

FOR SALE

760 BELVEDERE CLEARWATER RD

760 Belvedere Clearwater, North Augusta, SC 29841



CONNIE WILSON, CCIM

Sr. VP, Associate Broker

cwilson@shermanandhemstreet.com

706.722.8334 x202



**SHERMAN &
HEMSTREET**
Real Estate Company

760 Belvedere Clearwater Rd

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PROPERTY OVERVIEW

Excellent location for 2 parcels side by side fronting Belvedere Clearwater rd directly at the westbound ramp onto Palmetto Pkwy. Property had been occupied by Owner/User for decades until recently, with nicely graded driveways and parking throughout the property. Large enough for a manufacturing site, also perfect for landscape business, warehouse flex spaces, contracting of any kind or simply a business site of any kind. Take a look, solid value and priced to move.

LOCATION OVERVIEW

Located on the West side of Belvedere Clearwater Rd. Both parcels sit just along the entrance ramp of 520 Bypass before you get to Old Sudlow Lake Rd. Location is a quick drive to North Augusta, Downtown Augusta, and I-20.

PROPERTY HIGHLIGHTS

- 9.02 acres on the West bound entrance ramp to Palmetto Pkwy
- 2 miles from I20 exit #6
- 2400 sf warehouse w/ 20' clear height
- 1576 sf office space

OFFERING SUMMARY

Sale Price:	\$795,000
Building Size:	3,976 SF
Available SF:	9.02 Acres
Lot Size:	9.02 Acres
Price / SF:	\$199.95
Zoning:	Industrial
Market:	Industrial
Submarket:	Commercial Development



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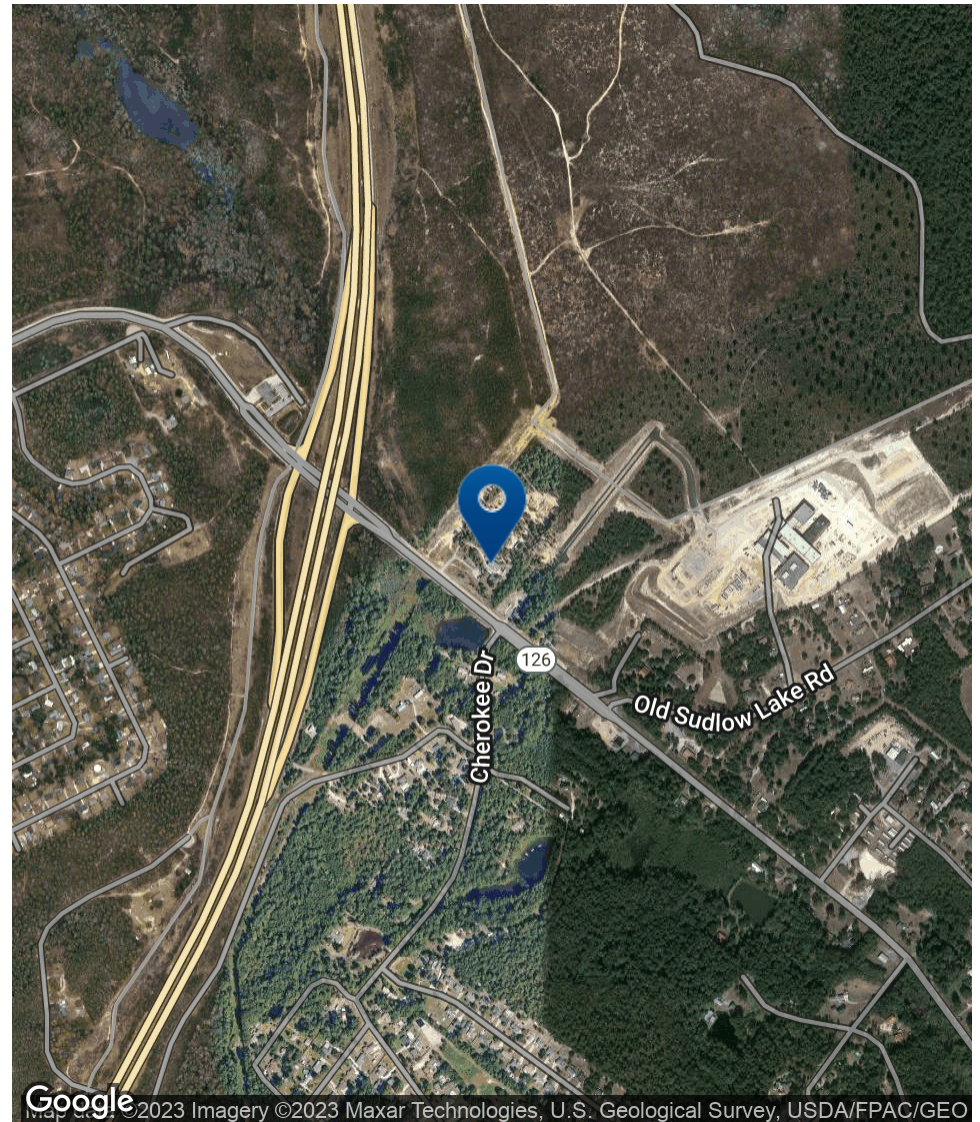
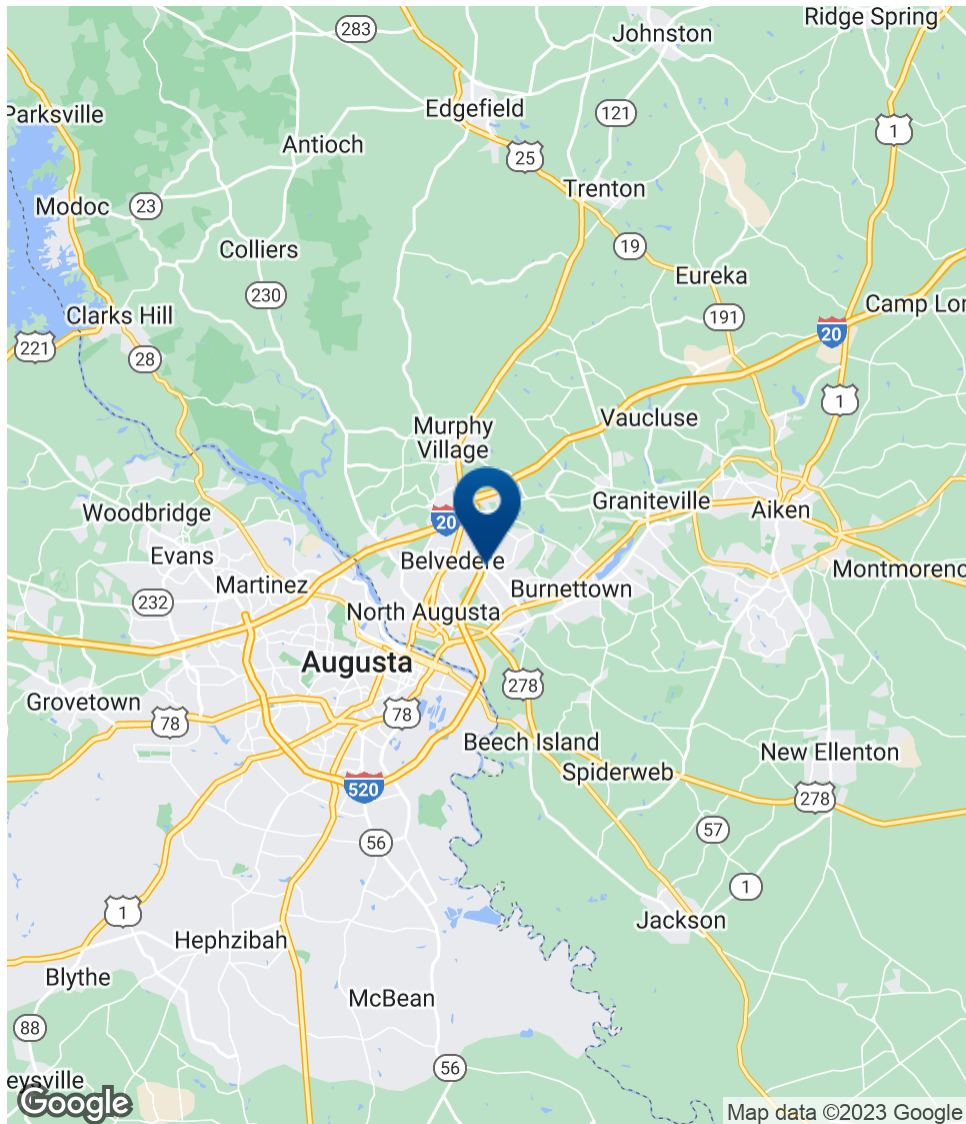
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,014	61,271	200,448
Average Age	35.6	38.9	38.5
Average Age (Male)	38.4	37.4	36.9
Average Age (Female)	32.9	41.2	40.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,255	28,482	95,432
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$50,596	\$58,344	\$58,403
Average House Value	\$167,931	\$155,739	\$148,584

* Demographic data derived from 2020 ACS - US Census

