIAL	5,040
9	COMMERCIAL	4,250	22	COMMERCIAL	8,000
10	HOTEL	15,650	23	COMMERCIAL	6,000
11	COMMERCIAL	10,000	24	COMMERCIAL	22,500
12	COMMERCIAL	6,000			

# Neighborhood Development



**52 Acres**

Of Commercial Real Estate  
Development

**194**

Single Family  
Homes

**92**

Townhomes

**343**

Units

# Additional Photo



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