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# 10.73 AC FOR SALE

107 Bergen Road | North Augusta, SC 29841

ZONE | PD

RETAIL DEVELOPMENT

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COMMERCIAL REAL ESTATE

This 10.72-acre commercial land site is prominently located at the signalized interchange of W Martintown Road and I-20 in North Augusta, South Carolina. The property offers exceptional visibility from Interstate 20 and is partially positioned along the westbound on-ramp to I-20, creating unmatched exposure to regional and interstate traffic.

W Martintown Road carries approximately 18,600 vehicles per day, while I-20 sees 65,500 vehicles per day, making this site one of the most highly traveled and visible locations in the market. Notably, this property sits at the last South Carolina exit before crossing the Savannah River into Augusta, Georgia, capturing commuter, traveler, and long-haul traffic entering the Augusta MSA.

The site offers additional access from Bergen Road. With its size, frontage, and traffic profile, the property is ideally suited for retail development, including a gas station, convenience store, or truck stop, as well as other highway-oriented commercial uses.

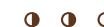




Offered for sale is a premier 10.72-acre interstate-fronting development site at the W Martintown Road / I-20 interchange in North Augusta, SC. This highly visible parcel represents a rare opportunity to secure a strategic retail location serving both local traffic and interstate travelers.

Positioned on the final South Carolina exit before Augusta, GA, the property benefits from strong daily traffic counts, direct interstate exposure, and convenient access points. Its proximity to the I-20 westbound on-ramp and secondary access from Bergen Road provide excellent ingress and egress options for high-volume retail operations.

This offering is well suited for a gas station, convenience store, or truck stop, capitalizing on continuous commuter flow, cross-state traffic, and long-distance travelers along the I-20 corridor. The site's size and configuration allow for flexible site planning and strong branding visibility.



- 10.72 Acres of commercial land
- Prime I-20 Interchange location at W Martintown Road
- Highly Visible from I-20 with partial frontage along the westbound on-ramp
- Traffic Counts:
  - W Martintown Road - 18,600 VPD & I-20 - 65,500 VPD
- Last Exit in South Carolina before crossing into Augusta, GA
  - Additional Access from Bergen Road
- Ideal for Gas Station / Convenience Store / Truck Stop
- Serves local commuters, interstate travelers, and regional traffic
- Exceptional branding, signage, and exposure opportunities



# 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)

