

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE

61,000 SF FOR LEASE

250 Bobby Jones Expressway | Martinez, GA 30907

ZONE | C-2

3.42 AC

LEASE | \$10/SF NNN

WIL KACOS
wil@jordantrotter.com
706 • 736 • 1031

PARKER DYE
parker@jordantrotter.com
706 • 736 • 1031

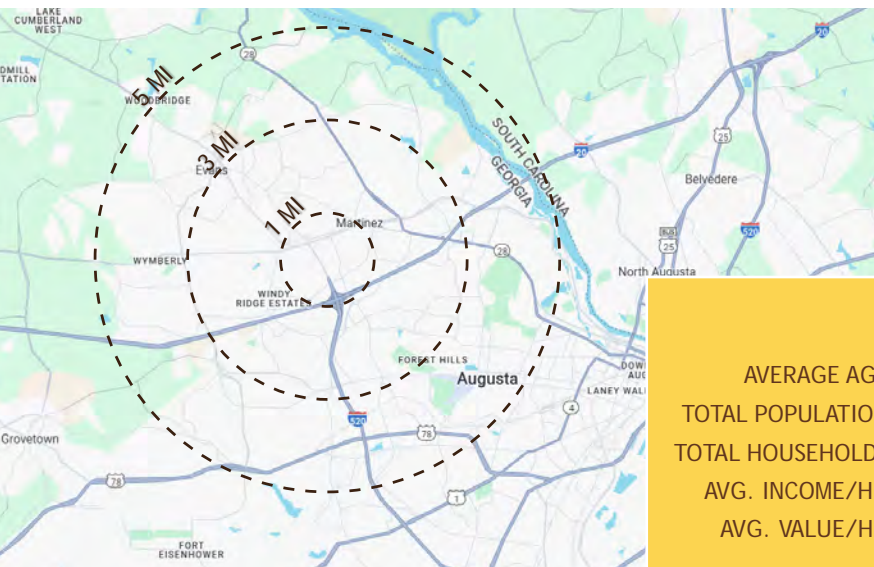


This 61,000 SF property is located in the heart of the Augusta MSA. Conveniently in-between the end of I-520 and Washington Road, this site is quick, easy, and convenient to get to from anywhere in the area. Multiple high-traffic, big box stores are located in the immediate vicinity, including Lowes, Home Depot, Wal-Mart, Sam's Club, and more.

The property is the current home of New Life Church and is a perfect turn-key option for a growing ministry looking to plant a satellite church or needs a brand new campus. The fantastic location and ample space also make this property a great site for indoor self-storage, call center, furniture showroom, and more. This building has undergone \$800,000 in recent updates to include two new AC units as well as brand new roof.

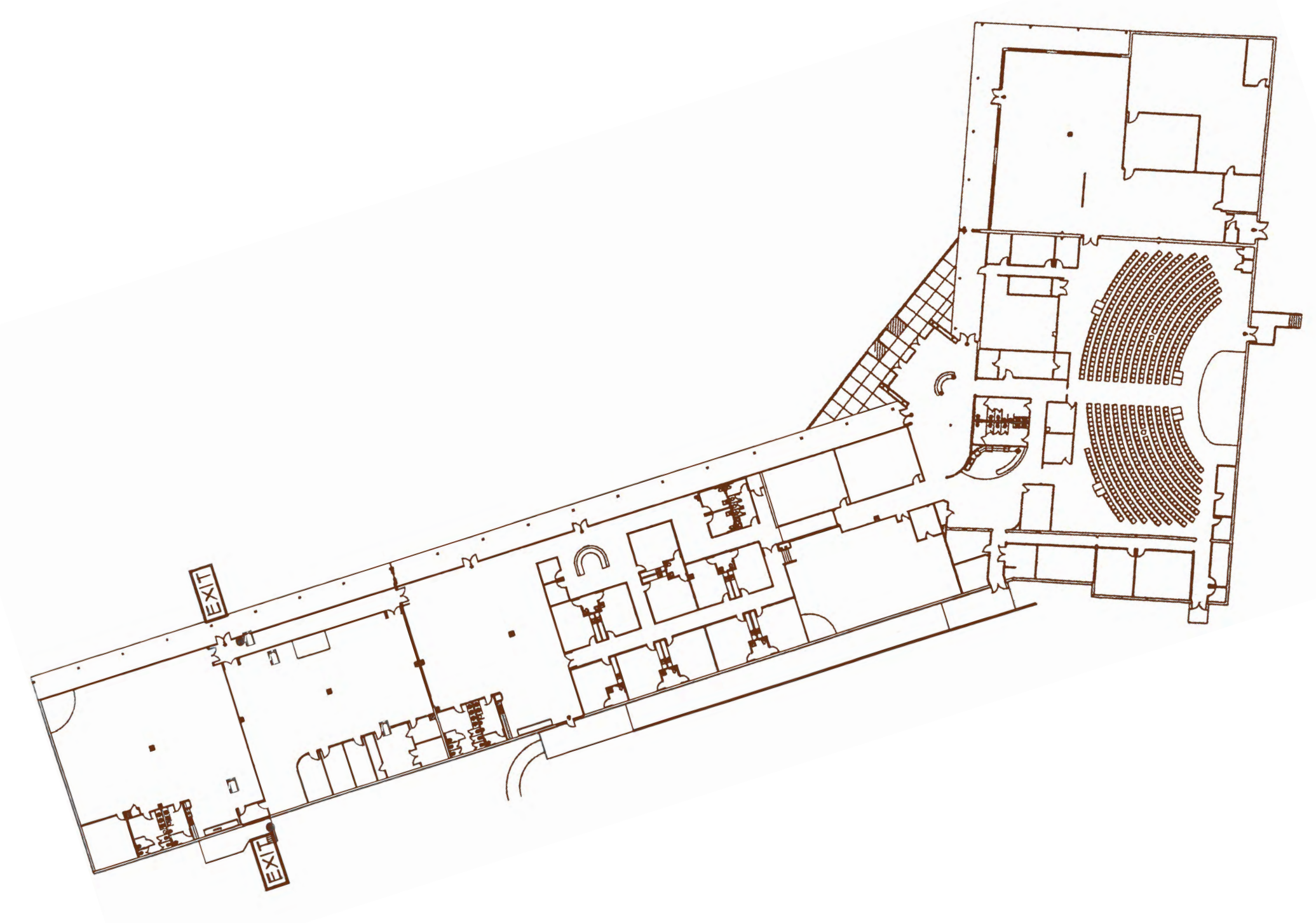


- 61,000 SF • Subdividable
- Turn-key • Fantastic location
- \$800,000 in recent renovations
- Two new AC units • New roof installed
- 40,000 VPD on Bobby Jones
- 32,400 VPD on Washington Road



	1 MI	3 MI	5 MI
AVERAGE AGE	41	41	41
TOTAL POPULATION	6,931	66,649	138,209
TOTAL HOUSEHOLDS	3,012	29,061	59,034
AVG. INCOME/HH	\$77,699	\$106,841	\$104,842
AVG. VALUE/HH	\$201,719	\$276,825	\$286,377

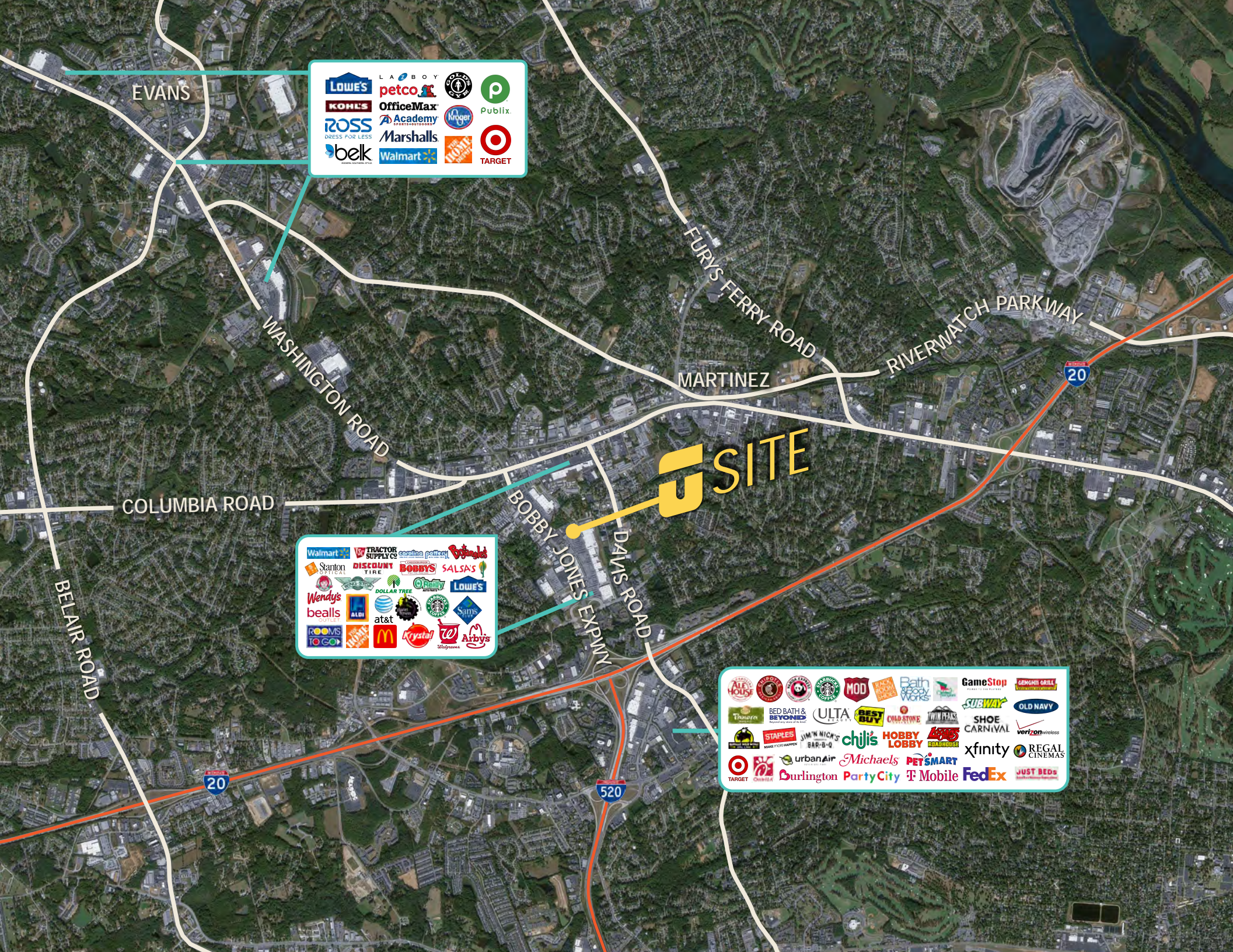












EVANS

Callout box 1 (top left) listing businesses:

- Lowe's
- petco
- LA BOY
- Kohl's
- OfficeMax
- Publix
- ROSS
- Academy
- Marshall's
- belk
- Walmart
- Target

FURYS FERRY ROAD

RIVERWATCH PARKWAY

MARTINEZ

WASHINGTON ROAD

COLUMBIA ROAD

SITE

BOBBY JONES EXPWY

DAVIS ROAD

BELAIR ROAD

Callout box 2 (middle left) listing businesses:

- Walmart
- Tractor Supply Co
- Stanton Optical
- Discount Tire
- Wendy's
- bealls
- Rooms To Go
- at&t
- McDonald's
- Krystal
- Arby's
- and many others

Callout box 3 (bottom right) listing businesses:

- GameStop
- Shoe Carnival
- Verizon Wireless
- Regal Cinemas
- Just Beds
- and many others

RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

