

725 E. Martintown Road

725 E. Martintown Road North Augusta, SC 29841



JORDAN TROTTER

COMMERCIAL REAL ESTATE



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**UP TO 2,822 SF OF OFFICE OR
RETAIL SPACE
2,822 SF**

Office Or Retail Building For Lease

725 E. MARTINTOWN ROAD



PROPERTY OVERVIEW

This brick building is the former home of Iwanta. It is 2,822 SF and is highly visible from Martintown and Old Edgefield Roads.

LOCATION OVERVIEW

Former Iwanta building located at the intersection of E Martintown Road and Old Edgefield Road in fast growing area of North Augusta. Some existing retail includes: Zaxby's, Lidl, Office Depot, Publix, Lowe's, SMS Sportswear, Subway, Tires Plus, North Augusta Star, SMS Sportsworld, Kmart, GNC, Palm Beach Tan, Hamricks, Wife Saver, Starbucks, North Augusta Wine & Beverage, Walmart, Belk, Pizza Hut, Krystal, KFC, Shoe Dept., Ruby Tuesday, Kroger, Sonic, Tire Kingdom.

PROPERTY HIGHLIGHTS

- Brick Building
- VPD Martintown Road - 12,800
- VPD Old Edgefield Road - 7,800

PROPERTY SUMMARY

Available SF: 2,822 SF

Lease Rate: \$11.00 SF/yr (NN)

Lot Size: 0.61 Acres

Building Size: 2,822 SF

Building Class: B

Zoning: TC - Thoroughfare Commercial

Cross Streets: Old Edgefield Road

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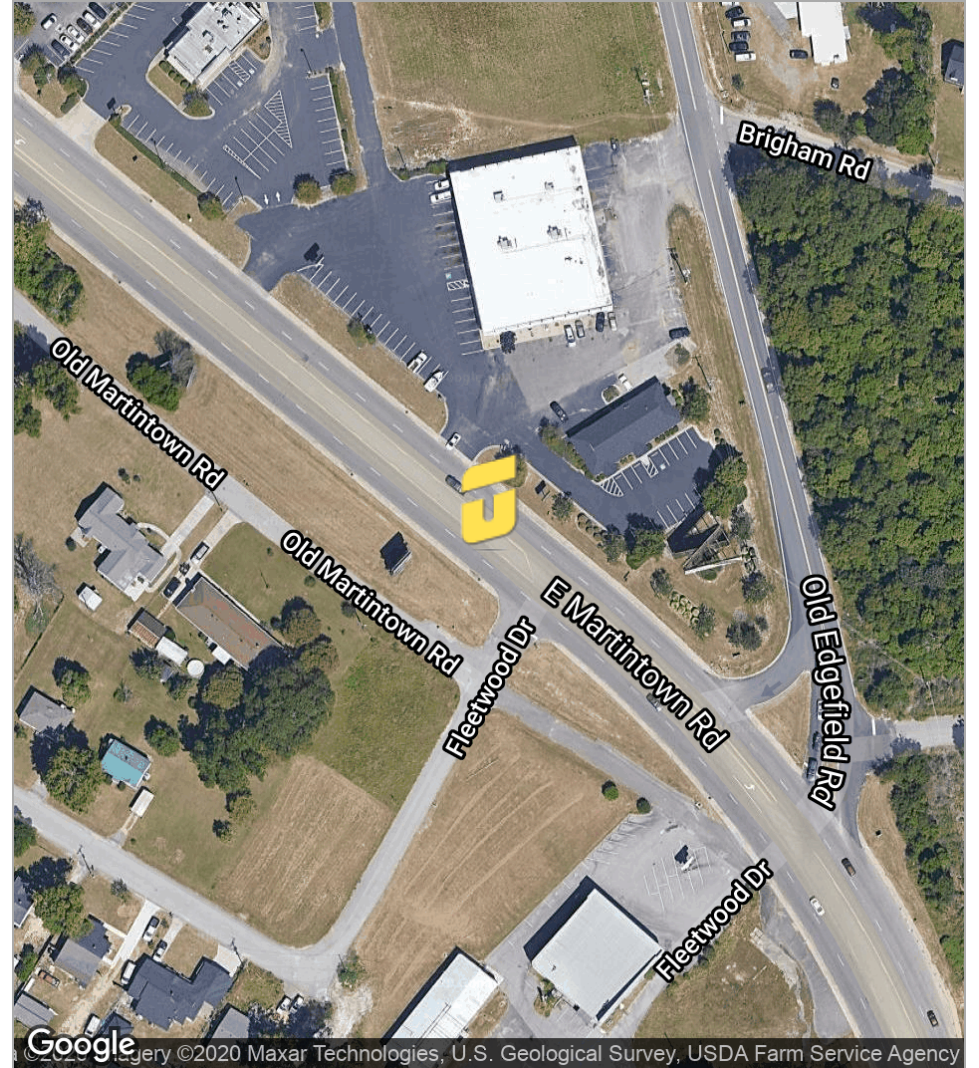
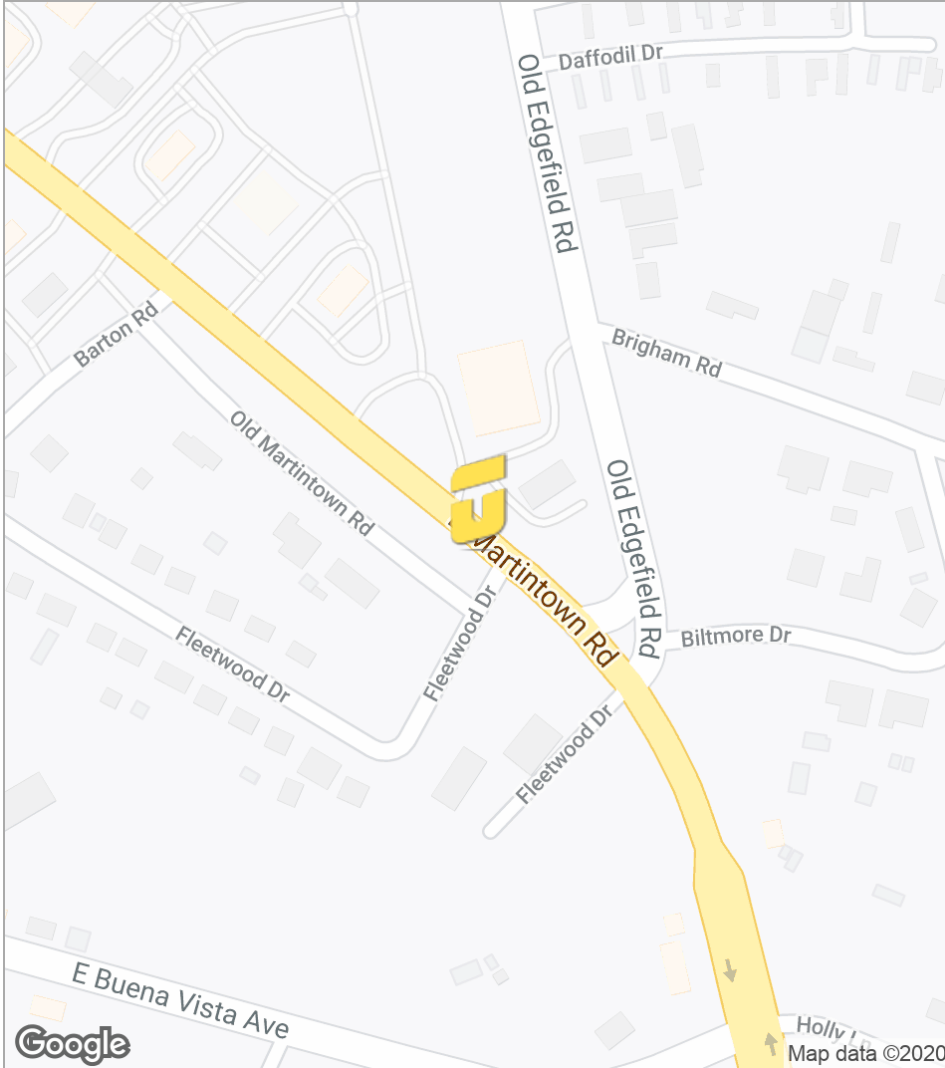
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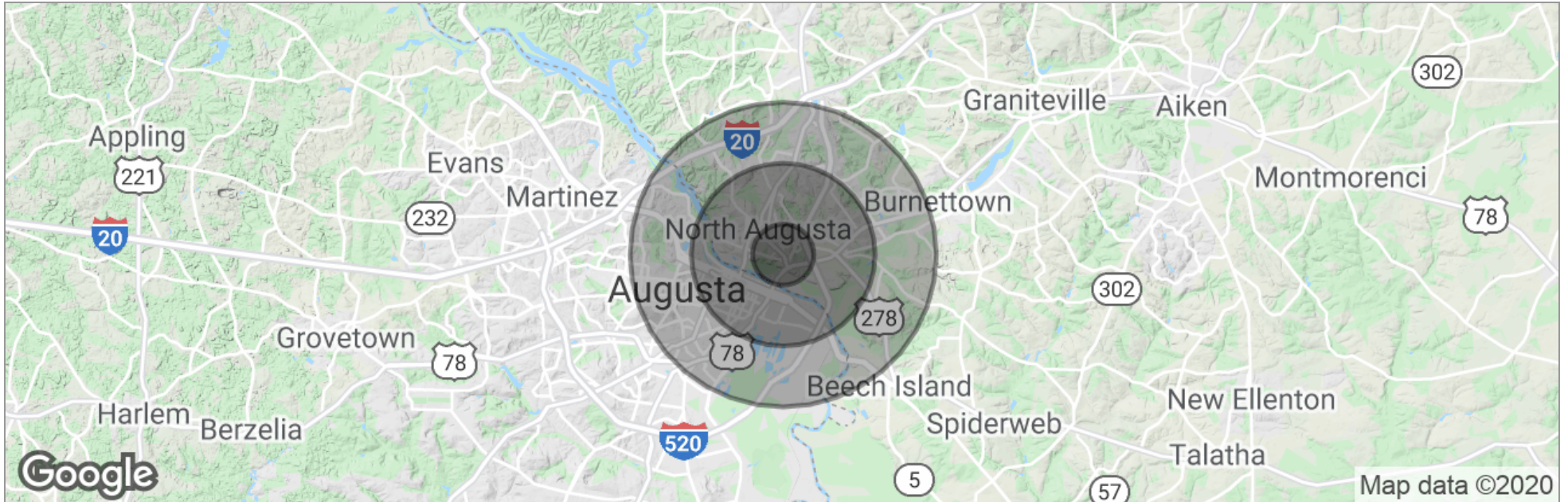
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	1 Mile	3 Miles	5 Miles
Total Population	4,105	32,252	78,657
Population Density	1,307	1,141	1,001
Median Age	37.4	37.5	37.0
Median Age (Male)	33.0	34.7	35.2
Median Age (Female)	42.1	40.1	38.6
Total Households	1,933	13,692	32,621
# of Persons Per HH	2.1	2.4	2.4
Average HH Income	\$44,809	\$43,755	\$46,965
Average House Value	\$176,589	\$152,876	\$139,889

* Demographic data derived from 2010 US Census