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3,000 SF FOR LEASE

834 Augusta Road | Warrenton, SC 29851

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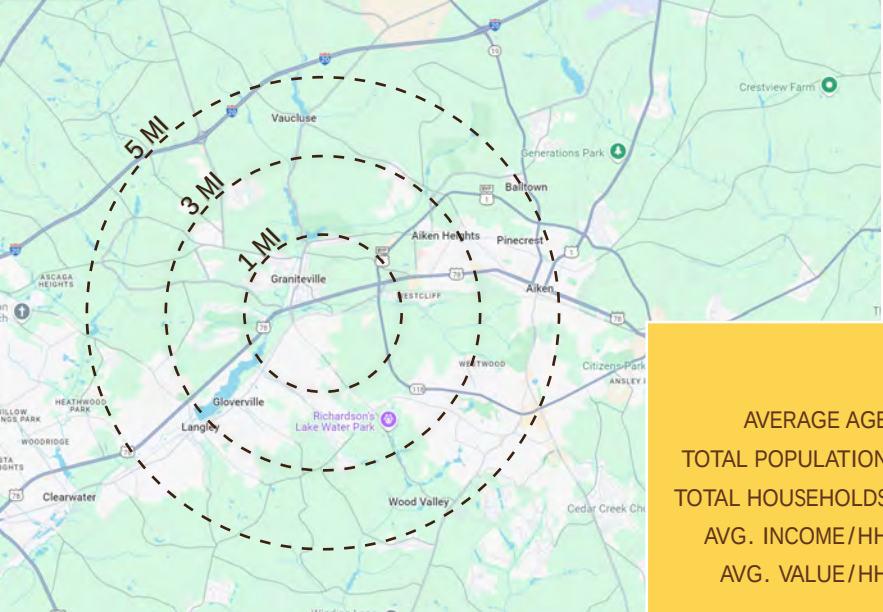
JORDAN TROTTER
COMMERCIAL REAL ESTATE

This property is located on Augusta Road (6,500 VPD) in Warrenville, SC. Warren Mill Lofts is a Historical re-development 0.5 miles down the road that will be opening in Winter of 2024. This is a 205 unit complex that will offer a resort style pool, 24-hour Fitness Club, Clubhouse and Lounge, and other Resident amenities. Warren Mill Lofts is just one of many new residential developments coming to the Warrenville/Clearwater area and is expected to bring substantial traffic.

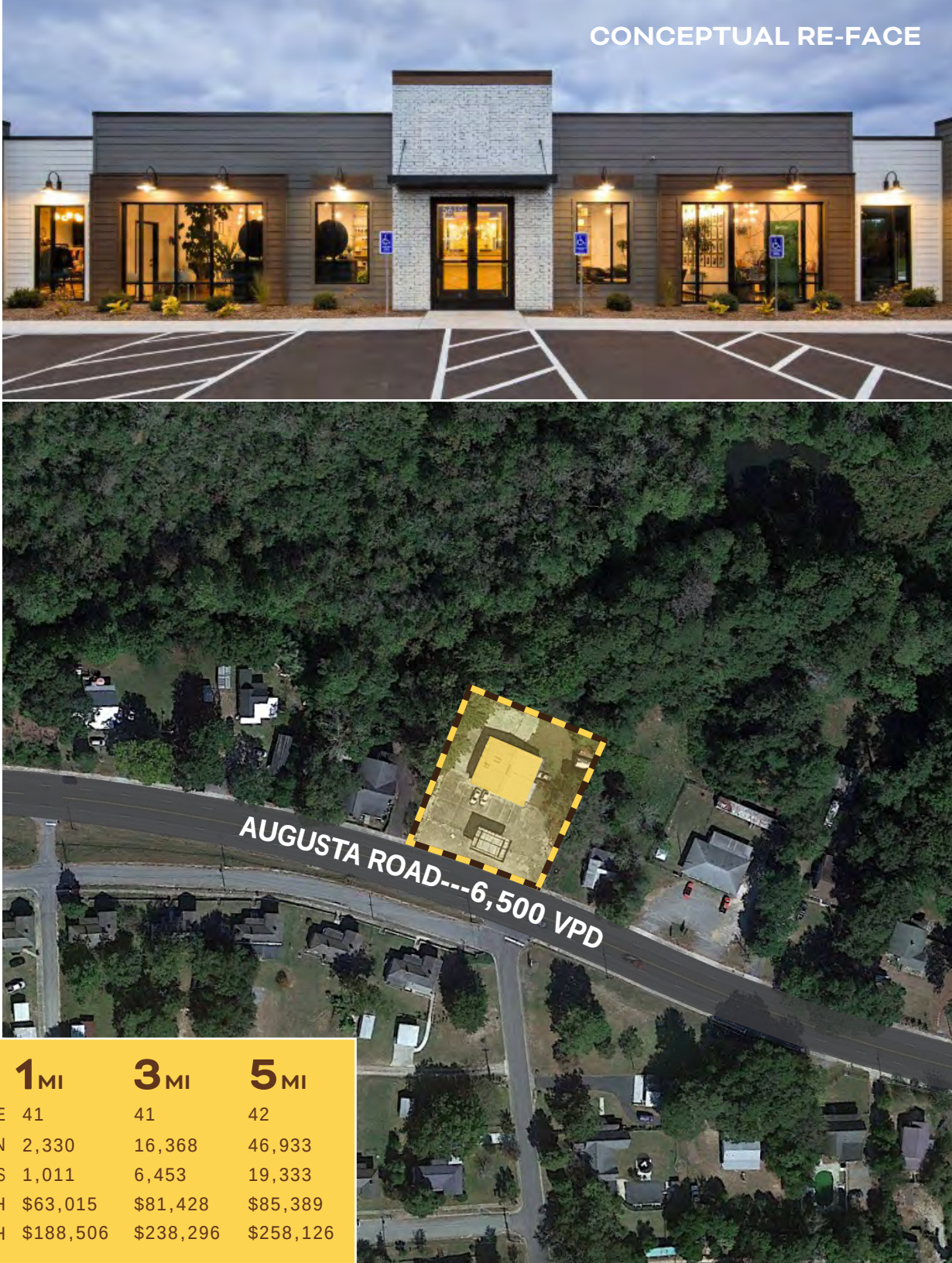
The property has an existing 3,000 SF building. The landlord of this property is going to vanilla box the building for a convenience store/small retail as well as reconstruct the exterior facade. The tenant shall pay for all costs associated with the property following delivery.

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- Augusta Road VPD - 6,500 VPD
- Nearby apartment development expected to bring traffic to the area
- Building on property will be vanilla boxed
 - Above ground gas tanks that are certified and in good working order



	1MI	3MI	5MI
AVERAGE AGE	41	41	42
TOTAL POPULATION	2,330	16,368	46,933
TOTAL HOUSEHOLDS	1,011	6,453	19,333
AVG. INCOME/HH	\$63,015	\$81,428	\$85,389
AVG. VALUE/HH	\$188,506	\$238,296	\$258,126





TROLLEY LINE ROAD

GRANITEVILLE

CANAL STREET



JEFFERSON DAVIS HIGHWAY



AUGUSTA ROAD

WARRENVILLE

DOLLAR GENERAL

HOWLANDVILLE ROAD

HITCHCOCK PARKWAY

