

# Augusta Commons

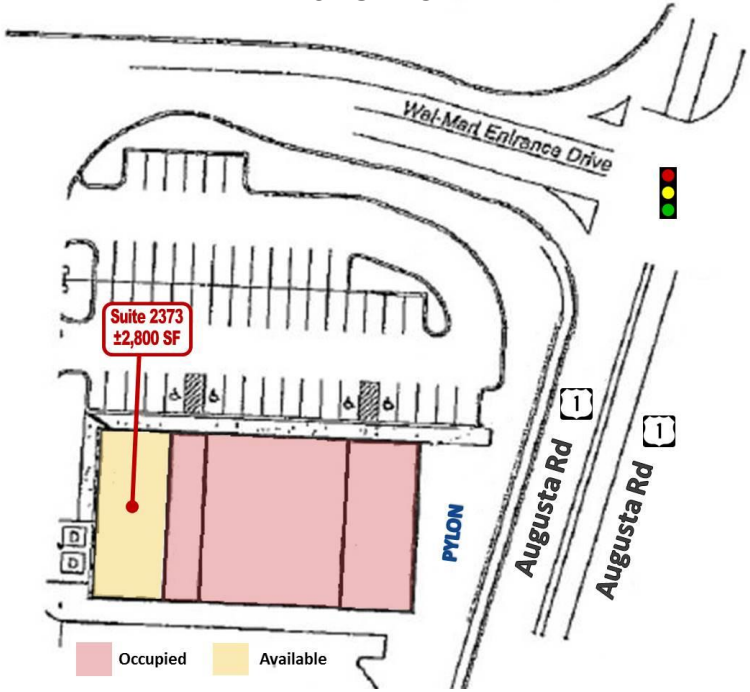
2367 Augusta Rd, West Columbia, SC 29169

Retail  
FOR LEASE



- Suite 2373 ~ End Cap  
~ ±2,800 SF  
~ \$15.00 PSF, NNN
- Estimated CAM, Taxes & Insurance ~ \$3.55 PSF
- Pylon Signage Available
- Directly in Front of Super Walmart on US 1 (Augusta Rd)
- Immediate Access to I-26
- 2015 Traffic Counts:  
~ US1 ~ 31,900 VPD  
~ I-26 ~ 92,500 VPD

Site Plan



2015 DEMOGRAPHICS			
	1-mile	3-mile	5-mile
Population:	8,240	57,463	136,553
# Households:	5,469	25,793	57,456
Avg. Income:	\$51,338	\$51,429	\$52,008

**Dial, Dunlap & Edwards, LLC**  
COMMERCIAL REAL ESTATE  
PUTTING CLIENTS FIRST

1122 Barnwell Street  
Columbia, SC 29201  
P: 803.799.6244  
F: 803.799.4288  
[www.dderealestate.com](http://www.dderealestate.com)

For more information, please contact:  
  
Michael Edwards  
Direct: 803.400.9402  
[medwards@dderealestate.com](mailto:medwards@dderealestate.com)

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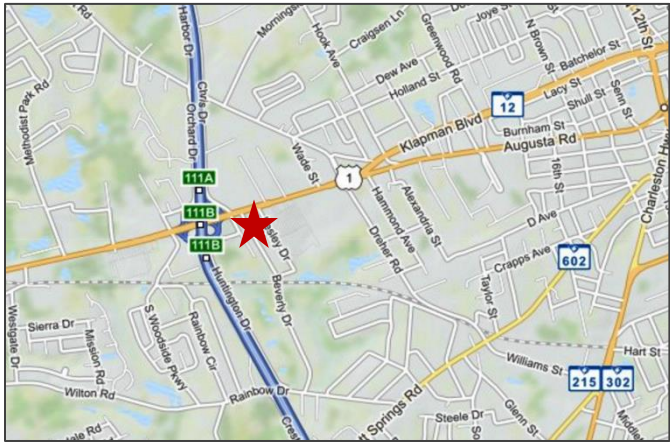
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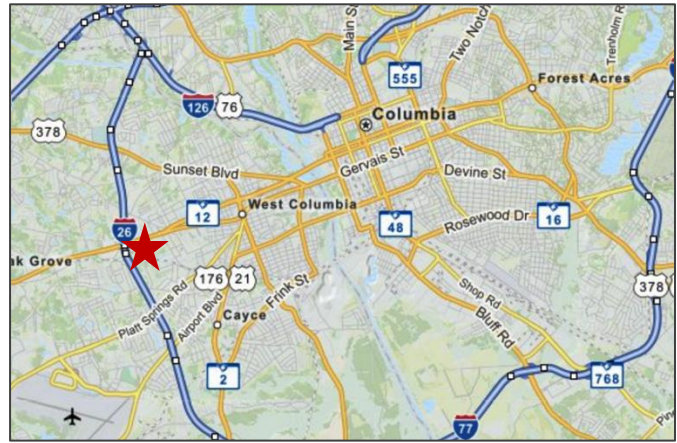
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Locational Map



Regional Map



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