

## PROJECT DETAILS

417 E MARTINTOWN RD • 36,105 SF | 4.62 ACRES AVAILABLE FOR SALE • RETAIL

### PROPERTY HIGHLIGHTS

- Former grocery store available for sale; first class building presenting a great option for a variety of users
- Front row on a busy North Augusta retail corridor (24,100 ADT)
- Excellent access and visibility
- 2 miles from I-520 (18,600 ADT)
- 164 dedicated parking spaces

### OFFERING SUMMARY

SALE PRICE	Call for Pricing
BUILDING SIZE	36,105 SF
AVAILABLE ACREAGE	4.62 Acres
YEAR BUILT	2017

### DEMOGRAPHICS

#### TOTAL HOUSEHOLDS

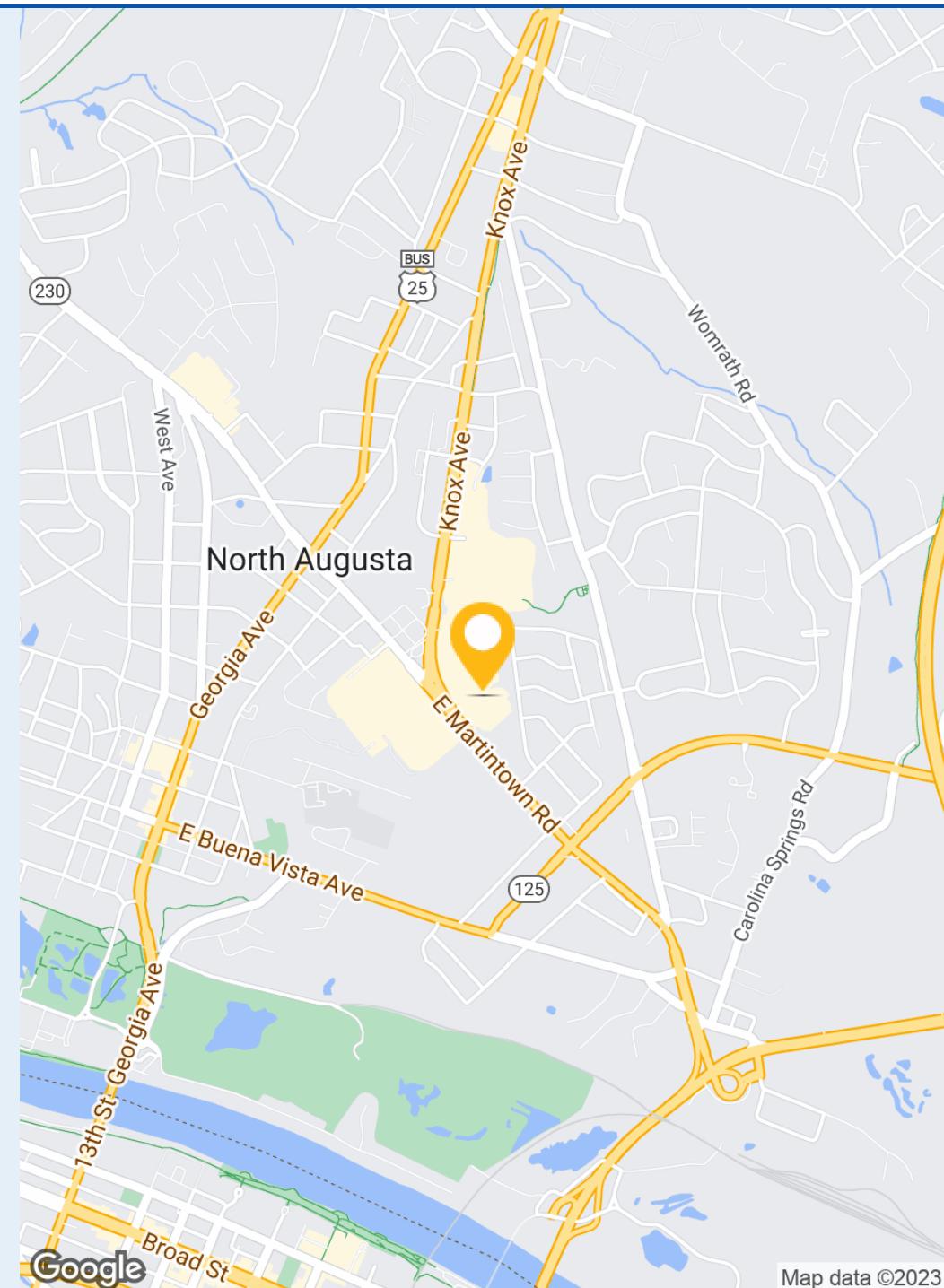
1 MILE	3 MILES	5 MILES
3,287	18,435	44,941

#### TOTAL POPULATION

1 MILE	3 MILES	5 MILES
6,990	42,166	101,399

#### MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$58,983	\$51,139	\$52,498



ZOOM  
AERIAL

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AERIAL





NORTH AUGUSTA, SC

# 417 E MARTINTOWN RD

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