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# 1.33 AC FOR SALE

West Martintown Rd & Knobcone Ave | North Augusta, SC 29841

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ZONE | PD

PRICE | \$1,350,000



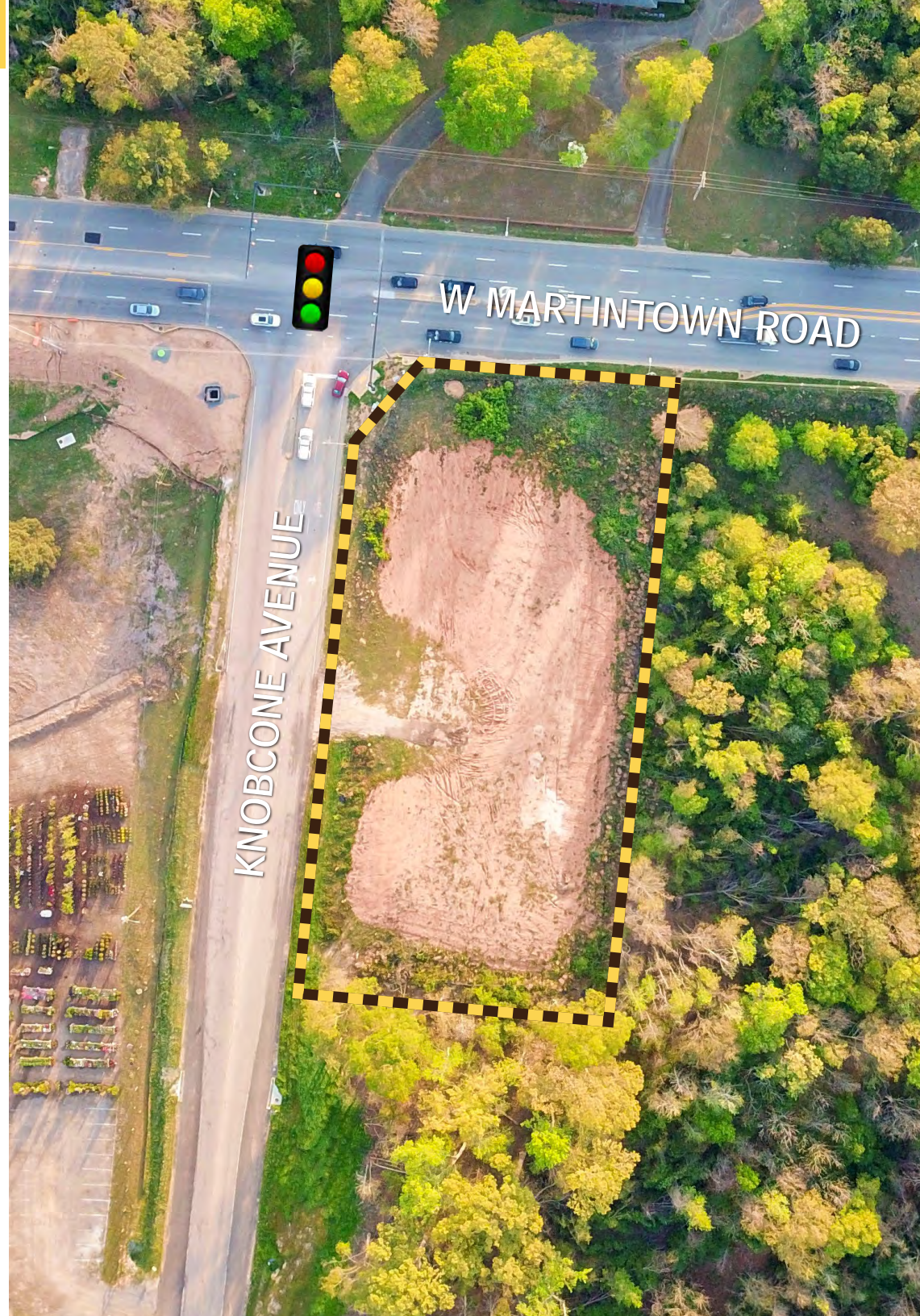
This 1.33-acre commercial site offers a premier development opportunity at one of the most strategic entry points into North Augusta. Located just off Interstate 20, the property sits on a highly visible, signalized corner at W. Martintown Road and Knobcone Avenue, providing excellent access and strong traffic exposure. With immediate interstate access, strong surrounding growth, and a prime corner location, this property represents a rare opportunity to secure a highly visible commercial site in one of the fastest-growing areas of North Augusta.

The parcel is ideally suited for a Quick Service Restaurant (QSR), convenience retail, or other high-traffic commercial uses.

The site is positioned adjacent to the future multi-use development known as “The Hive,” a transformative 36+ acre project that will bring significant residential and retail density to the immediate area. Upon completion, The Hive will feature more than 300 single-family homes, a 343-unit luxury apartment community, and a vibrant retail component, creating a built-in customer base and sustained daily traffic for businesses located nearby.



- 1.33-acre commercial parcel ideal for QSR or convenience retail
- Prime signalized corner at W. Martintown Road & Knobcone Avenue
  - Immediate access to Interstate 20, a major regional corridor
- Gateway location into North Augusta with strong traffic visibility
  - Adjacent to “The Hive” mixed-use development (36+ acres)
  - Growing residential density creating a built-in customer base
    - Excellent opportunity for restaurant, coffee, drive-thru, or neighborhood retail users
- Located in one of North Augusta’s fastest-growing corridors



WEST MARTINTOWN ROAD

# 3 SITE



EDGEFIELD ROAD



NORTH AUGUSTA HIGH SCHOOL

VILLAGE AT RIVERWATCH

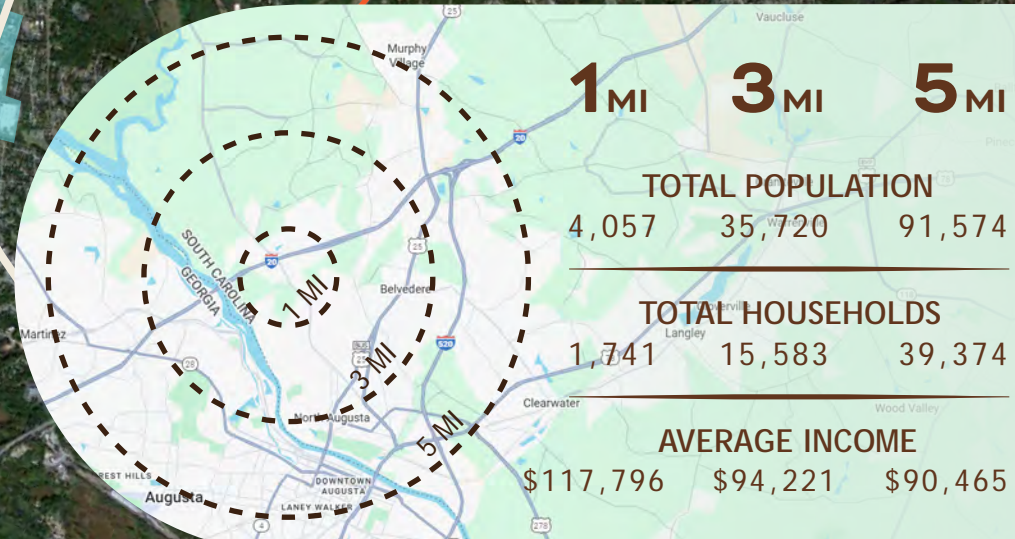


NORTH AUGUSTA

GEORGIA AVENUE



DOWNTOWN AUGUSTA



# AIKEN COUNTY STATISTICS



River Region Population:  
177,649



Annual Growth Rate:  
1.3%



Average Commute:  
25 mins



Medium Income:  
\$69,182



Unemployment Rate:  
3.4%

**Major Industry:** Savannah River Nuclear Solutions (11,635 employees - expanding by 2,000 permanent jobs in 2035), CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

**Travel:** Area has 31 airports within a 50 mile radius  
CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

**Healthcare:** Aiken Regional Medical Center (1,117 employees)

**Education:** Aiken County Public Schools (3,346 employees)





VILLAGE AT RIVERWATCH

ABC STORE	NBC	SEAS MEDICAL SPA	Olive Garden
TOPGOLF	RECOVER	GTC	
YOUR PIE	bluepearl	Guitar Center	
Royal Nail and Spa	Cabela's	MATTRESS Warehouse	
RESIDENCE AT RIVERWATCH	crumbl cookies	24/7	
My Story	I love man & cheese	COSTCO	
	DOLLAR TREE		



RIVER FALLS  
220 UNITS

The logos for 'SUBWAY' and 'CIRCLE K' are displayed together.

Waffle House