



OFFICE BUILDING IN NORTH AUGUSTA

725 E Martintown Road | North Augusta, SC 29841

TRIPP WILSON | tripp@jordantrotter.com | 706.736.1031



JORDAN TROTTER
COMMERCIAL REAL ESTATE



SCAN THE
QR TO VIEW
THIS LISTING
ONLINE

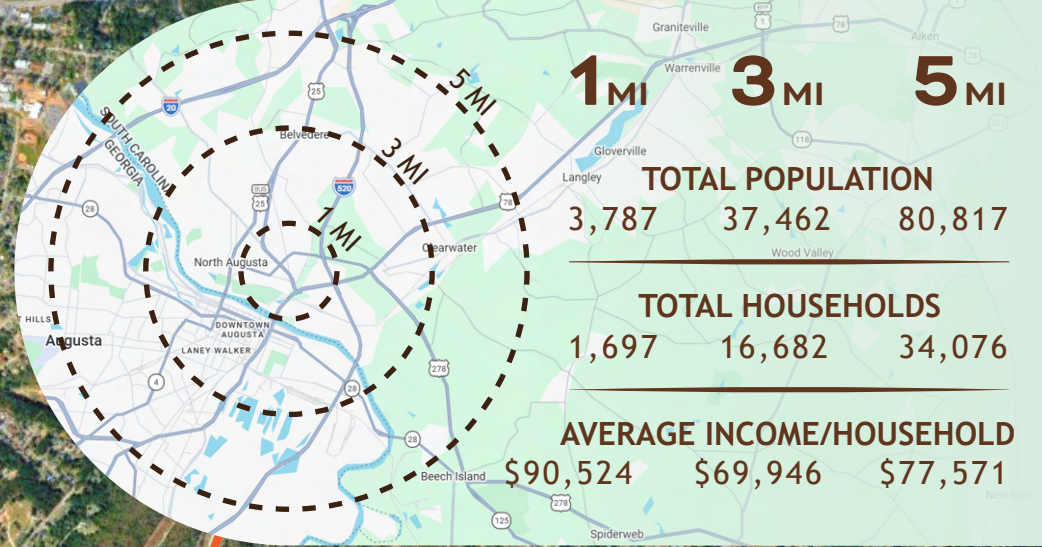


This building is located at the fork of E Martintown Road and Old Edgefield Road in North Augusta, SC near Aiken-Augusta Highway. This position makes the subject property convenient to downtown North Augusta. This stretch of E Martintown Road sees 12,900 vehicles per day, and commercial activity in the immediate area includes national tenants like Family Dollar, AutoZone, Krystal, and Advanced Auto Parts as well as a handful of local restaurants.

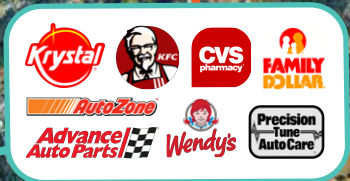
The stand-alone 2,822 SF office building includes 10 private offices, a reception area, a conference room, a kitchen/breakroom, and 4 restrooms. The entire interior was renovated in 2020, giving the space a refreshed and modern style. The property includes a pole sign along E Martintown Road. There is access on both E Martintown Road and Old Edgefield Road.

- 2,822 SF stand-alone office building
 - 10 offices, conference room, kitchen/breakroom, and 4 restrooms
 - Renovated in 2020
- Access on both E Martintown Road and Old Edgefield Road
- E Martintown Road - VPD 12,900





W MARTINTOWN ROAD
 GEORGIA AVENUE
 KNOX AVENUE
 NORTH AUGUSTA
 E MARTINTOWN ROAD



U SITE

JEFFERSON DAVIS HIGHWAY



AIKEN COUNTY STATISTICS



**Region
Population:**
177,649



**Annual
Growth Rate:**
1.3%

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)



**Average
Commute:**
25 mins



**Medium
Income:**
\$69,182

Travel:

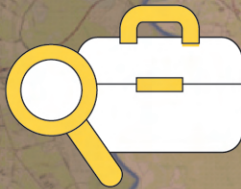
Area has 31 airports within a 50 mile radius

Healthcare:

Aiken Regional Medical Center (1,117 employees)

Education:

Aiken County Public Schools (3,346 employees)



**Unemployment
Rate:**
3.4%

