

Riverwatch Strip Center

3556 Riverwatch Parkway, Martinez, GA 30907



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$1,700.00 per month (MG)
Lot Size:	0.71 Acres
Year Built:	2007
Building Size:	7,000
Zoning:	Commercial

PROPERTY OVERVIEW

This shopping center has a 1000 SF space available March 1, 2025. The property is an ideal spot for someone looking for space for a salon, boutique shop, or other small retail shop. Property has great signage along Riverwatch Parkway and has ample parking for tenants on site.

LOCATION OVERVIEW

This shopping strip center is located on Riverwatch Parkway near the intersection of Baston Road and Washington Road. Close access to I-20 and Furys Ferry Road. The site has ample parking and a high traffic count. passing by the location.

PROPERTY HIGHLIGHTS

- Great retail location near the Columbia County/Richmond County line
- Signage available on site
- Variety of other tenants to include a tattoo parlor, CBD store, and a restaurant.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3	Available	1,000 SF	Modified Gross	\$1,700 per month

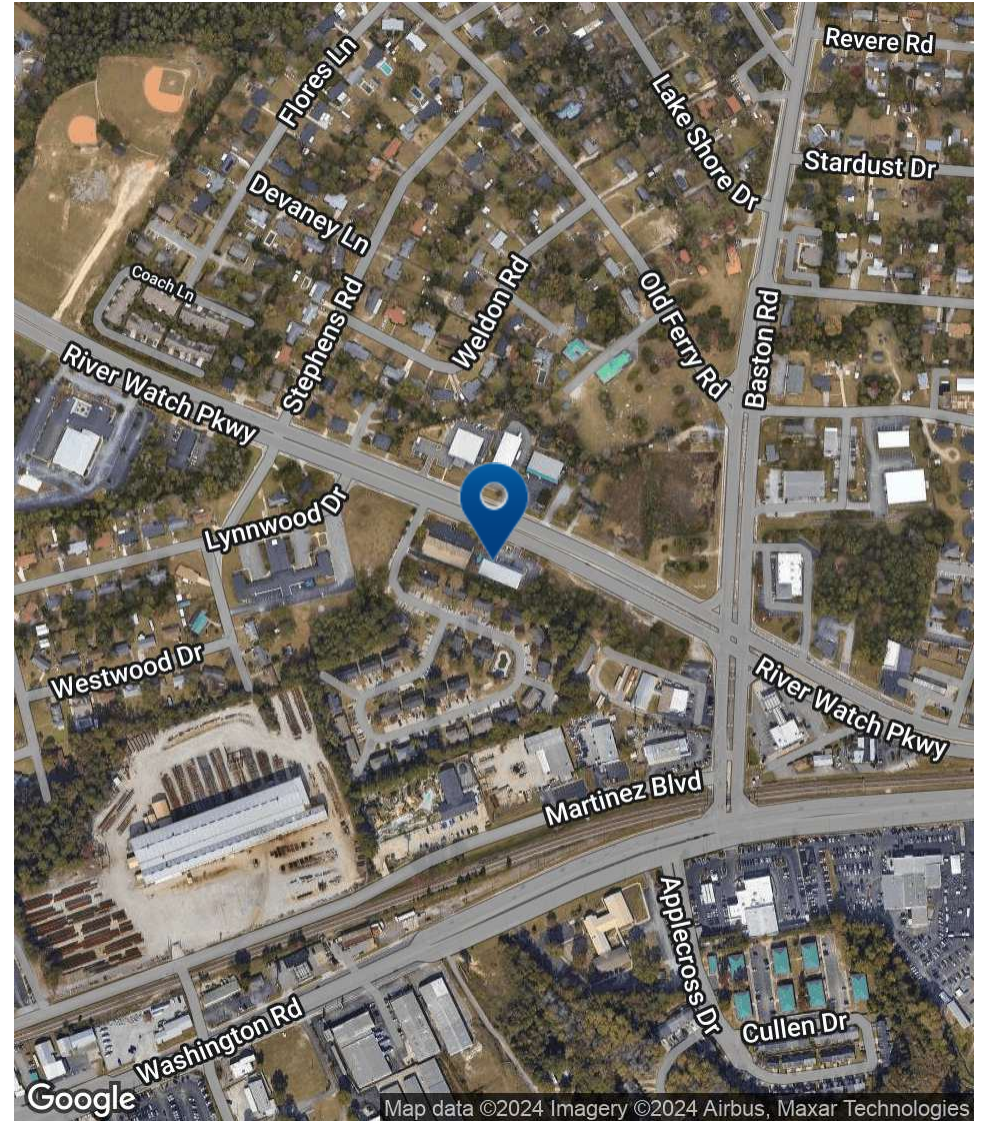
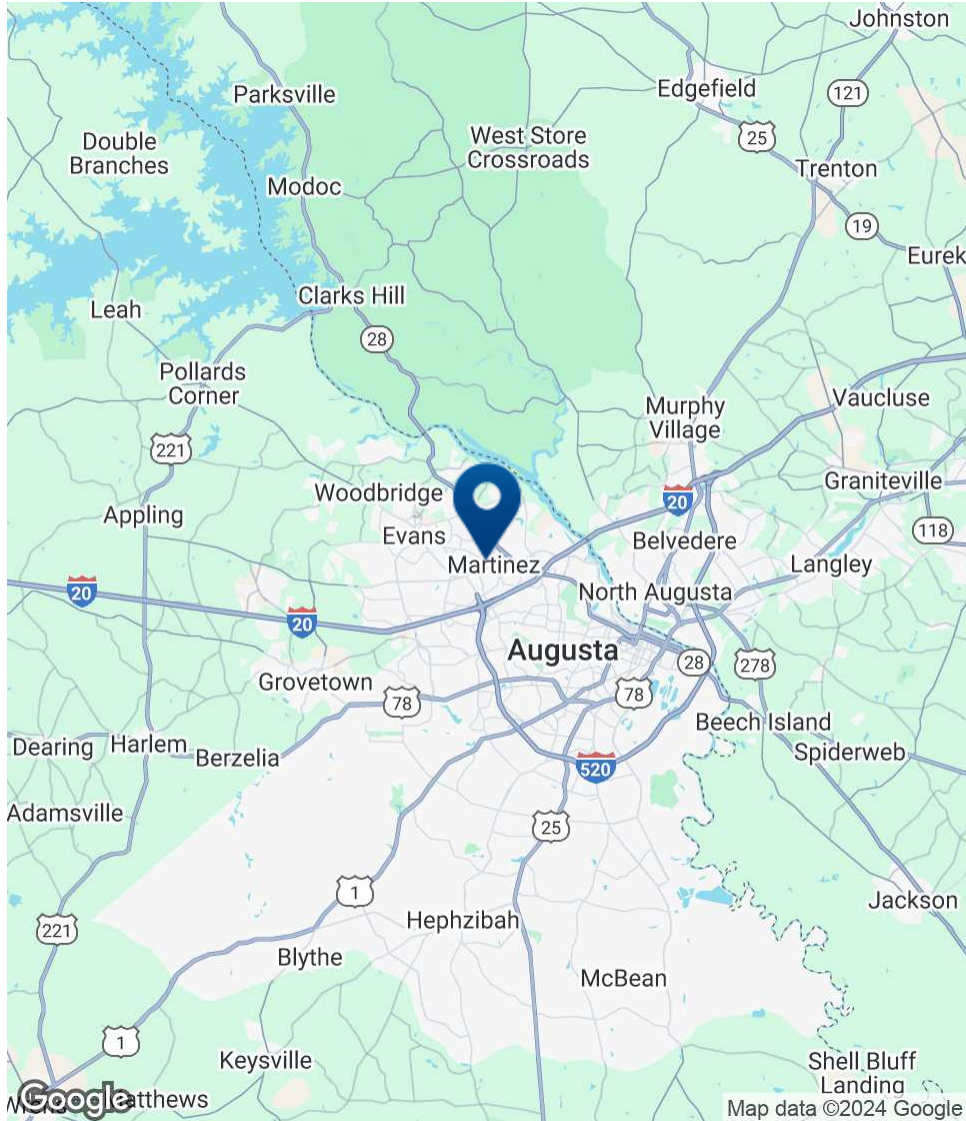
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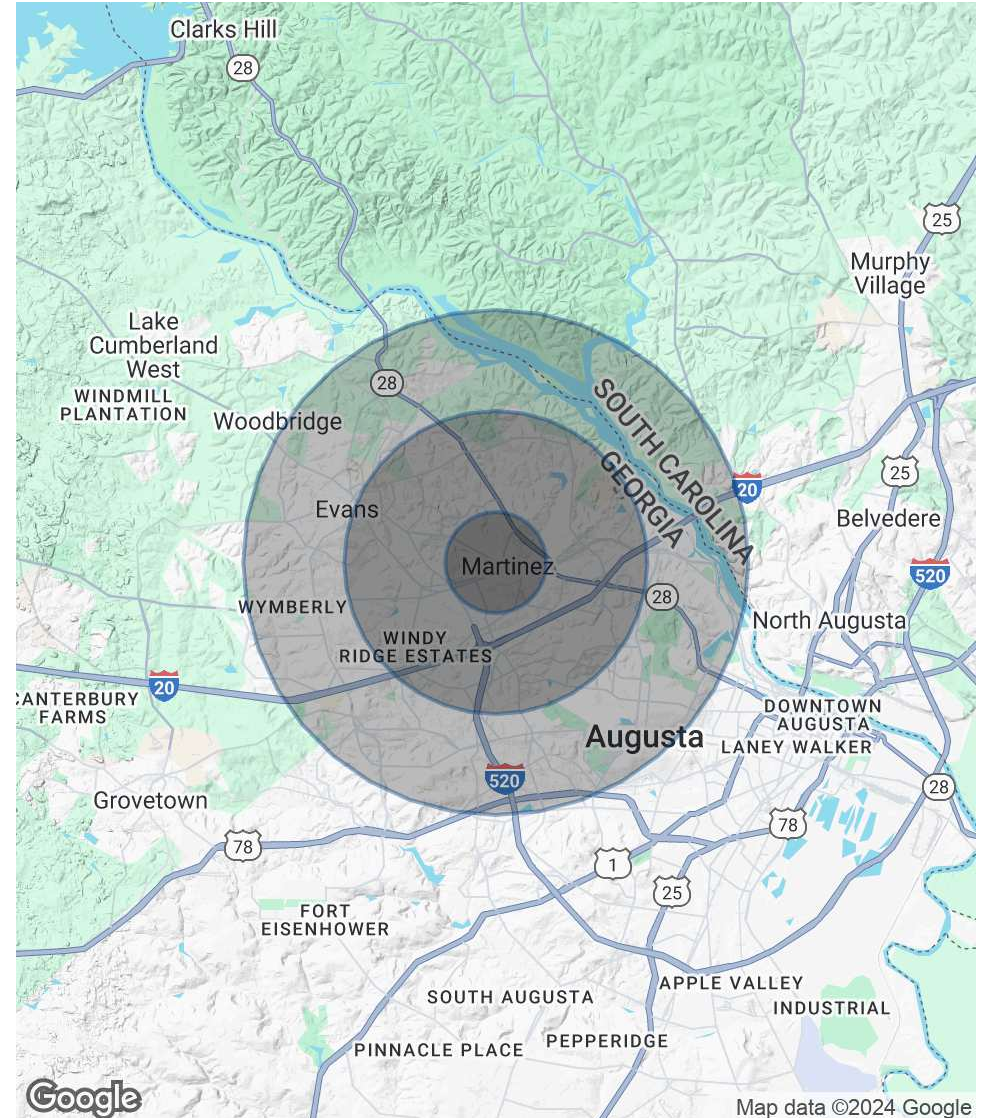
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,898	61,329	137,028
Average age	41	41	41
Average age (Male)	39	40	39
Average age (Female)	42	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,829	26,273	58,481
# of persons per HH	2.4	2.3	2.3
Average HH income	\$97,749	\$119,613	\$109,233
Average house value	\$228,209	\$303,170	\$293,923

* Demographic data derived from 2020 ACS - US Census

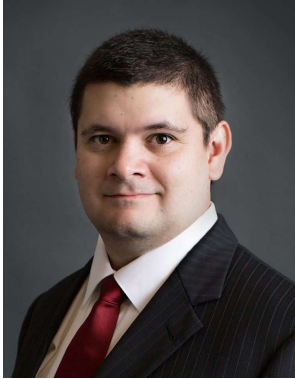


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JOE EDGE, SIOR, CCIM

President & Broker



4316 Washington Road
Evans, GA 30809
T 706.288.1077
C 706.627.2789
jedge@shermanandhemstreet.com



PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. 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. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten 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 & AFFILIATIONS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)