

FOR SALE

Sweetwater North

**25.61 +/- Acres Commercial -
Retail**

1075 & 1091 Edgefield Rd

North Augusta, SC 29860



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,993,950
Lot Size:	25.61 Acres
Price/Acre:	\$195,000

PROPERTY HIGHLIGHTS

- Planned Development zoning
- Entitled and approved for commercial
- 25.61 +/- acre Commercial property is cleared and level
- Anchors rapidly-growing area
- Outstanding retail, professional, general commercial potential
- Excellent site view and frontage
- 36,300 ADT on Hwy 25 and 47,000 ADT on I-20

DESCRIPTIONS



PROPERTY DESCRIPTION

Meybohm Commercial is proud to exclusively present this 26 acre retail development site for sale in North Augusta, SC. The site is well positioned for development such as grocery-anchored shopping centers, home improvement stores and retail shop space. The frontage of the site will allow for several out-parcels with great visibility. The land is cleared with almost level topography. Traffic counts on this part of Edgefield Road are 37,300 vehicles per day! \$195,000 per acre.

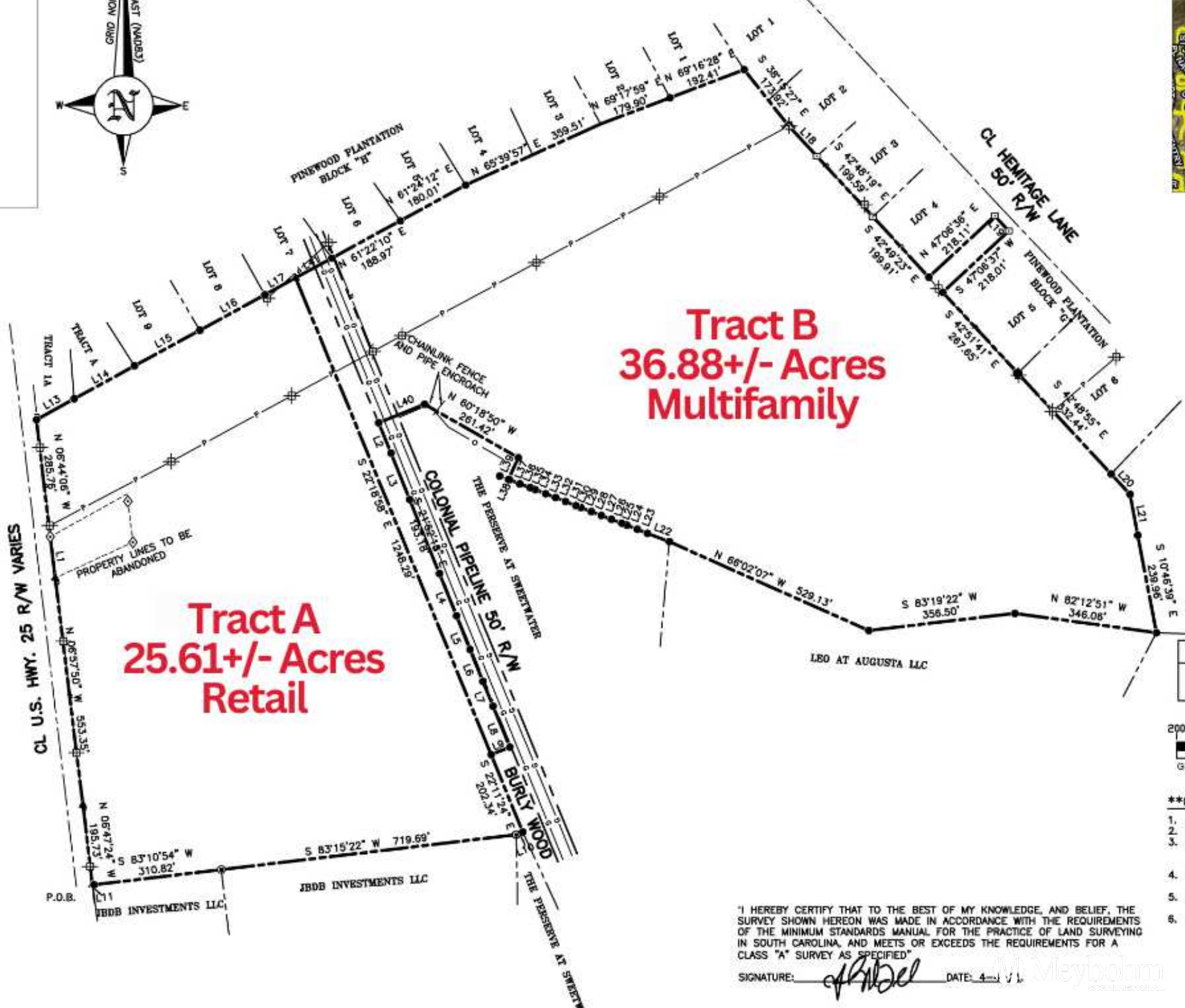
Adjoins Sweetwater Commons a neighborhood with 250 luxury cottages; Sweetwater Square with Walmart Supercenter, Holiday Inn Express, State Farm, GNC, Just Beds, Verizon, AT&T; and near University Hospital Prompt Care, SRP Federal Credit Union headquarters, hundreds of new residential rooftops, Sage Valley Golf Club, Sage Mill Industrial Park with Bridgestone's world flagship plant, new schools and public safety stations; minutes from downtown employment centers like Unisys, Cyber Range, Medac, Augusta University, University Hospital, and much more.

Aiken County parcel #'s 010-11-05-008 and 010-10-06-001

LOCATION DESCRIPTION

Located in North Augusta at Exit 5 at I-20, which is experiencing rapid growth with the recent addition of Walmart, Verizon, McDonald's, University Hospital prompt care, Wendy's, Dairy Queen, Zaxbys, etc. The 90,000 square foot SRP Federal Credit Union operations center and new Walmart Supercenter have anchored this vibrant market for several years along with restaurants and retail establishments. The location between Augusta and Aiken provides convenient access between the state capitals of Atlanta and Columbia.





Tract B
36.88+/- Acres
Multifamily

Tract A
25.61+/- Acres
Retail

"I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED"

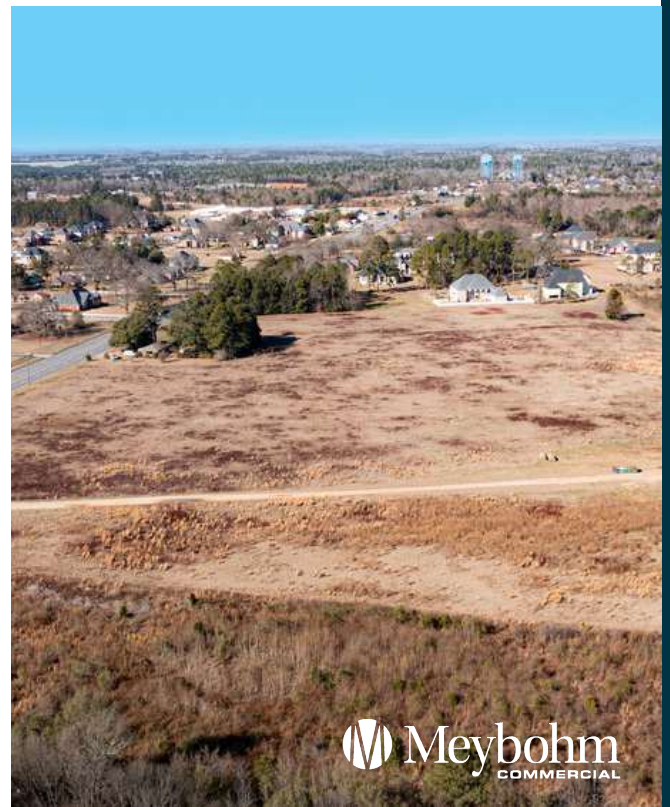
SIGNATURE: *[Signature]* DATE: 4/1/11

[Signature] Meybohm
SURVEYOR

RETAILER MAP



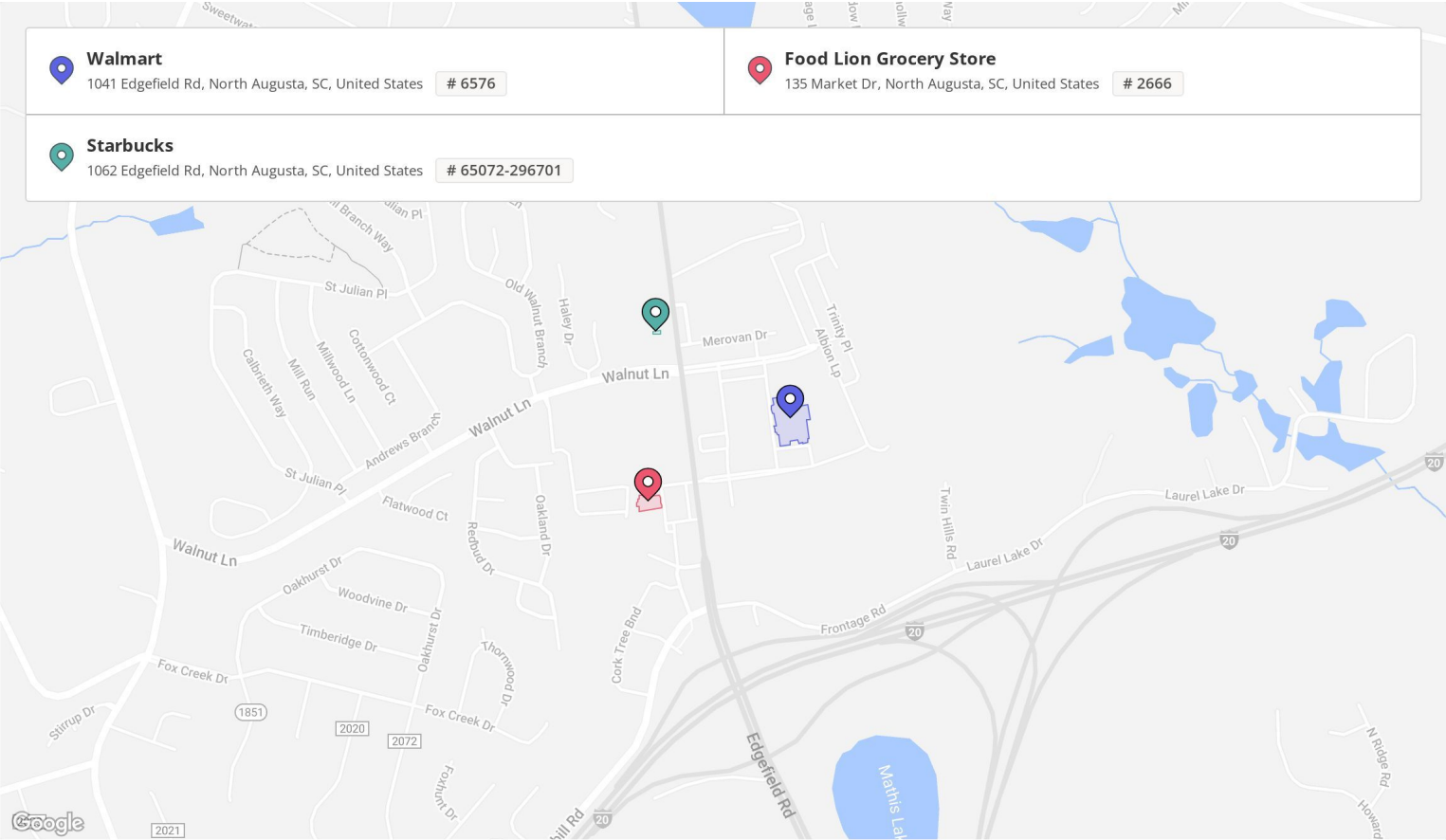






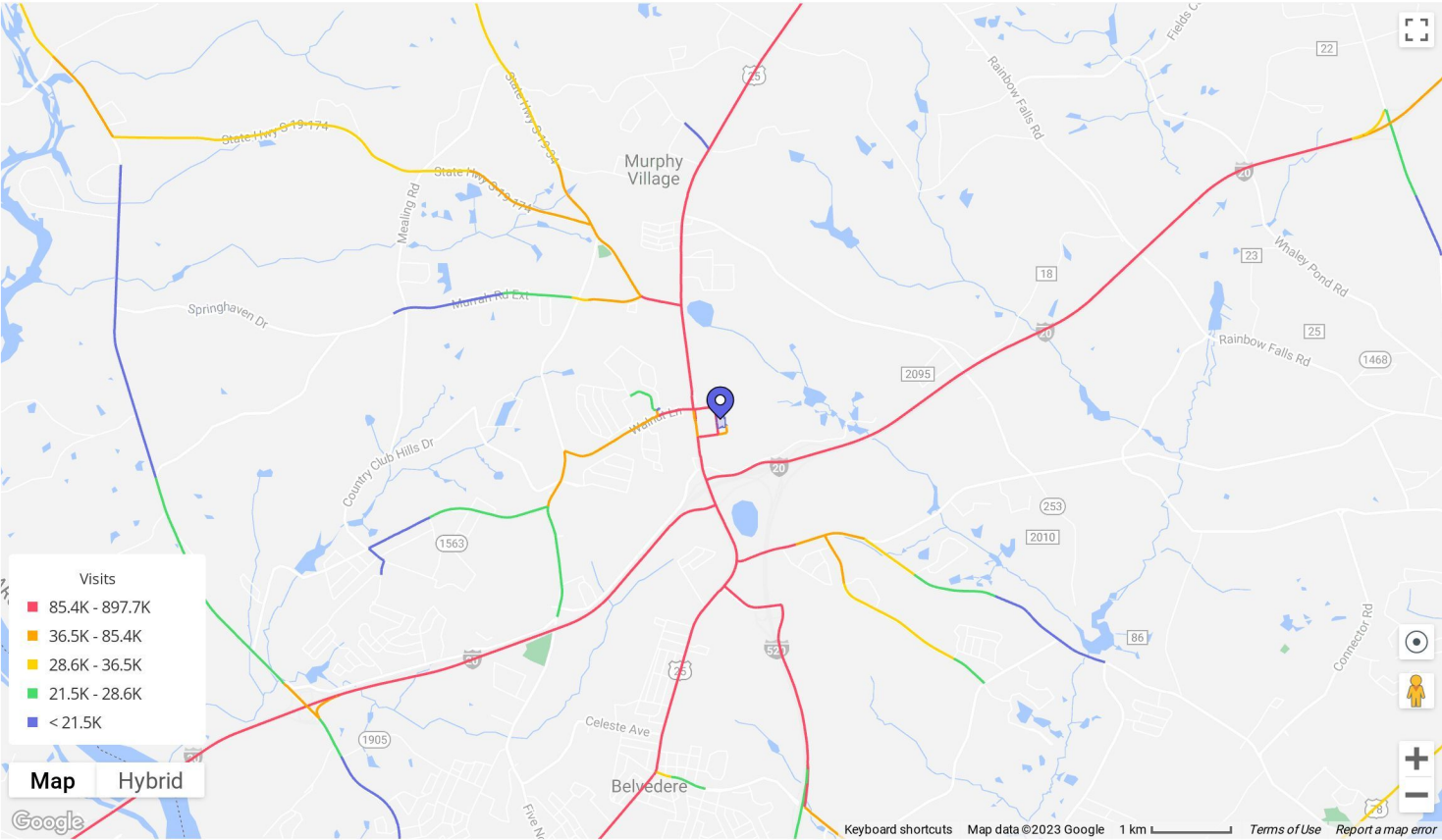
Property Overview

Jul 1, 2022 - Jun 30, 2023



Metrics			
Metric Name	 Walmart Edgefield Rd, North Augusta, SC	 Food Lion Grocery Store Market Dr, North Augusta, SC	 Starbucks Edgefield Rd, North Augusta, SC
Visits	1.6M	380.3K	137.1K
Visits / sq ft	9.63	11.05	61.01
Size - sq ft	162.1K	34.4K	2.2K
Visitors	197K	71.8K	64.9K
Visit Frequency	7.92	5.3	2.11
Avg. Dwell Time	37 min	32 min	29 min
Panel Visits	79.3K	19.8K	6K
Visits YoY	-1.2%	+9.2%	+36.3%
Visits Yo2Y	+4.2%	+18.6%	N/A
Visits Yo3Y	-2%	+33%	N/A
Jul 1st, 2022 - Jun 30th, 2023 Data provided by Placer Labs Inc. (www.placer.ai)			
			 Placer.ai

Visitor Journey - Routes

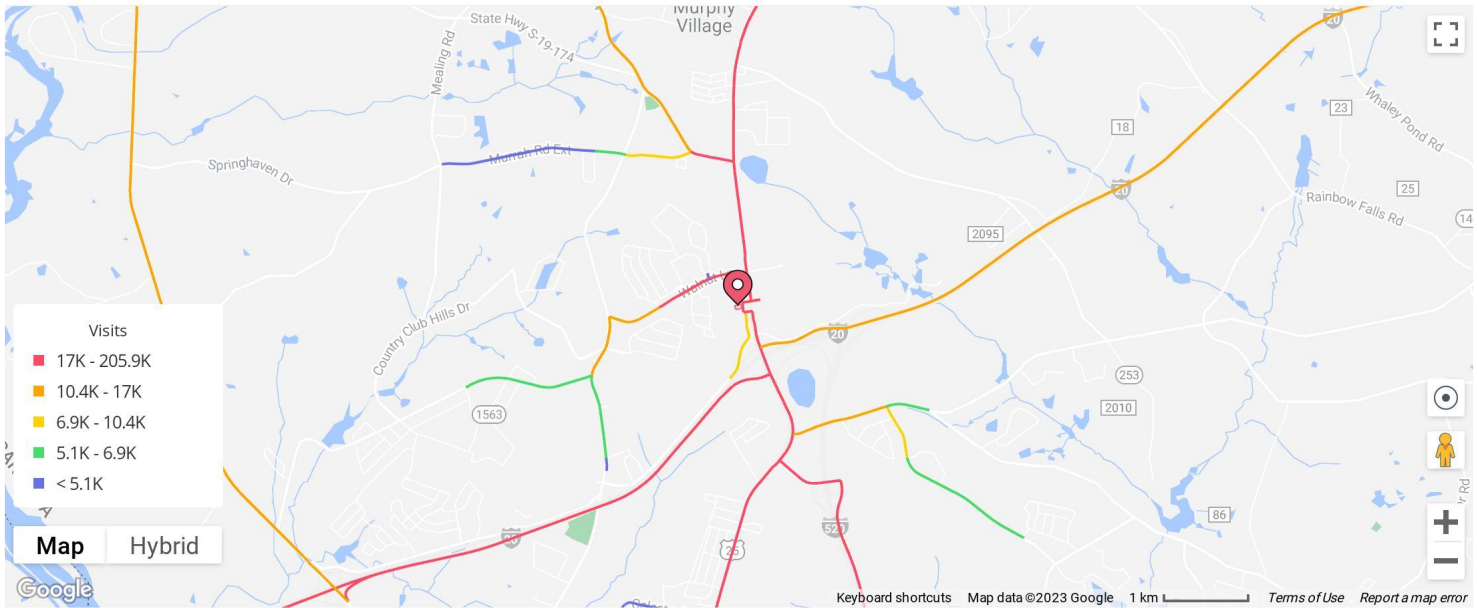


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Jul 1st, 2022 - Jun 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes

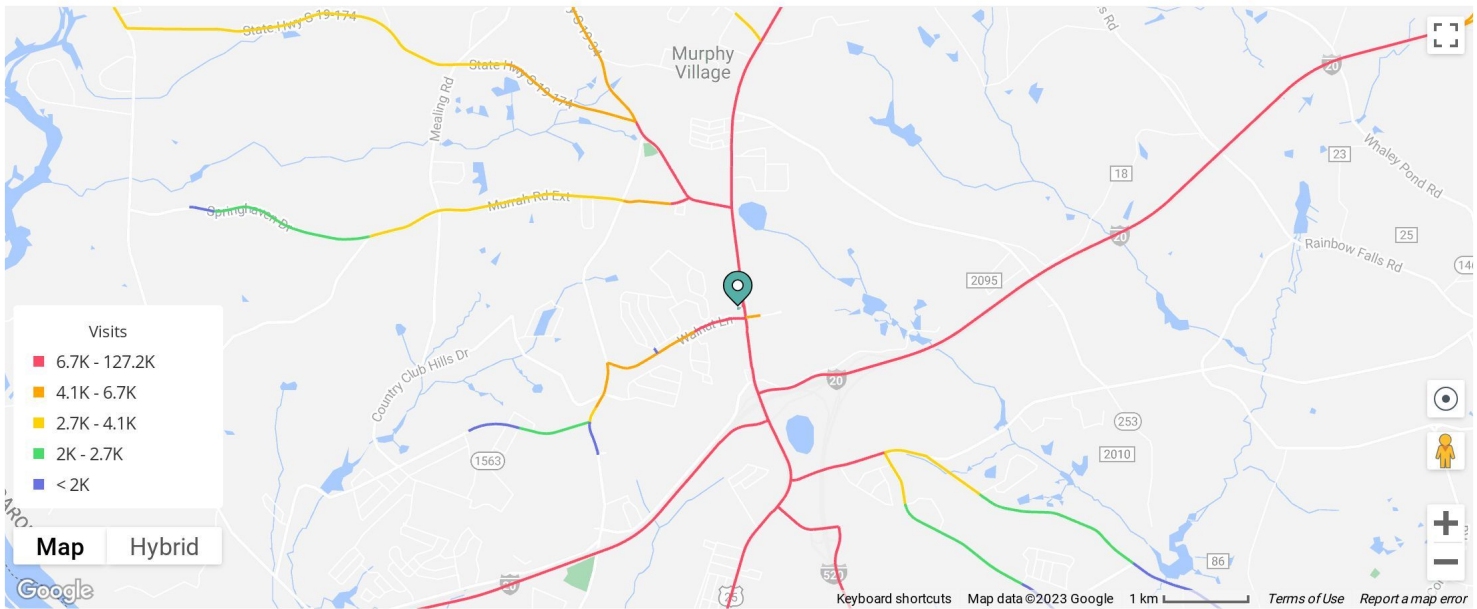


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Visitor Journey - Routes

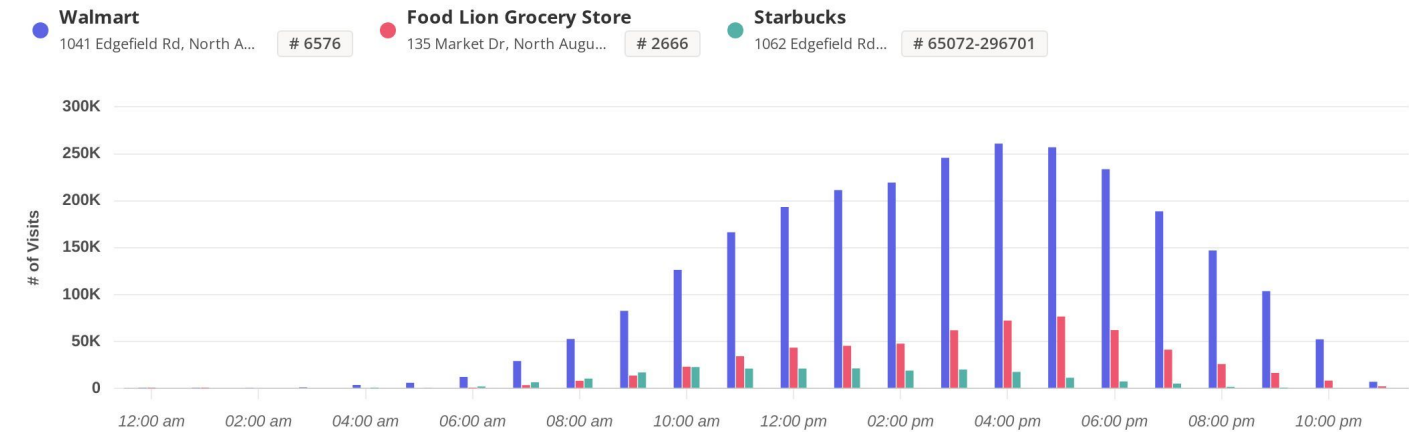


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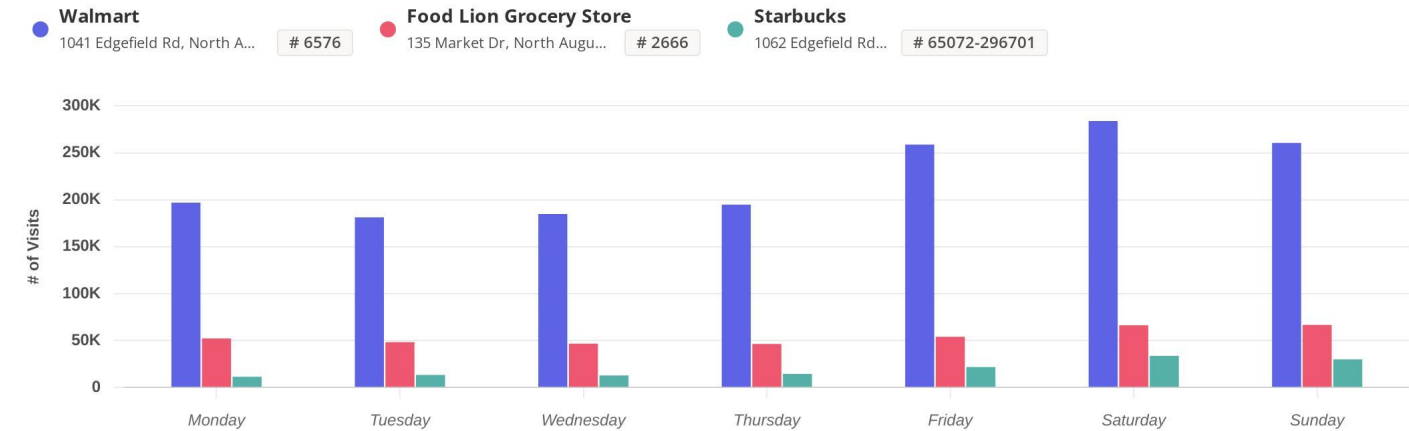
Hourly Visits



Visits | Jul 1st, 2022 - Jun 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



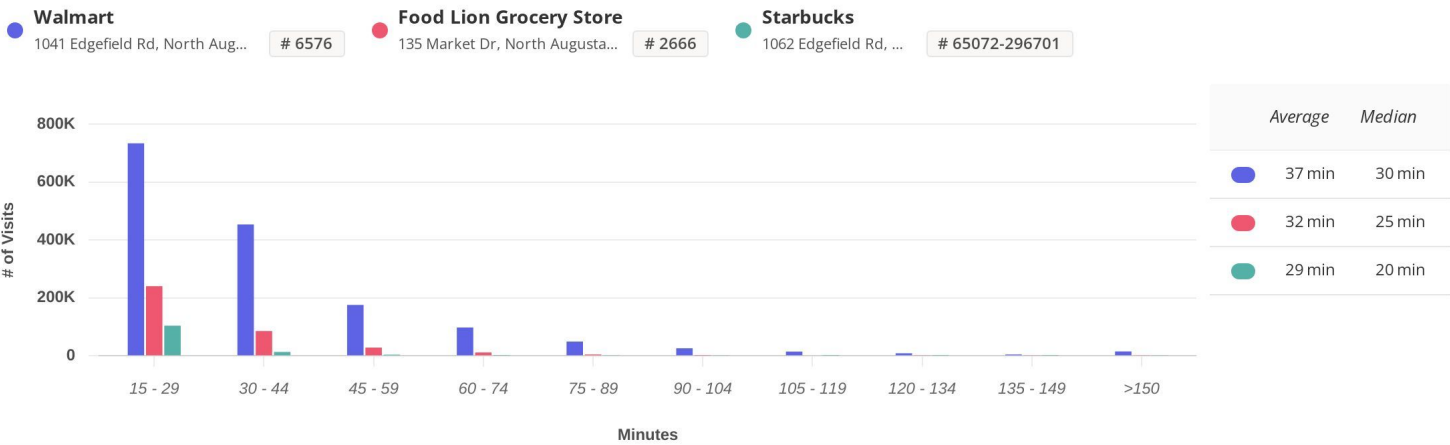
Daily Visits



Visits | Jul 1st, 2022 - Jun 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



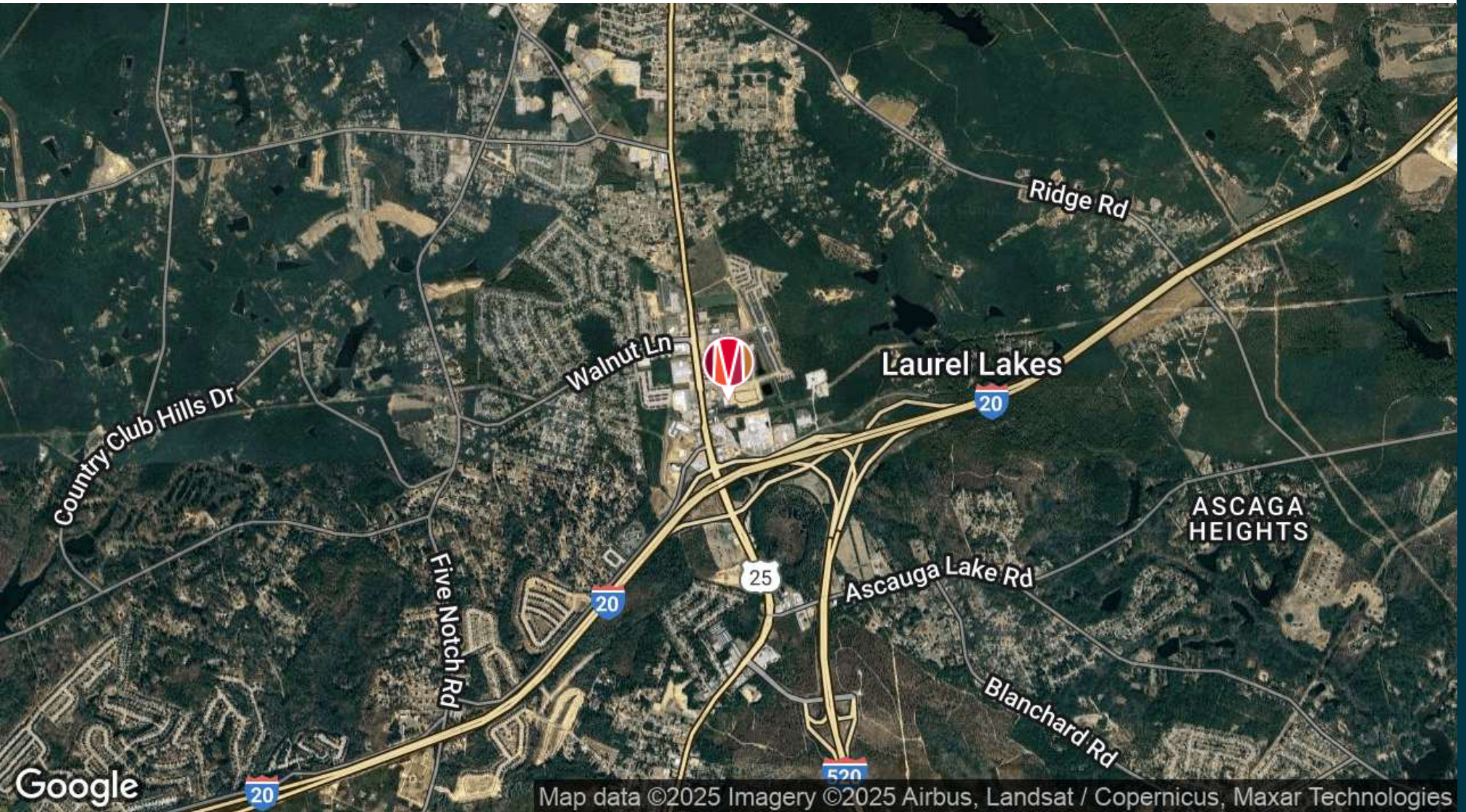
Length of Stay



Visits | Jul 1st, 2022 - Jun 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



LOCATION MAP

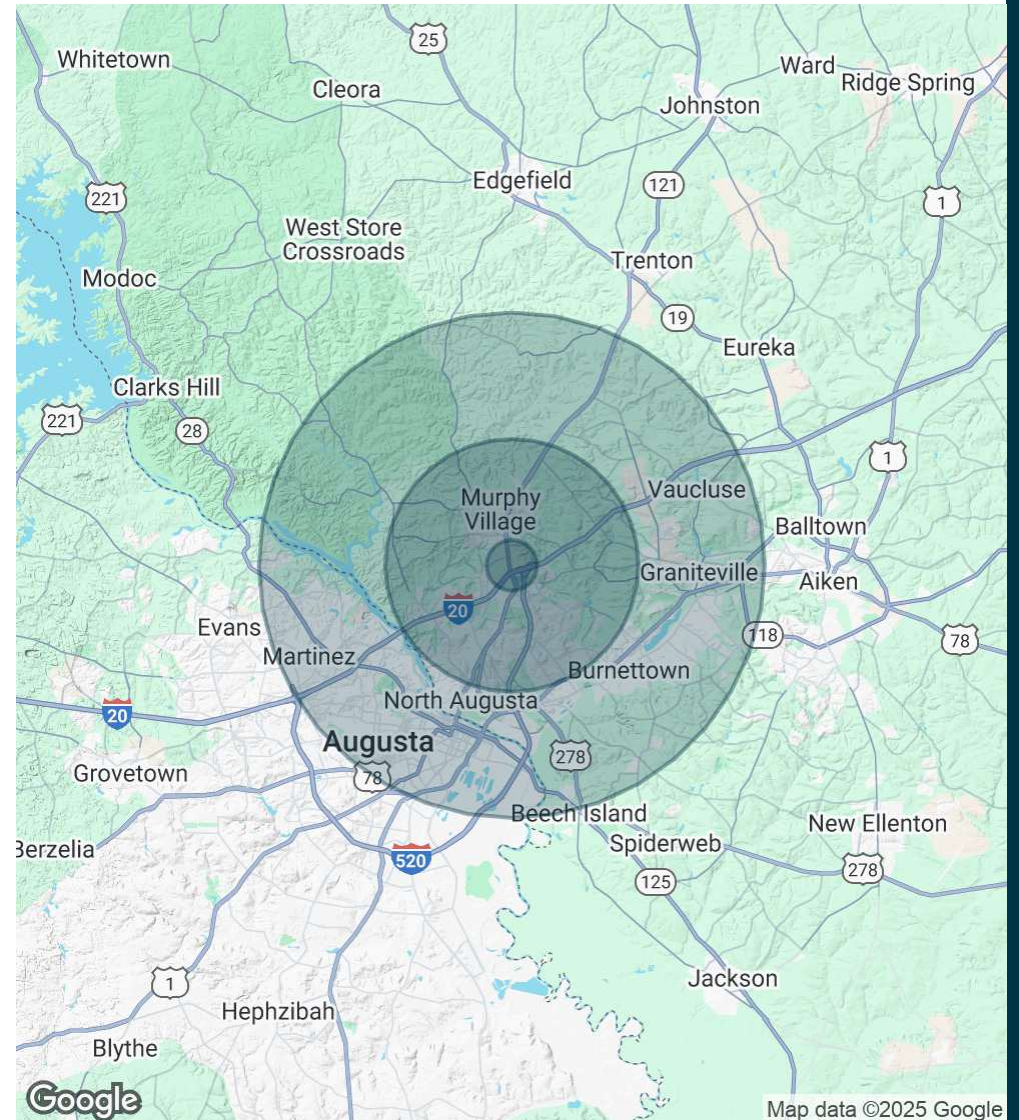


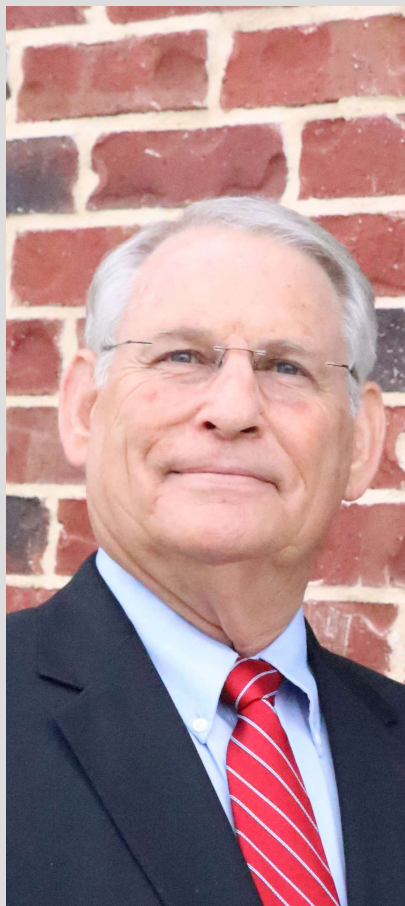
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,593	42,486	170,752
Average Age	44	41	41
Average Age (Male)	42	40	40
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,454	16,650	71,944
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$96,563	\$97,199	\$89,829
Average House Value	\$259,587	\$246,509	\$249,520

* Demographic data derived from 2020 ACS - US Census





**MEYBOHM COMMERCIAL
PROPERTIES**

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap, sporting clays and bird hunting.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

SC #67337 // GA #302716