



RETAIL SPACE AVAILABLE

523 E Martintown Road | North Augusta, SC 29841

FOR SALE

4,264 on 0.44 AC

APN | 007-12-13-012

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E MARTINTOWN ROAD---24,100 VPD

4,264 SF
0.44 AC

ATOMIC ROAD---25,000 VPD

This corner commercial property is located on the busy Martintown Road (24,100 VPD) near the intersection of Atomic Road (25,000 VPD). The property features great visibility and access on the main retail corridor in North Augusta, SC. Neighboring businesses include Sprint Foods, Wendy's, Freddy's Frozen Custard & Steakburgers, KFC, AutoZone, Krystal, and many other regional and national businesses.

The 4,264 SF commercial building is currently operated as a retail business. The interior of the building is open retail space with rear storage, office, and restroom area. The exterior of the building is brick with a commercial glass storefront and features 23 parking spaces. This property is in a great location for a QSR, coffee shop, or other retail space. The property owner also owns the 0.42-acre parcel directly behind the subject property and would be willing to sell this property as well, making a perfect property for expansion or additional parking.

- 24,100 VPD
- Corner Lot
- Great Visibility



SITE

NORTH AUGUSTA

CLEARWATER

DOWNTOWN
AUGUSTA

Population

1 mi

5 mi

10 mi

Total Population
Median Age (m)
Median Age (f)

5,121
35.2
37.0

87,652
35.9
40.8

256,591
36.0
40.2

Households & Income

1 mi

5 mi

10 mi

Total Households
Persons per HH
Average Income
Average Value

2,357
2.2
\$54,228
\$111,858

43,513
2.0
\$49,721
\$135,843

118,610
2.2
\$56,797
\$139,206

