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360° AERIAL
VIDEO



67,095 SF FOR SALE

770 Augusta Road | Edgefield, SC 29824

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ZONE | GC

11 AC

PRICE | \$750,000



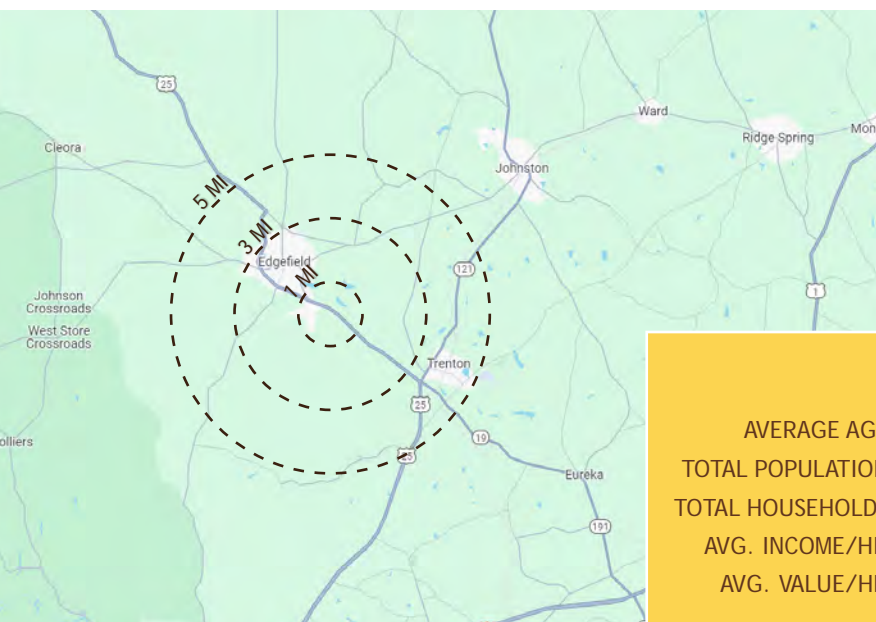
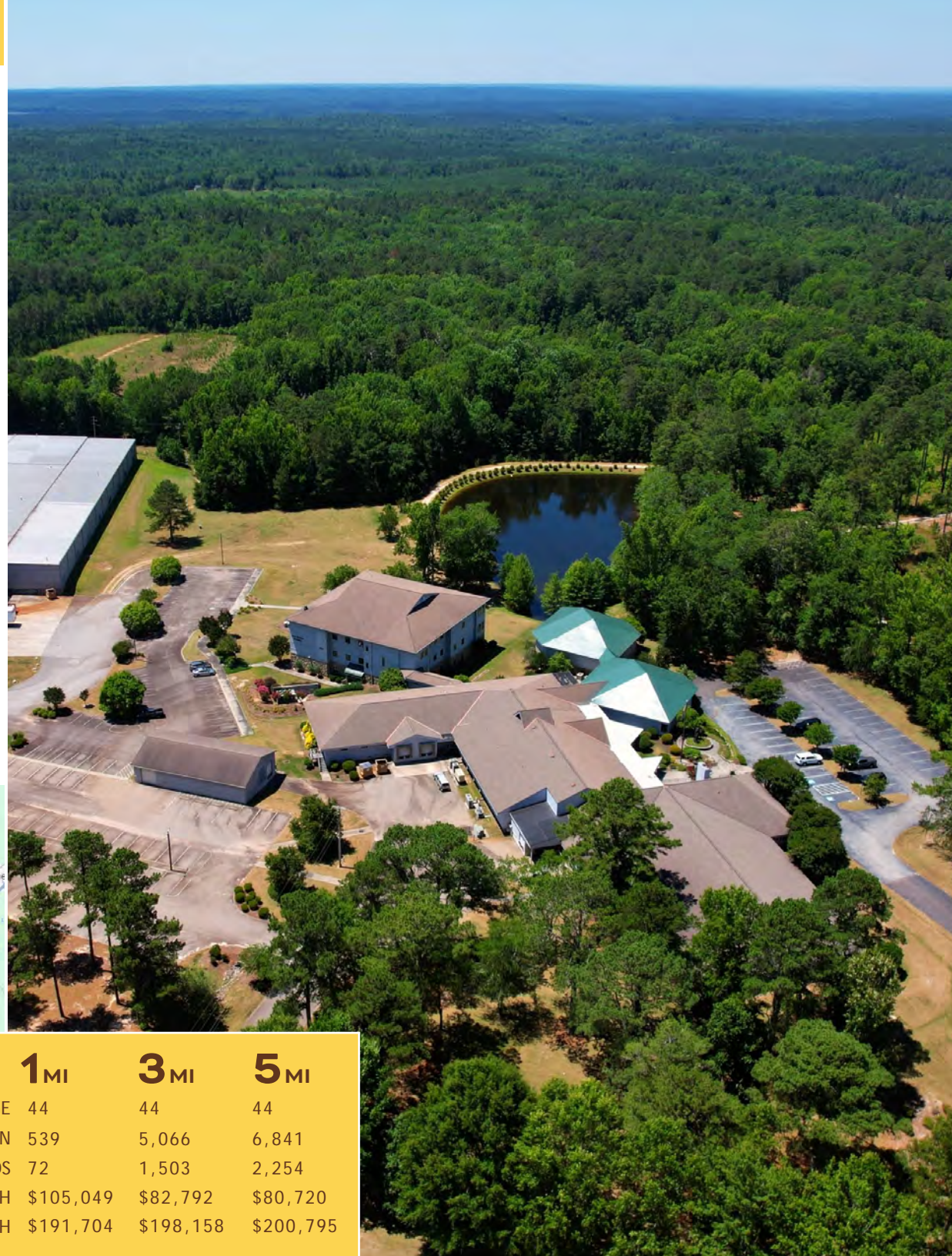
JORDAN TROTTER
COMMERCIAL REAL ESTATE

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.

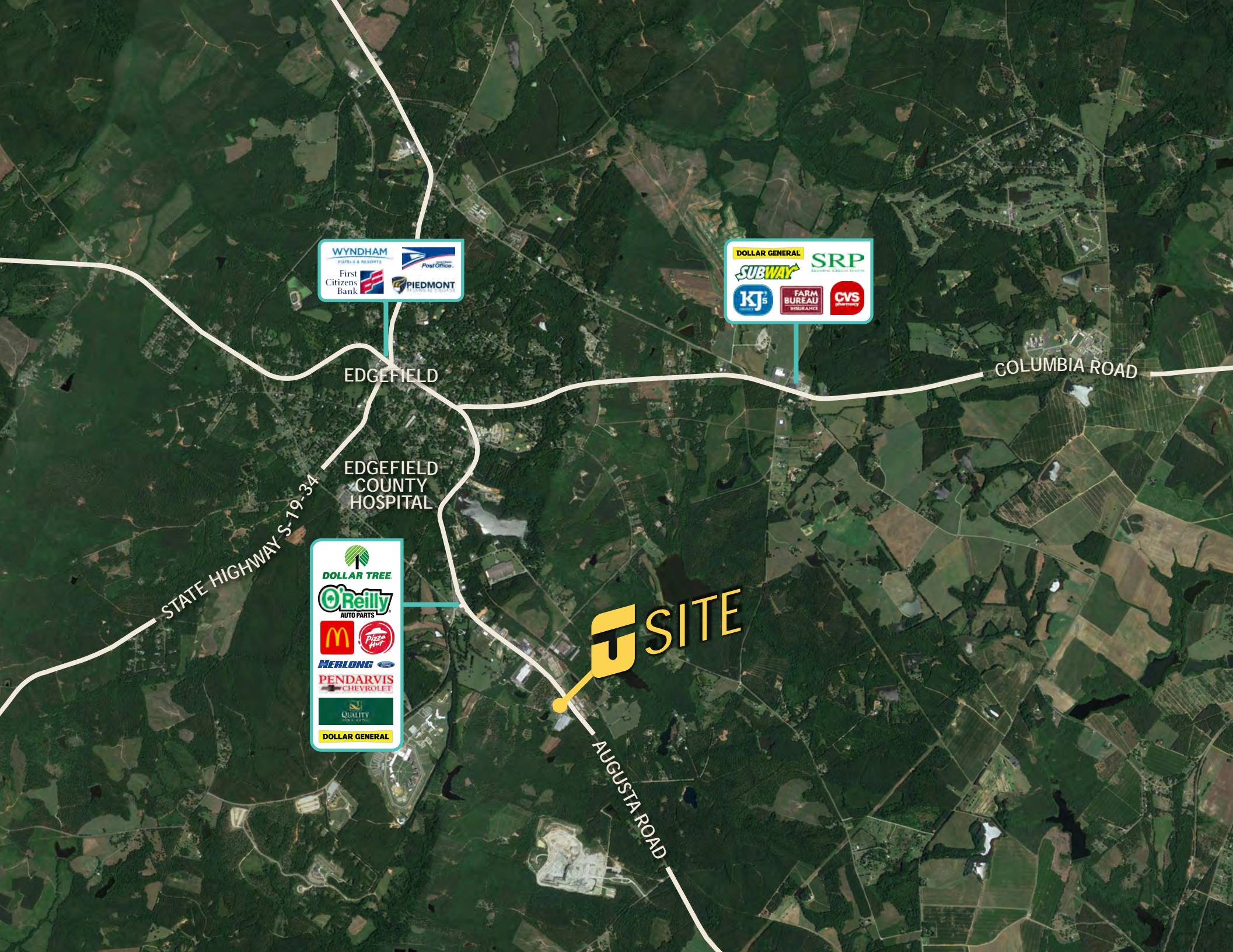
Offering a 67,095 sq/ft office space with beautiful wood finishes in the original building. The building offers separate banquet and reception spaces for large company gatherings. The office space is three floors of open concept office with separate conference rooms and "breakout" rooms. Property also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



- 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



	1 MI	3 MI	5 MI
AVERAGE AGE	44	44	44
TOTAL POPULATION	539	5,066	6,841
TOTAL HOUSEHOLDS	72	1,503	2,254
AVG. INCOME/HH	\$105,049	\$82,792	\$80,720
AVG. VALUE/HH	\$191,704	\$198,158	\$200,795



WYNDHAM
HOTELS & RESORTS

First Citizens Bank

Post Office

PIEDMONT
PHYSICIAN GROUP

DOLLAR GENERAL

SUBWAY

SRP
SOUTH RICHMOND POWER

KT's

FARM BUREAU
EQUIPMENT

CVS
PHARMACY

EDGEFIELD

COLUMBIA ROAD

STATE HIGHWAY S-79-34

EDGEFIELD
COUNTY
HOSPITAL

DOLLAR TREE

O'Reilly
AUTO PARTS

McDonald's

Pizza Hut

HERLONG

PENDARVIS
CHEVROLET

QUALITY
TRUCK & EQUIPMENT

DOLLAR GENERAL

U SITE

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)

