



±1,000 - ±50,285 SF AVAILABLE

EDGEWOOD SQUARE

101-179 Edgewood Ave., North Augusta , SC 29841

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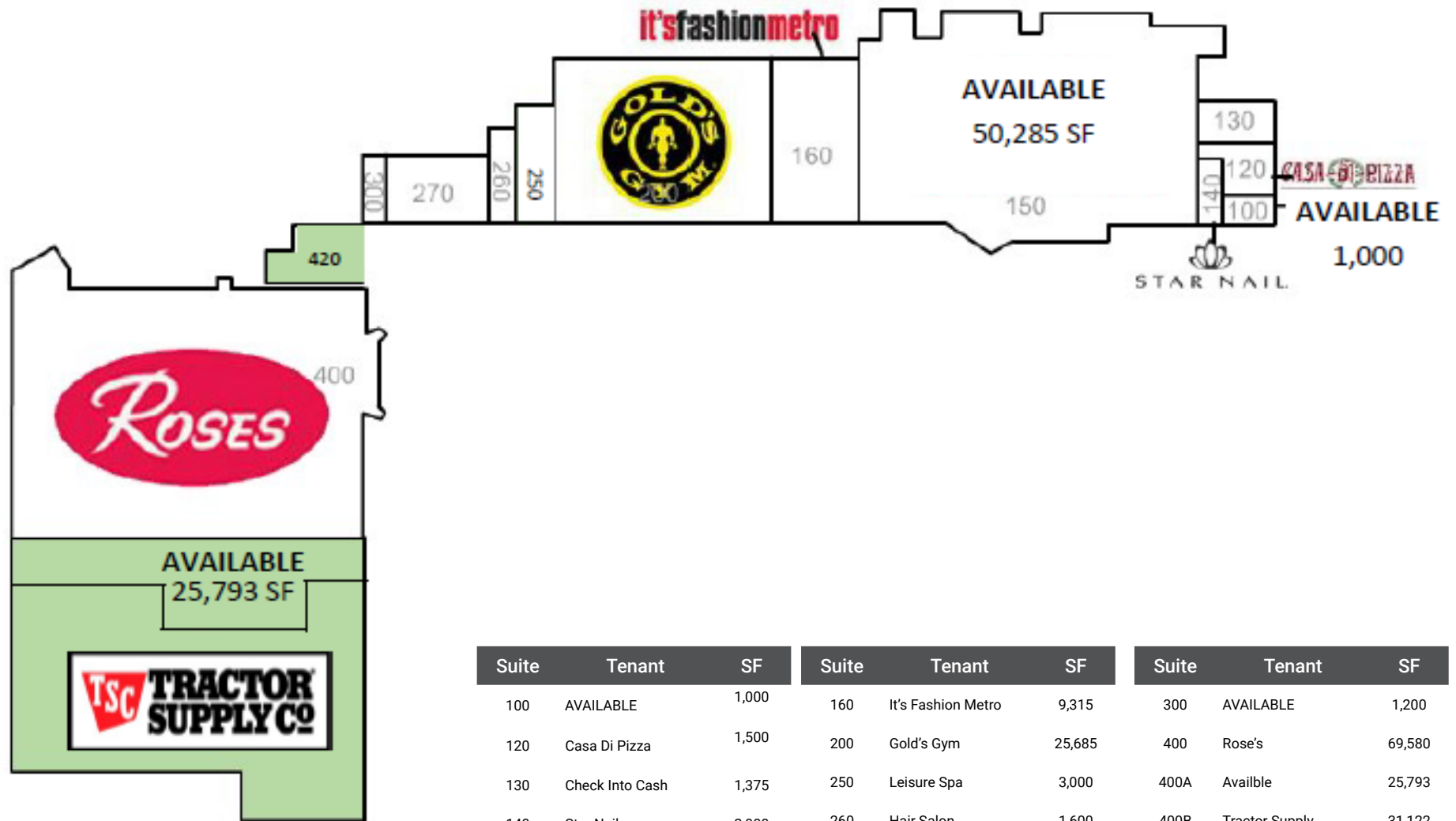
Availability Overview

- ±1,000 to ±50,285 square feet available
- Excellent location in the Knox Avenue/Edgefield Road retail corridor, in close proximity to numerous banks, restaurants, shopping centers, big box stores, and specialty stores
- Three smaller suites available
 - Suite 100: 1,000 SF
 - Suite 300: 1,200 SF
 - Suite 420: 3,600 SF
- One anchor space and one part of an anchor space also available
 - Suite 150: 50,285 SF
 - Suite 400A (adjacent to Tractor Supply): 31,122 SF
- Traffic Count on Edgefield Rd.: ±22,979 Vehicles Per Day
- High visibility (80' Frontage Edgefield Rd.)
- Within Three-Mile radius, the Average Household spends:
 - \$3,435/year at restaurants
 - \$1,292/year on apparel
 - \$1,867/year on entertainment, hobbies, and pets
- **LEASE RATE: \$10.00 - \$14.00 PSF**



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Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
100	AVAILABLE	1,000	160	It's Fashion Metro	9,315	300	AVAILABLE	1,200
120	Casa Di Pizza	1,500	200	Gold's Gym	25,685	400	Rose's	69,580
130	Check Into Cash	1,375	250	Leisure Spa	3,000	400A	Available	25,793
140	Star Nail	2,000	260	Hair Salon	1,600	400B	Tractor Supply	31,122
150	AVAILABLE	50,285	270	Discount Beauty	5,100	420	AVAILABLE	3,600