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JORDAN TROTTER
COMMERCIAL REAL ESTATE



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N. AUGUSTA, SC

The Ballpark at Hammonds Ferry is located along the Savannah River in North Augusta, SC, just across the bridge from Augusta, GA. North Augusta is a part of the 603,658 person Augusta MSA. Downtown Augusta is being reenergized with new restaurants, retail, hotels and large employers. This development has great access to and from Augusta through downtown, but also has easy access to Interstate 20, which runs from Atlanta, GA to Columbia, SC.

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Mile | 10 Miles | 20 Miles |
|---------------------------------|-----------|-----------|-----------|-----------|-----------|
| Population | 4,893 | 48,727 | 101,876 | 293,585 | 531,861 |
| Households | 2,677 | 21,043 | 44,189 | 117,164 | 202,436 |
| Average Household Income | \$ 48,727 | \$ 50,804 | \$ 55,250 | \$ 66,952 | \$ 73,548 |

LOCAL SCHOOLS

| | |
|------------------------------------|----------------|
| Augusta University | 8,333 Students |
| Augusta Technical College | 4,864 Students |
| Aiken Technical College | 2,351 Students |
| University of South Carolina Aiken | 3,254 Students |

AVERAGE DISPOSABLE INCOME PER AGE GROUP WITHIN 5 MILES

| <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| \$ 25,194 | \$ 35,491 | \$ 40,321 | \$ 46,938 | \$ 39,893 | \$ 38,558 | \$ 26,872 |

*Data Note: Disposable Income is after-tax household income.



BUILDING D



BUILDING C



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BUILDING G



BUILDING A



NORTH AUGUSTA
SOUTH CAROLINA
1995

SAVANNAH RIVER

Welcome to
DOWNTOWN
AUGUSTA
GEORGIA

- \$180 million dollar project
- 4500 seat minor league baseball stadium
- 60,000 – 80,000 sq. ft. of retail and restaurant space
- 175 room hotel and conference center
- 80,000 sq. ft. office building (like to put urban grocery store on the ground floor)
- Over 300 luxury apartments
- 40 luxury loft condos
- 125 room luxury senior living component
- Just across the river from downtown Augusta



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Kimley-Horn | ODELL-TLS | ISC



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FOR MORE INFORMATION , PLEASE CONTACT

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