

SCAN THE
QR TO VIEW
OUR LISTING
ONLINE

3,800 SF FOR LEASE

560 Jefferson Davis Highway | Graniteville, SC 29829

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FREESTANDING COMMERCIAL BUILDING

1.1 AC

LEASE | \$16.5/SF/YR



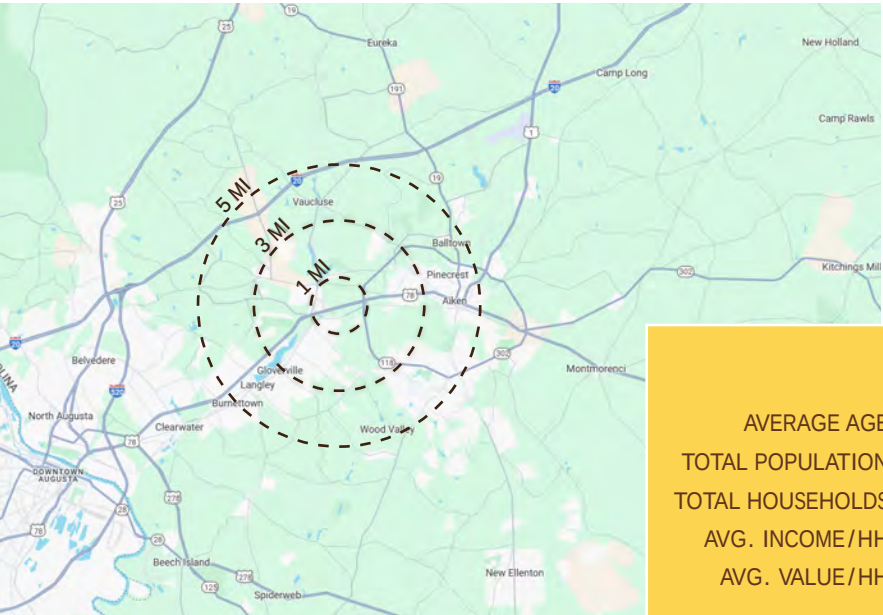
JORDAN TROTTER
COMMERCIAL REAL ESTATE

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.

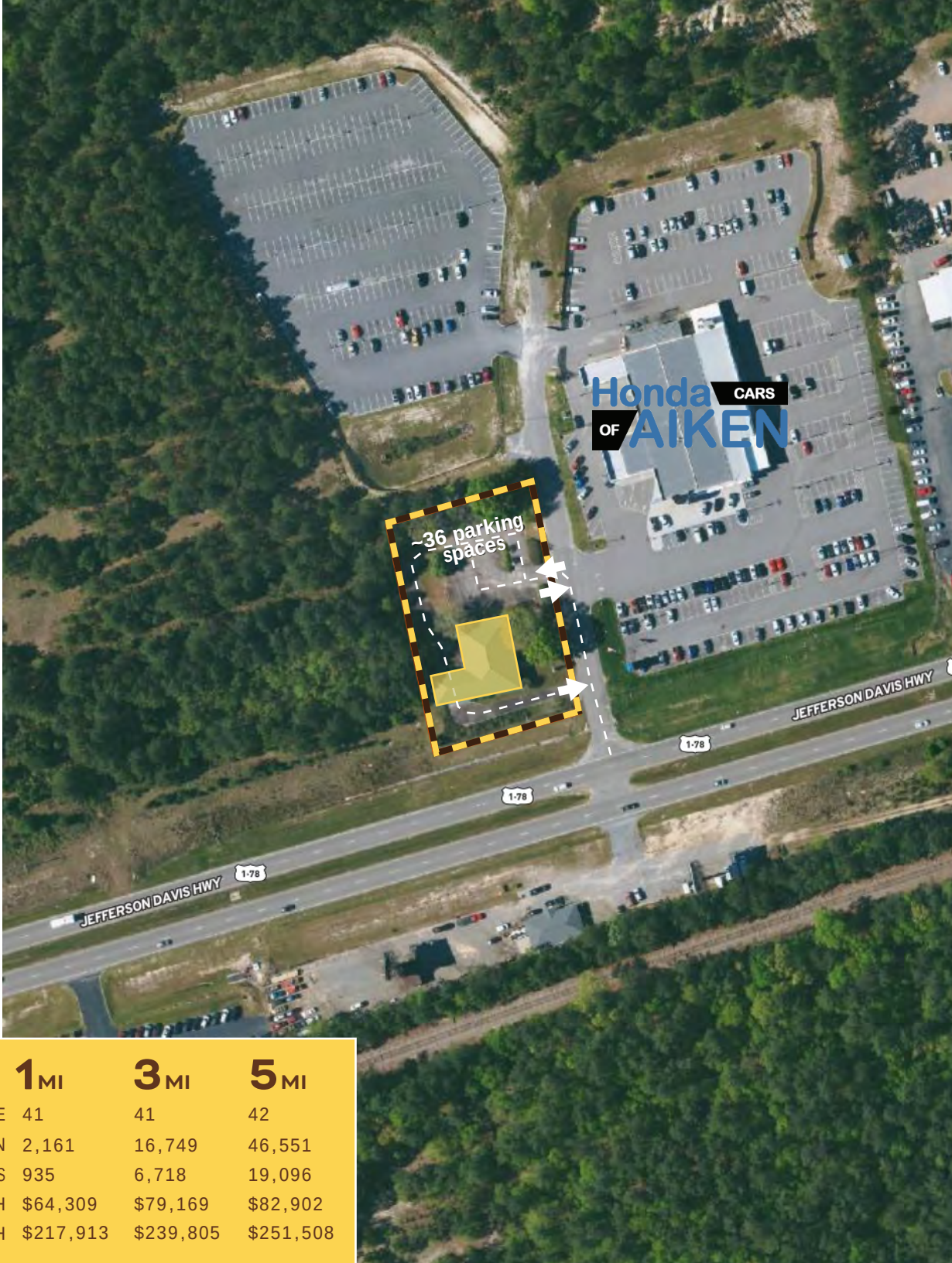
This location is perfect for office tenants who value having good visibility on high traffic corridors. This freestanding building is a good turn-key space for a bank, medical office users, urgent care groups, and professional office users.

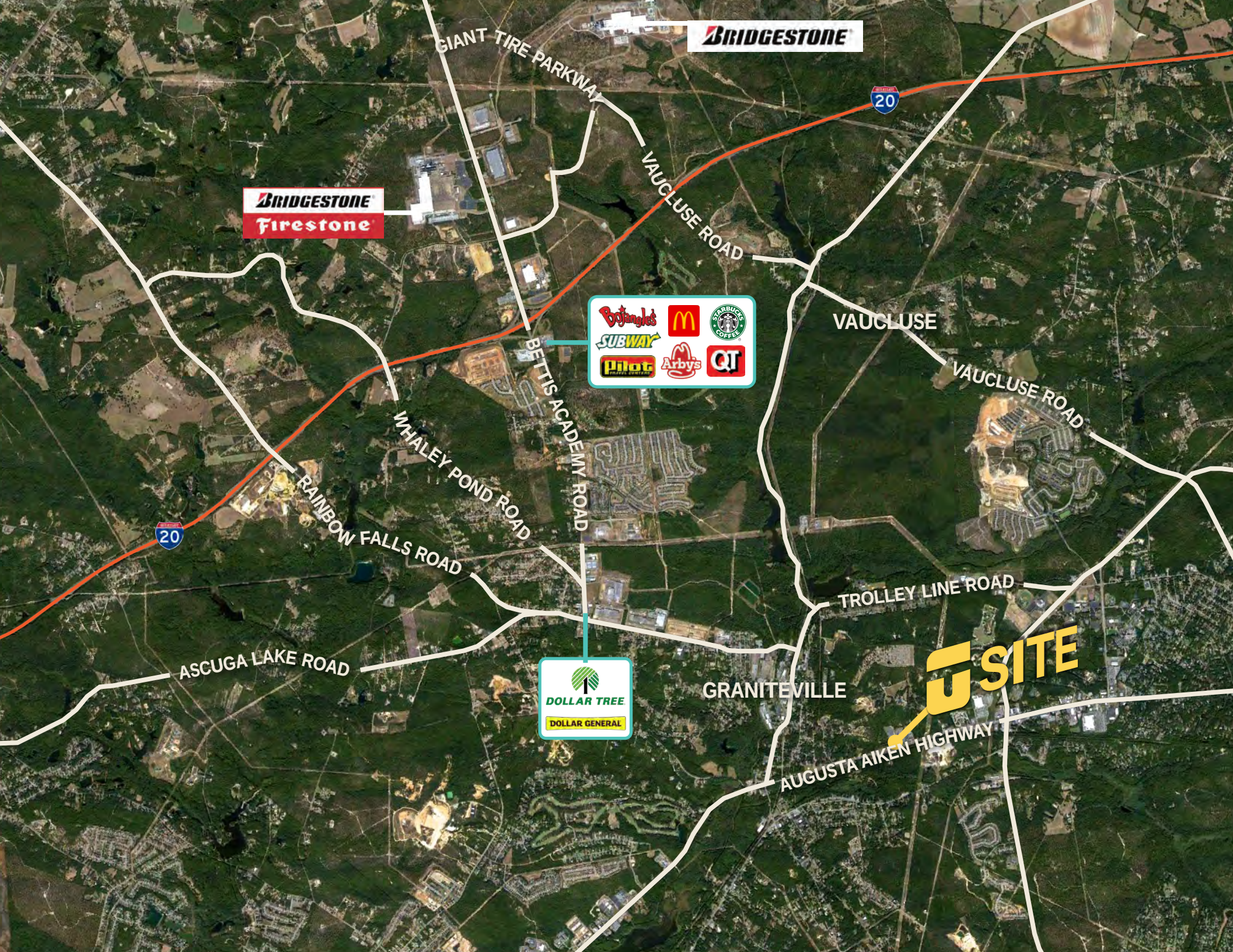
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- Large parking field for customers and employees
- Great visibility with large signage along Augusta-Aiken Hwy
 - Located just outside of downtown Aiken, SC
 - High growth corridor



	1 MI	3 MI	5 MI
AVERAGE AGE	41	41	42
TOTAL POPULATION	2,161	16,749	46,551
TOTAL HOUSEHOLDS	935	6,718	19,096
AVG. INCOME/HH	\$64,309	\$79,169	\$82,902
AVG. VALUE/HH	\$217,913	\$239,805	\$251,508





GIANT TIRE PARKWAY

BRIDGESTONE

20

BRIDGESTONE
Firestone

VAUCLUSE ROAD

VAUCLUSE

VAUCLUSE ROAD



BELLIS ACADEMY ROAD

WHALEY POND ROAD

RAINBOW FALLS ROAD

20

ASCUGA LAKE ROAD

TROLLEY LINE ROAD

GRANITEVILLE

DOLLAR TREE
DOLLAR GENERAL

 **SITE**

AUGUSTA AIKEN HIGHWAY

FLOOR PLAN





AIKEN COUNTY STATISTICS



River Region Population:
177,649



Annual Growth Rate:
1.3%



Average Commute:
25 mins



Medium Income:
\$69,182



Unemployment Rate:
3.4%

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)

Travel: Area has 31 airports within a 50 mile radius
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)

Healthcare: Aiken Regional Medical Center (1,117 employees)

Education: Aiken County Public Schools (3,346 employees)

