



BUILD-TO-SUIT / GROUND LEASE

SWC EDGEFIELD RD & ASCAUGA LAKE RD, NORTH AUGUSTA, SC

18.57 +/- ACRES



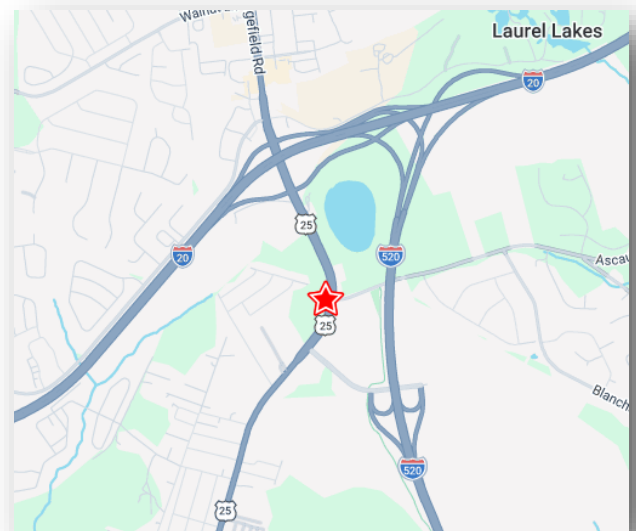
Property Highlights

- ◆ 18.57 acre parcel at a lighted intersection
- ◆ Well positioned on a strong corridor with new retail development in the area
- ◆ Excellent traffic counts (28,000)
- ◆ Easy access to I-20 and I-520 - Exit #5
- ◆ New residential growth including 306 new apartments and Highland Springs with over 4,000 units east of I-520 on 1,300 acres

Surrounding Retailers



	3 Miles	5 Miles	7 Miles
Population	23,719	52,529	104,306
Average HH Income:	\$116,662	\$111,803	\$97,843
Daytime Population:	2,362	8,751	44,515



CONTACTS

Chris Moore

(704) 451-6612

cmoore@boosdevelopment.com



www.boosdevelopment.com

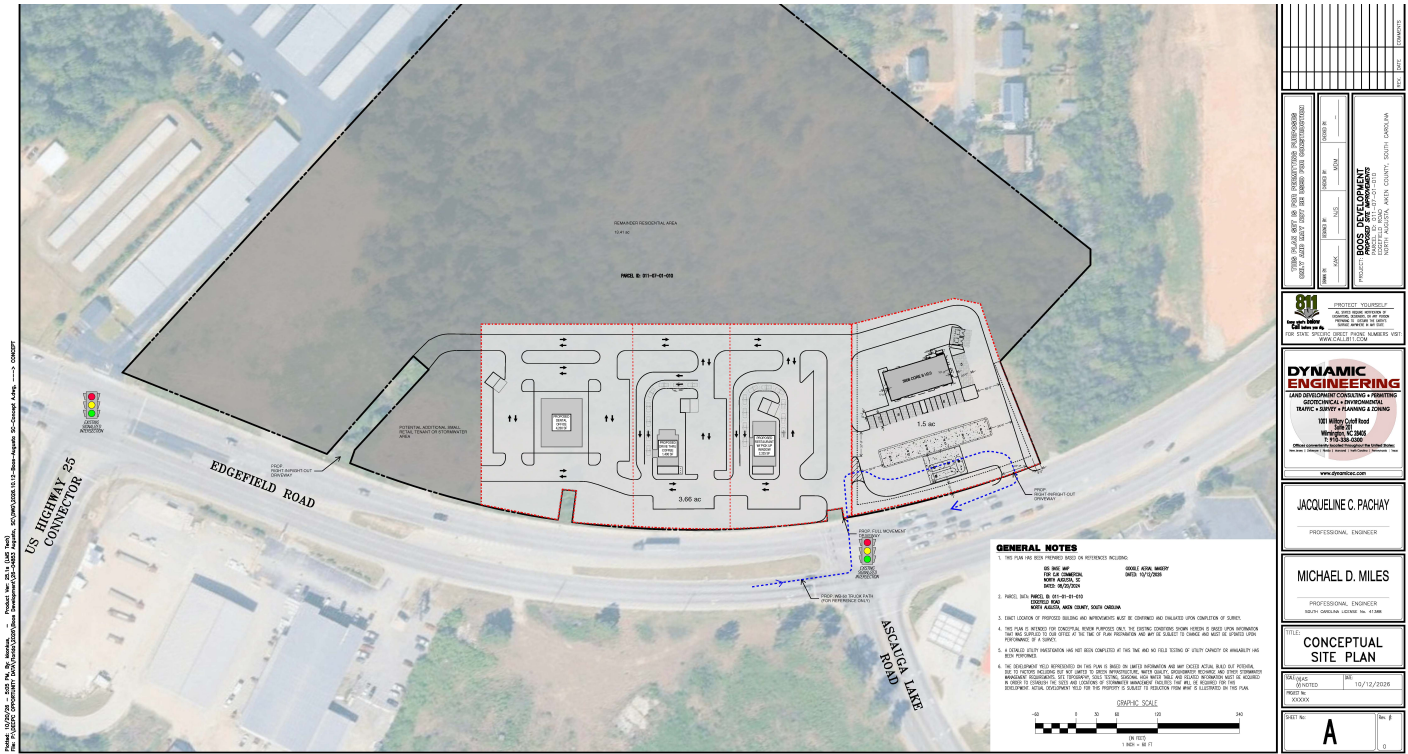


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CONCEPT SITE PLAN



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