

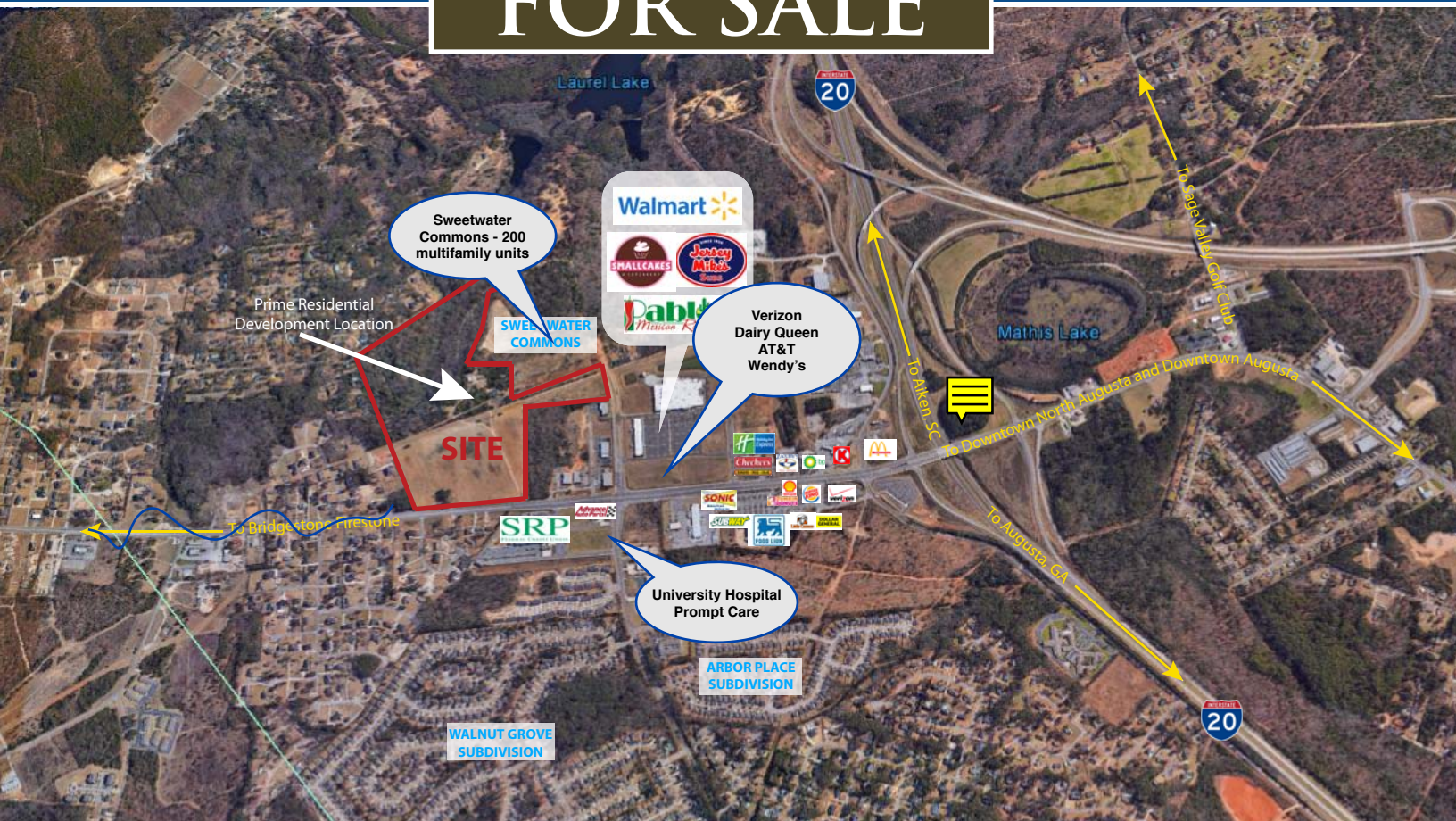
## SWEET WATER NORTH

1075 EDGEFIELD ROAD | NORTH AUGUSTA, SOUTH CAROLINA 29860

**\$5,000,000**

Retail (Land) | Price/AC: \$65,790

**FOR SALE**



### Up to 33 Acres Commercial Development 43 Acres Zoned Residential

The site is well positioned for development as grocery anchored shopping centers and home improvement stores and retail shop space. The frontage of the site will allow for several out-parcels with great visibility. The front 32 acres of the property is clear with almost level topography.

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Demographics - 2015	1 Mile	3 Miles	5 Miles
Total Population	4,318	20,719	46,439
Total Households	1,598	7,926	18,176
Average Household Income	\$83,690	\$68,085	\$64,832

Exit 5 at I-20 is experiencing rapid growth with the recent addition of Walmart, Verizon, McDonald's, University Hospital. The 90,000 square foot SRP Federal Credit Union operations center has 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.

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