



RETAIL SPACE AVAILABLE

603 E. Martintown Road | North Augusta, SC 29841

FOR LEASE | \$6/SF/YR

7,000 SF

007-12-14-004

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A photograph of a modern, single-story commercial building with a light-colored stucco facade and dark grey vertical metal siding on the upper level. A large, illuminated sign is mounted on the building, reading 'SPACE FOR LEASE' in white capital letters, followed by the Jordan Trotter logo and 'JORDAN TROTTER COMMERCIAL REAL ESTATE'. The building has large glass windows and a glass entrance door. A dark grey sedan is parked in the foreground, and a yellow bollard is visible near the entrance. The sky is clear and blue.

SPACE FOR LEASE

JORDAN TROTTER
COMMERCIAL REAL ESTATE



This retail space is located in the shopping center on the corner of Martintown Road and Atomic Road next to Family Dollar and Shamrock Bingo in North Augusta, SC. It's the perfect location for a restaurant. This space includes a kitchen with walk-in cooler and hood in the front of the space and large dining space in the rear. This is the last space available in the shopping center. Other tenants include Family Dollar, a coin laundromat and Shamrock Bingo parlor. Current nearby retailers include: Publix, Kmart, Hamricks, GNC, Subway, Tires Plus, Belk, Ruby Tuesday, Office Depot, Lowe's, Wife Saver, Walmart.

- Atomic Road VPD = 11,000
- E. Martintown Road VPD = 12,800
- Perfect location for restaurant
- Walk-in cooler and hood already in place

WEST MARTINTOWN ROAD

EDGEFIELD ROAD

GEORGIA AVENUE

OLD EDGEFIELD ROAD

JEFFERSON DAVIS HIGHWAY

20

520

NORTH AUGUSTA

DOWNTOWN AUGUSTA



VPD 12,800

VPD 17,800



 SITE

Population

	1 mi	3 mi	5 mi
Total Population	4,703	35,196	82,749
Median Age (m)	33.2	34.8	35.2
Median Age (f)	42.2	39.8	38.6

Households & Income

	1 mi	3 mi	5 mi
Total Households	2,241	14,897	34,623
Persons per HH	2.1	2.4	2.4
Average Income	\$45,889	\$44,411	\$47,498
Average Value	\$176,844	\$152,600	\$139,886

