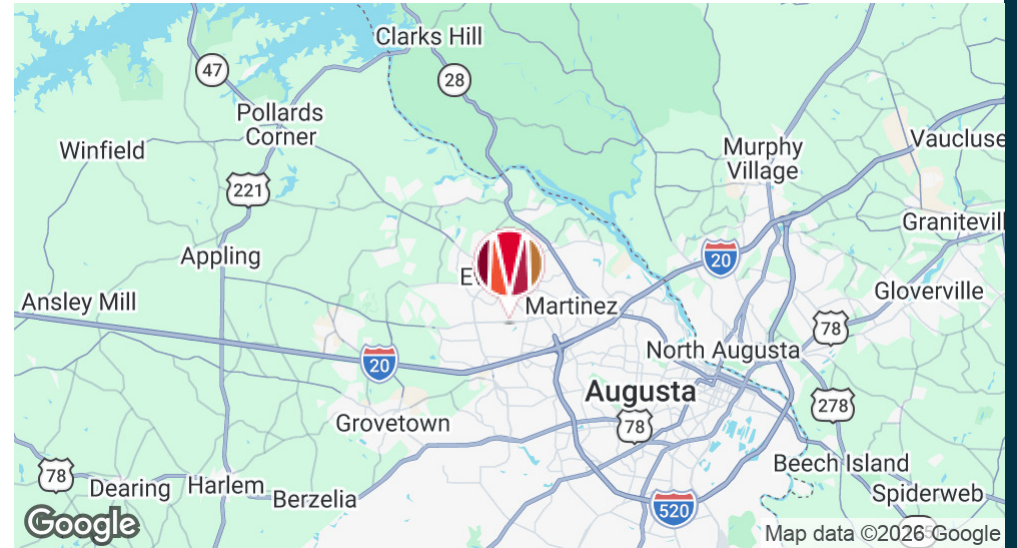


FOR LEASE

Columbia Road Professional Centre

4210 Columbia Road bld 11, Suite D, Martinez, GA
30907

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$975 per month (MG)
Available SF:	750 SF
Building Size:	4,645 SF
Year Built / Renovated:	2004 / -
Zoning:	PDD

- Columbia Road Professional Centre
- Turn-key office space
- Very affordable

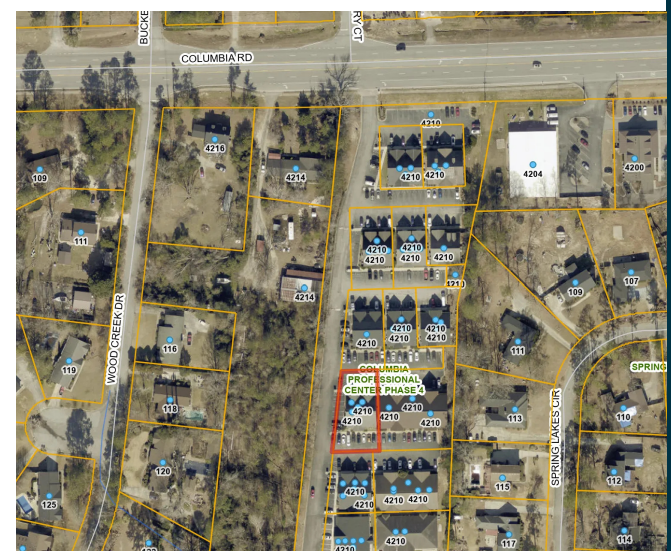
PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to present this ±750 RSF turn-key office space located at 4210 Columbia Road, Building 11, Suite D, within the highly desirable Columbia Road Professional Centre. Conveniently situated on Columbia Road between Belair Road and Washington Road, the property offers excellent accessibility to Evans, Martinez, Grovetown, and the greater Augusta market. The suite features two private offices, one restroom, a storage room, and a closet, making it ideal for a variety of professional office users. Water, power, trash service, and HOA fees are included in the monthly rent, providing a simple and cost-effective occupancy solution.

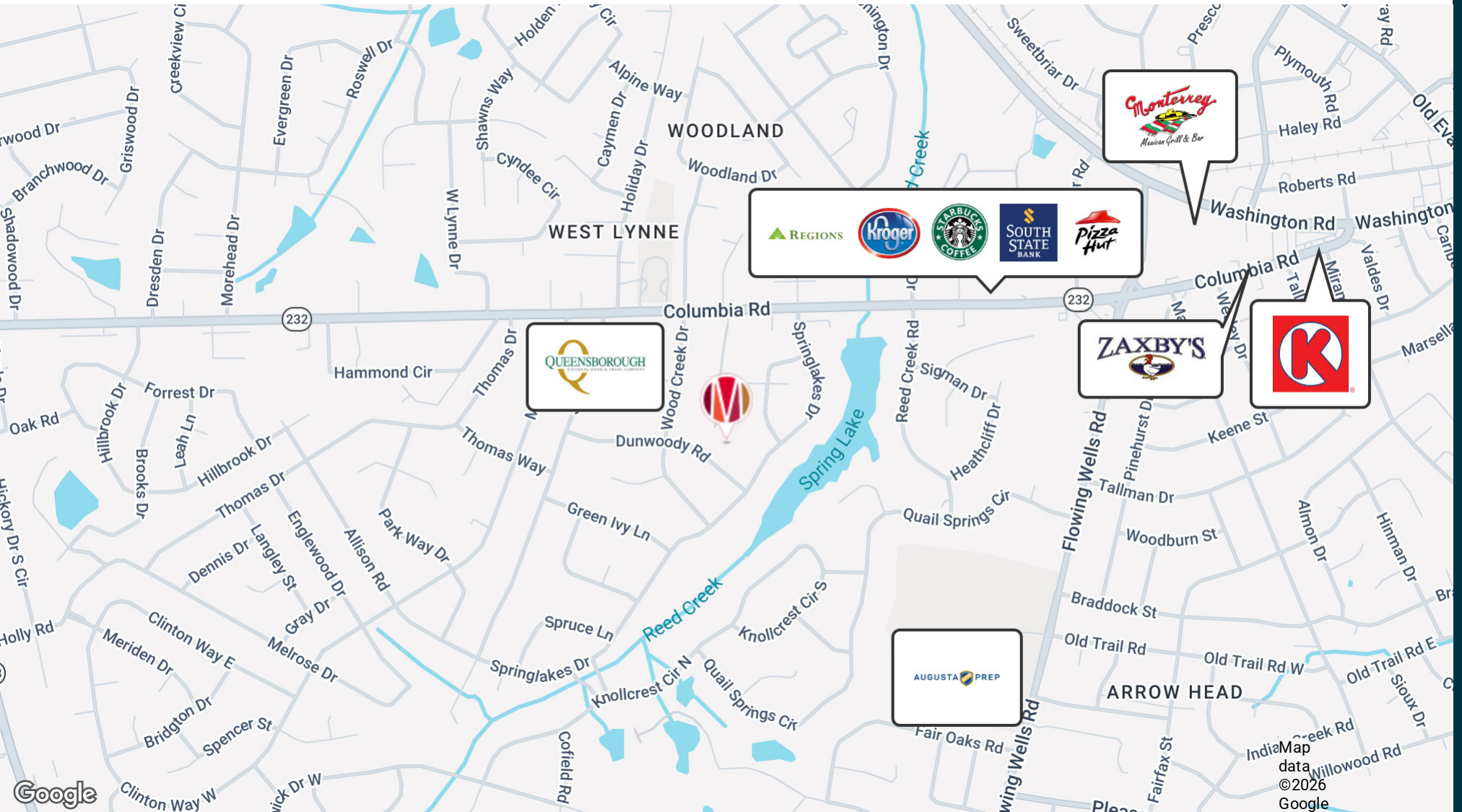
LOCATION OVERVIEW

Centrally located between Evans, Grovetown, Downtown Augusta, and Fort Gordon, the property offers excellent access to major employment centers, established neighborhoods, shopping, dining, and retail amenities. Conveniently situated just off Columbia Road and minutes from Bobby Jones Expressway and I-20, the site provides outstanding regional connectivity.

ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

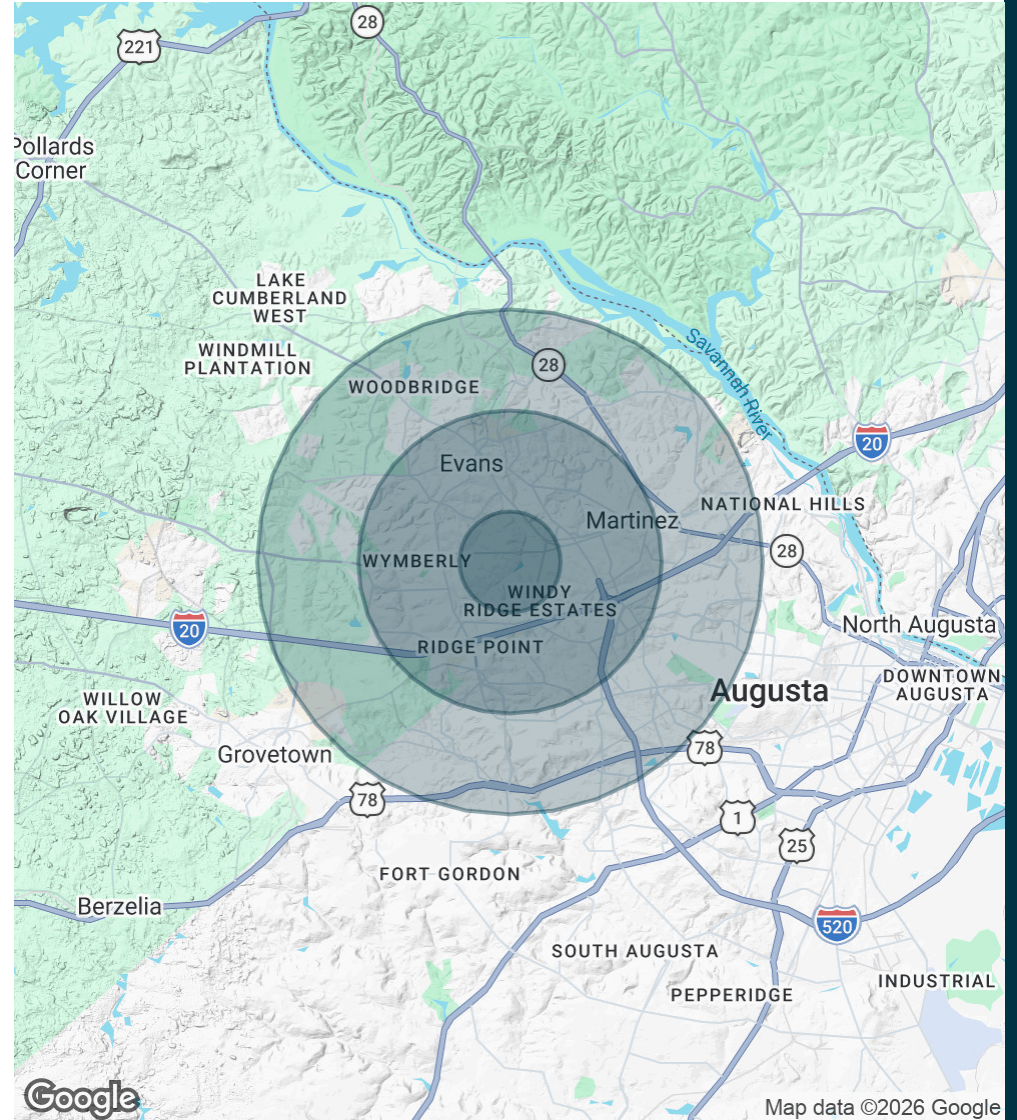
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	7,868	57,017	125,046
Average Age	40.5	40.6	40.1
Average Age (Male)	37.8	38.2	38.1
Average Age (Female)	39.4	42.8	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	2,727	21,713	46,283
# of Persons per HH	2.9	2.6	2.7
Average HH Income	\$98,082	\$92,464	\$106,254
Average House Value	\$241,014	\$229,291	\$276,453

2023 American Community Survey (ACS)





CHARLIE MOYE

Sales Agent

Cmoye@Meybohmcre.Com

Cell: 706.832.1726

PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

EDUCATION

BA of Science

Georgia Southern University 2006

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member

ICSC

GAAR

GA #418771 // SC #128571

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

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