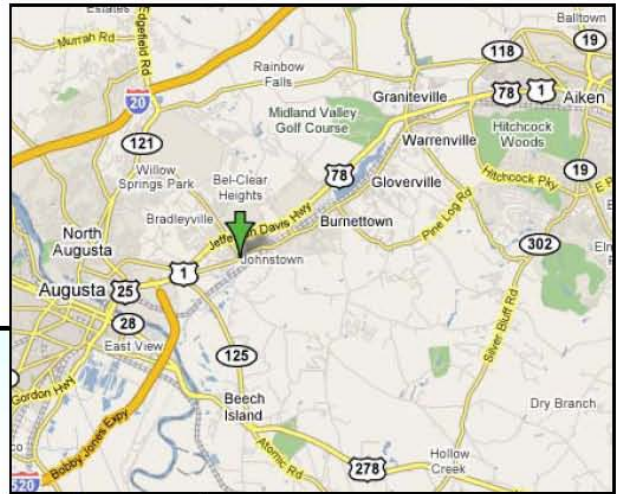


# CLEARWATER, SC



## FOR SALE - Prime Retail Property located adjacent to CVS Located at US Highway 1 & Belvedere Road

- Excellent Visibility
- Convenient Access to US Highway 1
- Approximately 195' of Frontage
- Offering Price: \$325,000
- Delivery Date: Upon Closing
- Serving the bedroom communities of Aiken, North Augusta and Augusta

### DEMOGRAPHICS & TRAFFIC COUNT

2008 Estimate	1 Mile	3 Mile	5 Mile
Total Population:	2,588	15,350	52,823
Median Home Value:	\$105,993	\$98,356	\$104,265
Average Household Inc.:	\$45,388	\$51,959	\$53,272
Traffic Count:	31,200 (US Hwy 1 & Belvedere Road)		

For More Information please contact:  
W. Harvey Brockinton, Jr.  
harveyb@retailpropertyadvisors.com



**RETAIL & INVESTMENT PROPERTY**  
LEASING, BROKERAGE, INVESTMENT SALES, TENANT REPRESENTATION

635 East Bay Street, Suite F  
Charleston, SC 29403  
Phone: 843.720.8771  
Fax: 843.720.8701  
www.retailpropertyadvisors.com

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Rev. 08.08