



CAPITAL GROWTH  
BUCHALTER

# PROPERTY AVAILABLE

**GROUND LEASE, BTS, SALE**

**0.87 Acres Available**

1202 Edgefield Road  
North Augusta, SC 29860

## CONTACT

**Greg Craft**

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**Russell Malayery**

(404) 954 1031 / [rmalayery@cgpre.com](mailto:rmalayery@cgpre.com)

**O'Reilly**  
AUTO PARTS  
Under Construction



# PROPERTY OVERVIEW

1202 Edgefield Road / North Augusta, SC 29860



Subject site is located next to new O'Reilly Auto Parts currently under construction. Site benefits from being next to a heavily traveled intersection with 37,200 VPD

## LOCATED NEAR

-  Residential Communities
-  27,800 VPD along Edgefield Road
-  Local High School with 730 students
-  New O'Reilly Auto Parts
-  Traffic Signal (37,200 VPD combined)

## MAJOR BRANDS



## MAJOR INTERSECTIONS

Edgefield Rd & Sweetwater Rd / 37,200 VPD

# DEMOGRAPHICS

1202 Edgefield Road / North Augusta, SC 29860

| POPULATION                             | 1 MILES  | 3 MILES  | 5 MILES  |
|----------------------------------------|----------|----------|----------|
| 2022 Estimated Population              | 3,285    | 13,051   | 34,178   |
| 2027 Projected Population              | 3,288    | 13,333   | 34,995   |
| Projected Annual Growth<br>(2022-2027) | 0.02%    | 0.43%    | 0.47%    |
| HOUSEHOLDS                             | 1 MILES  | 3 MILES  | 5 MILES  |
| 2022 Estimated Households              | 1,337    | 5,131    | 13,415   |
| 2027 Projected Households              | 1,353    | 5,281    | 13,820   |
| HOUSEHOLD INCOME                       | 1 MILES  | 3 MILES  | 5 MILES  |
| 2022 Estimated Median Totals           | \$81,244 | \$77,841 | \$70,746 |
| BUSINESS                               | 1 MILES  | 3 MILES  | 5 MILES  |
| 2022 Estimated Total Businesses        | 107      | 247      | 565      |
| 2022 Estimated Total Employees         | 1,261    | 2,626    | 4,849    |



**\$70,746**

Median Income



**34,178**

Population



**13,415**

Households



**3.34%**

Unemployment



**27,360**

Labor Force

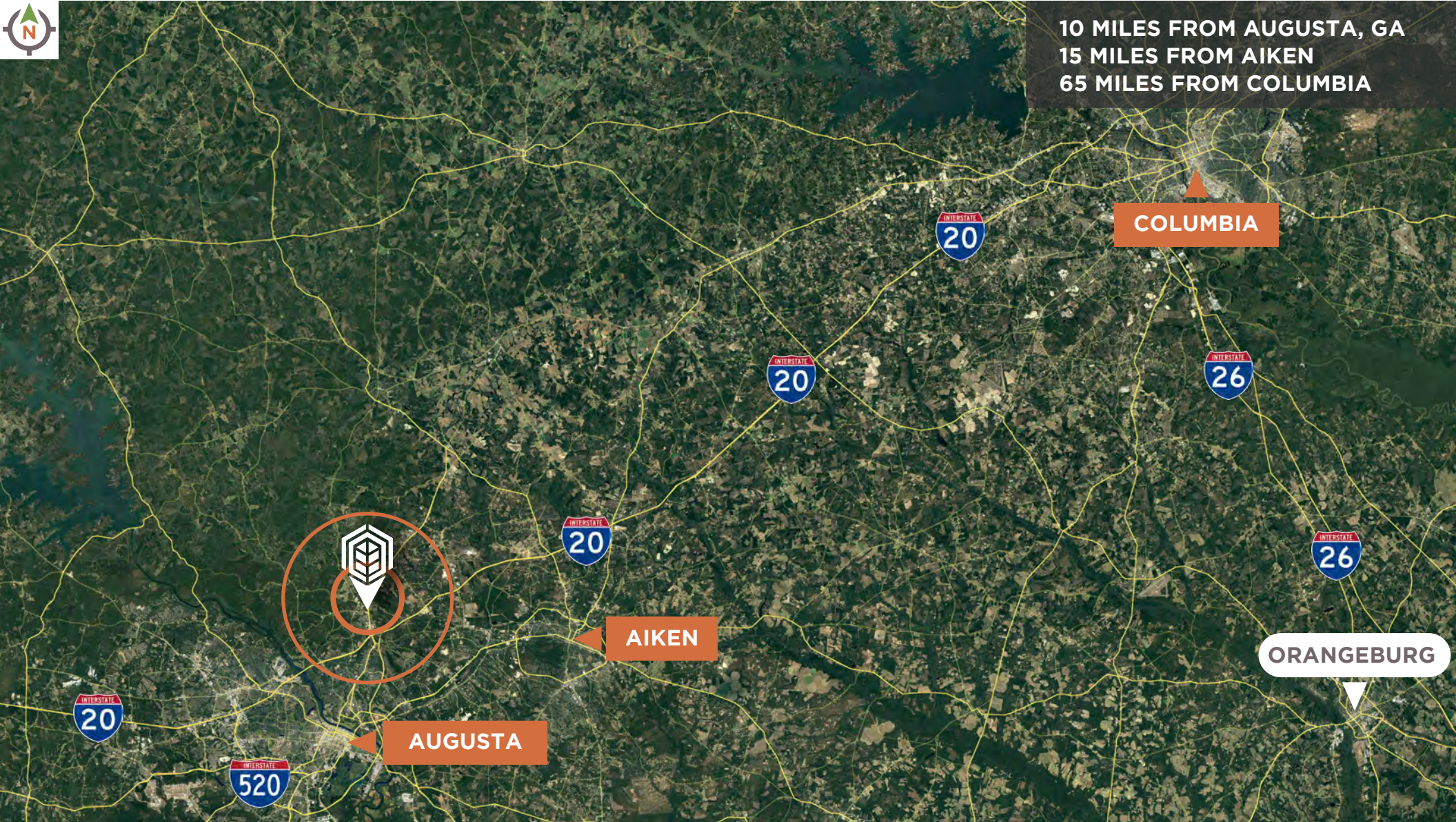


## LOCATION OVERVIEW

1202 Edgefield Road / North Augusta, SC 29860



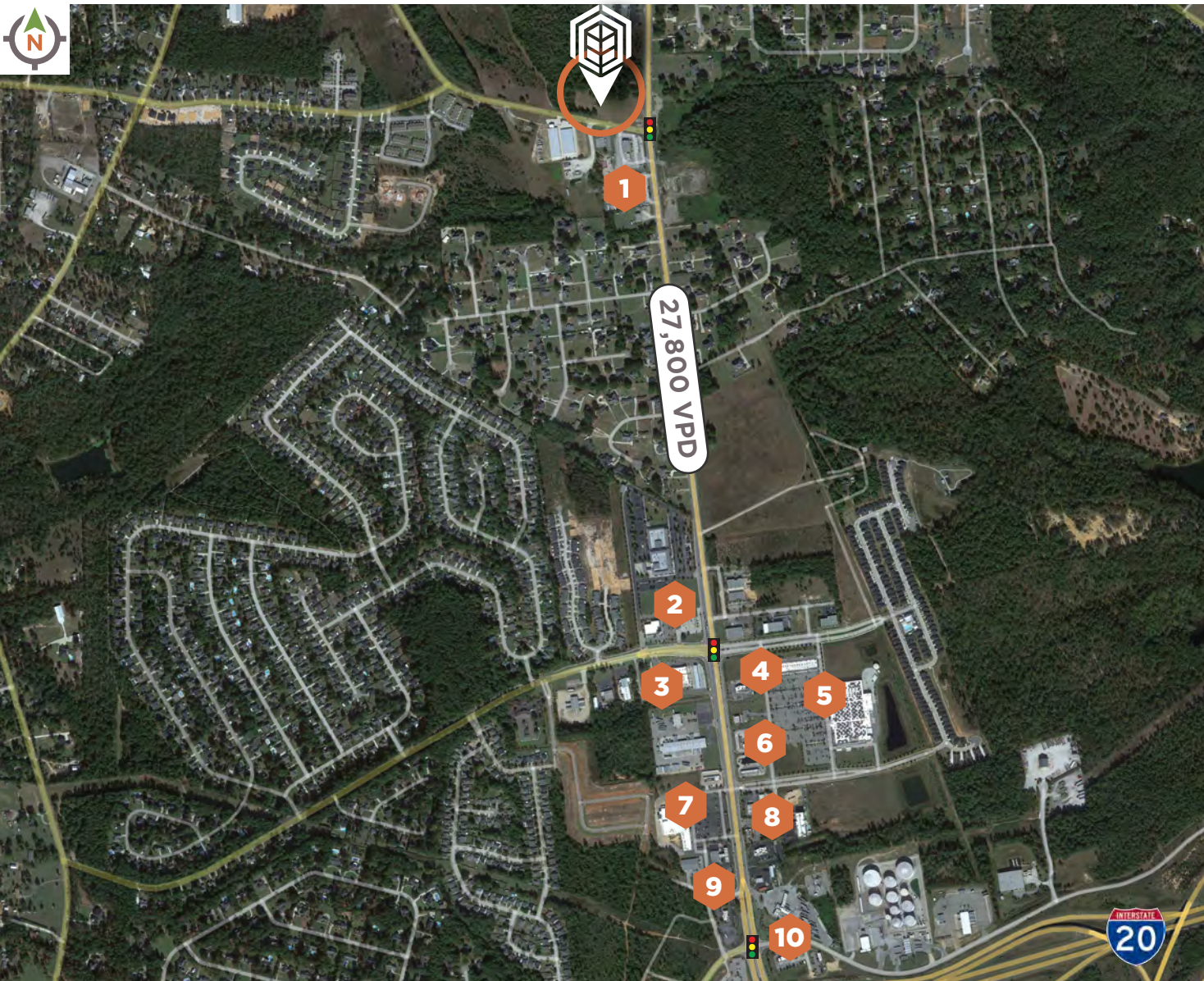
10 MILES FROM AUGUSTA, GA  
15 MILES FROM AIKEN  
65 MILES FROM COLUMBIA





# SURROUNDING MARKET

1202 Edgefield Road / North Augusta, SC 29860



1



2



3



4



5



6



7



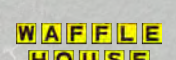
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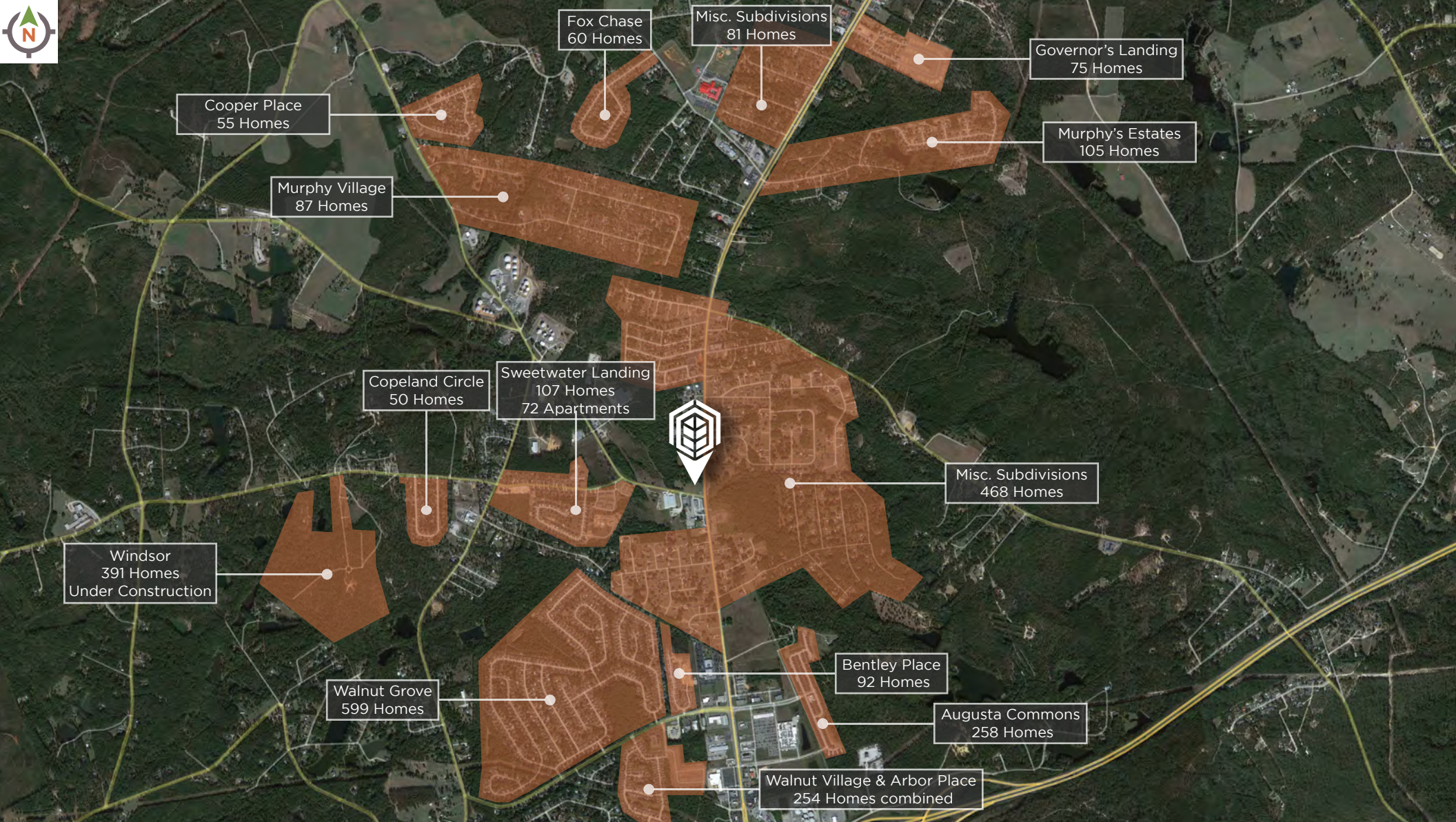
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# NEARBY HOUSING

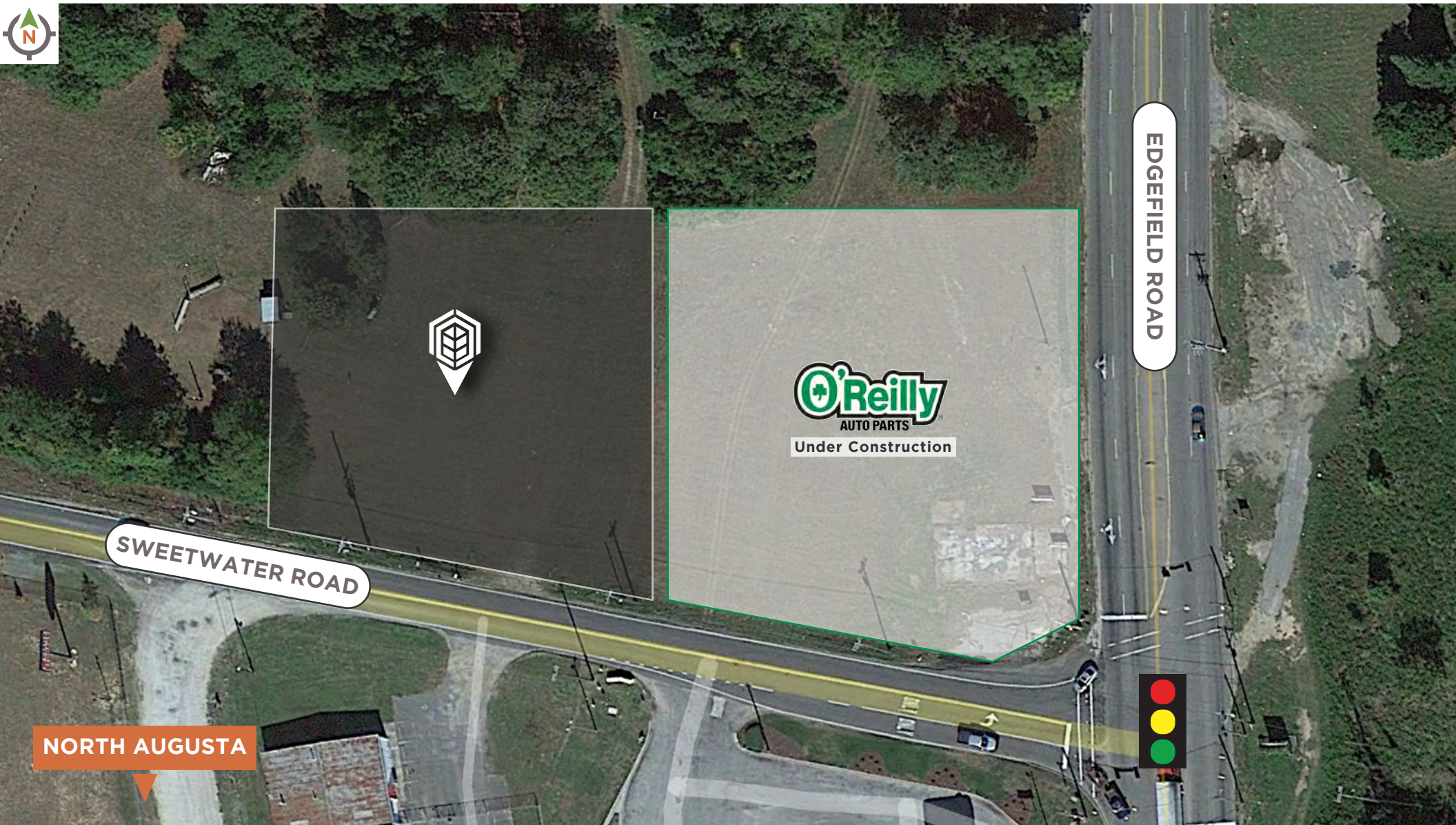
1202 Edgefield Road / North Augusta, SC 29860





# PROPERTY SITE VIEW

1202 Edgefield Road / North Augusta, SC 29860



NORTH AUGUSTA



CAPITAL GROWTH  
BUCHALTER

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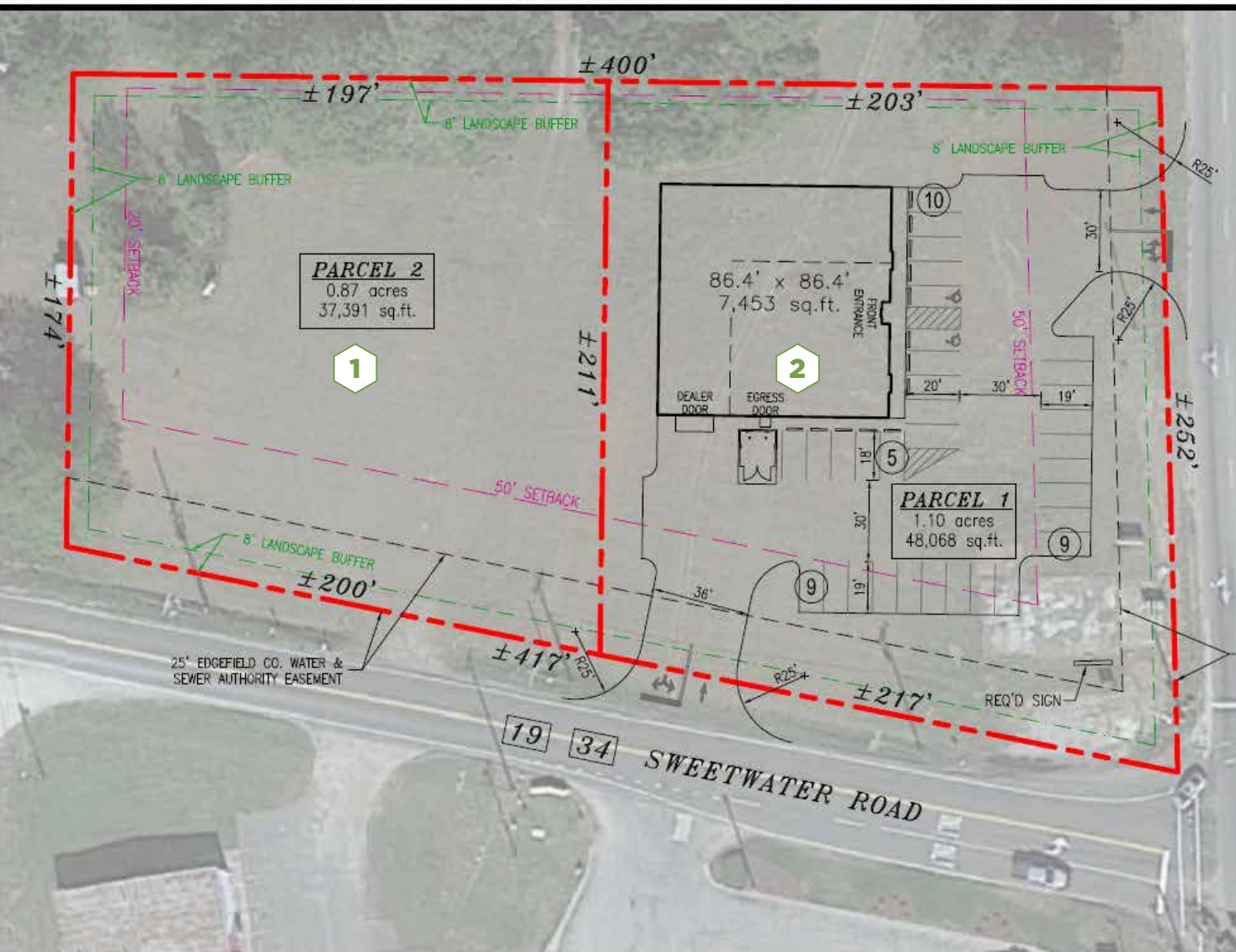
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# SITE PLAN

1202 Edgefield Road / North Augusta, SC 29860

NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA



1

## SUBJECT PARCEL

0.87 AC subject site with approx. 200 ft of frontage along Sweetwater Rd. Site is zoned commercial.

2

## O'REILLY AUTOPARTS

1.10 AC adjacent parcel being developed by CGB.

Construction: 2022/2023





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### **TO INQUIRE ABOUT THIS PROPERTY**

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