



FOR SALE

SHOVEL READY OFFICE
SITE

520 Hatfield Dr, Martinez, GA 30907

Property Summary



PROPERTY DESCRIPTION

This 0.26 acre site is fully entitled and approved for a 6,500 square foot office building. Cross easements with neighboring property are in place and perpetual in favor of the subject property. All civil engineering for the site is completed and approved by Columbia County.

LOCATION DESCRIPTION

The subject site is located off of Hatfield Drive which is a small road off of Sheriffs Drive which is a connector road between Washington Road and Davis Road in Columbia County. Hatfield Drive connects a brand new 26,000 square foot shopping center with Sheriffs Drive. The only properties that have access to Hatfield or the subject property, Davis Plaza and the new center. Adjacent Davis Plaza houses Cadwallers restaurant which is a fine dining option that has been in the same location for decades. Traffic Counts in the area are between 16,000 and 20,000 per day.

OFFERING SUMMARY

Sale Price:	\$215,000
Lot Size:	0.26 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,277	29,335	61,368
Total Population	6,017	58,212	130,765
Average HH Income	\$52,349	\$73,683	\$71,218

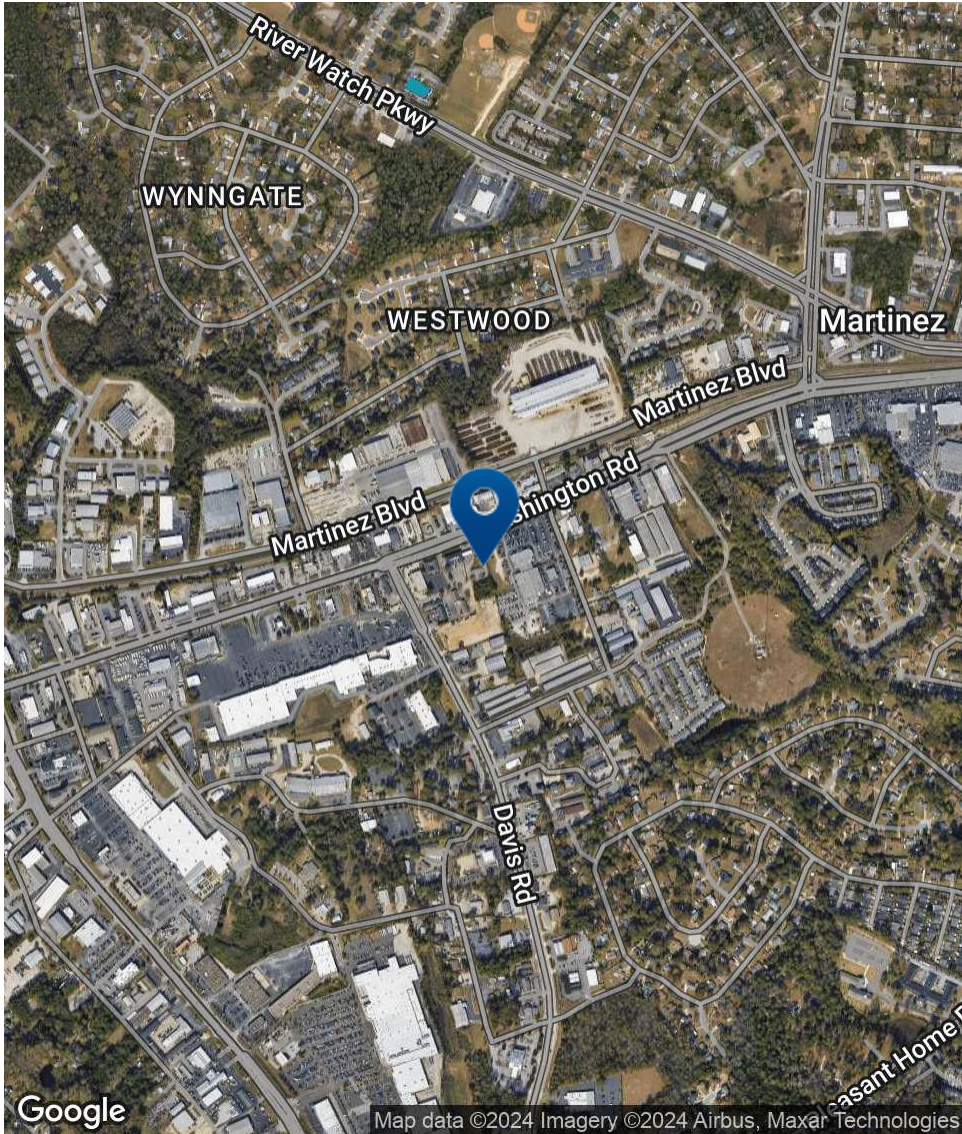
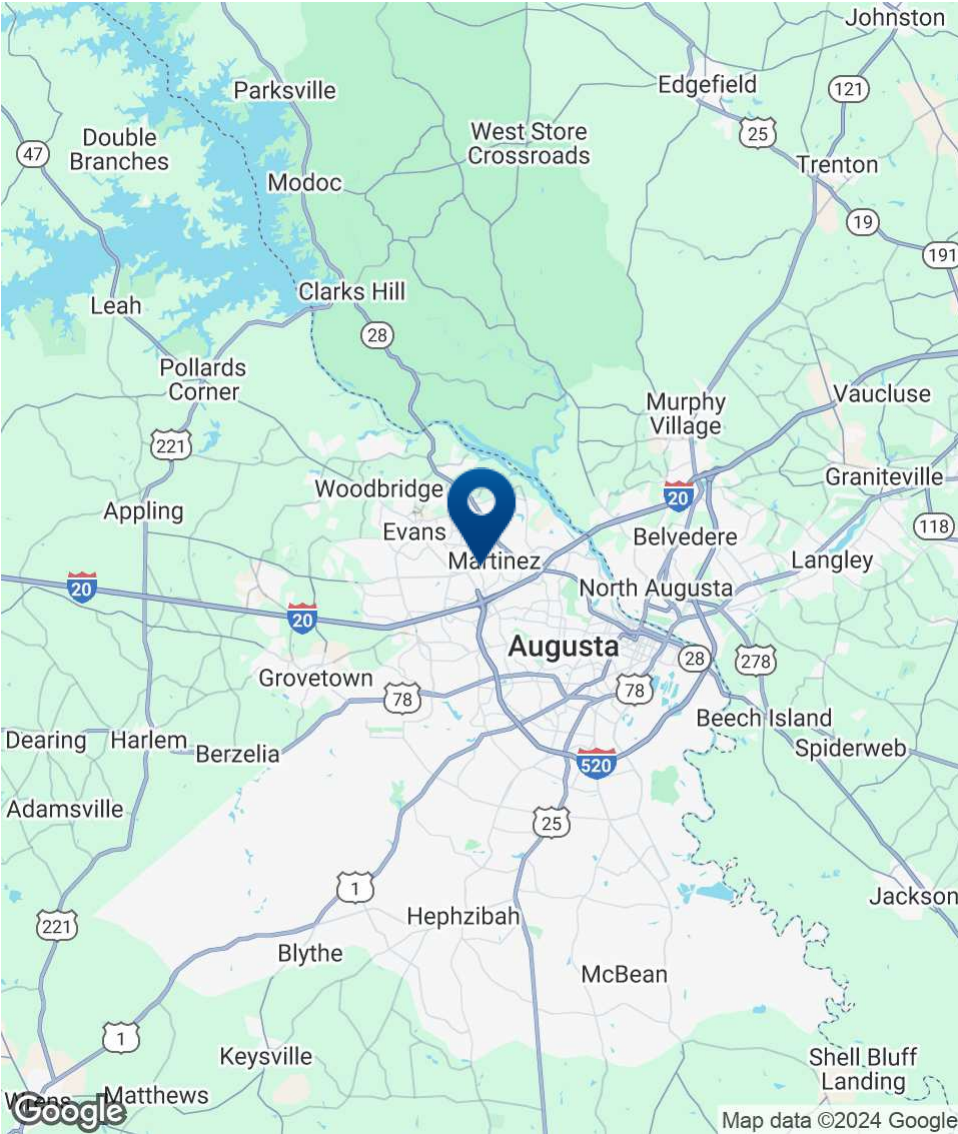


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Retailer Map

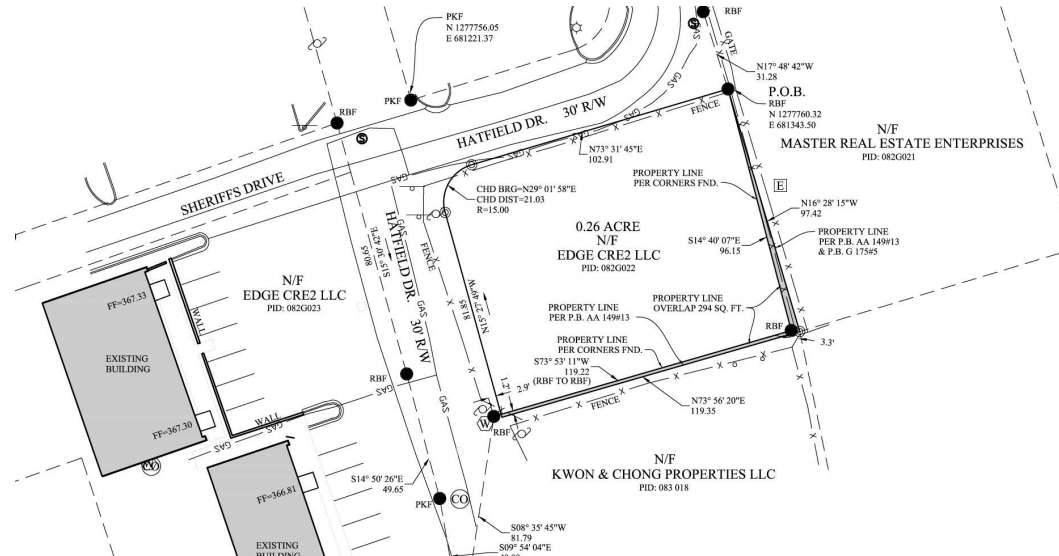
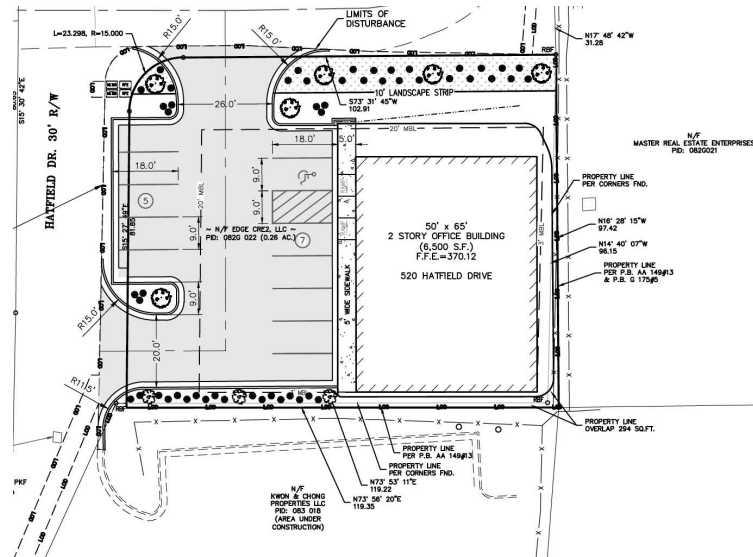


Location Map



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Additional Photos

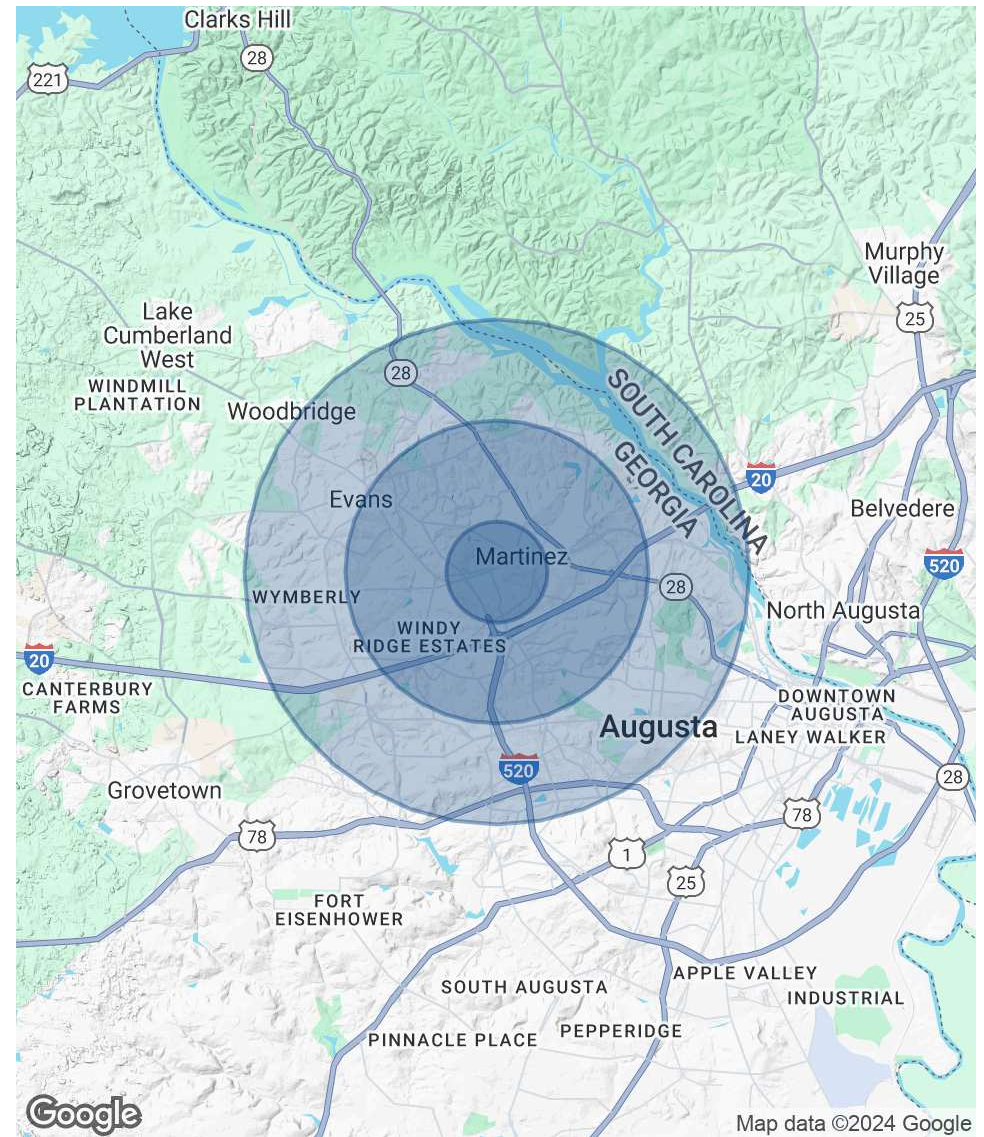


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,017	58,212	130,765
Average Age	43.6	40.3	39.8
Average Age (Male)	46.9	38.9	38.8
Average Age (Female)	42.5	42.4	41.9

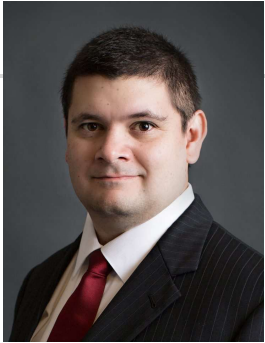
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,277	29,335	61,368
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$52,349	\$73,683	\$71,218
Average House Value	\$132,031	\$176,393	\$189,165

2020 American Community Survey (ACS)



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

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