

FOR LEASE

# DAVIS PLAZA

106 Davis Road, Martinez, GA 30907

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

One space available. Space is a former salon. The site is the prime spot for someone looking to open a location near the Columbia County/Richmond County line. The space features ample parking for customers and employees. Great NEW signage opportunity with monument sign on Davis Road.

## LOCATION DESCRIPTION

Davis Plaza is well located on the corner of Davis Road and Sheriff's Drive, which is one street down from the intersection of Davis Road and Washington Road. It is located in an area surrounded by multiple office complexes and large retail centers.

## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$19.75 SF/yr (NNN) |
| Available SF:  | 1,050 SF            |
| Lot Size:      | 0.88 Acres          |
| Building Size: | 9,719 SF            |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,294    | 29,423   | 61,466   |
| Total Population  | 6,047    | 58,388   | 131,002  |
| Average HH Income | \$51,944 | \$73,382 | \$71,185 |



**JOE EDGE, SIOR, CCIM**  
 President & Broker  
 jedge@shermanandhemstreet.com  
 706.288.1077

# Lease Spaces



## LEASE INFORMATION

|              |          |             |               |
|--------------|----------|-------------|---------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable    |
| Total Space: | 1,050 SF | Lease Rate: | \$19.75 SF/yr |

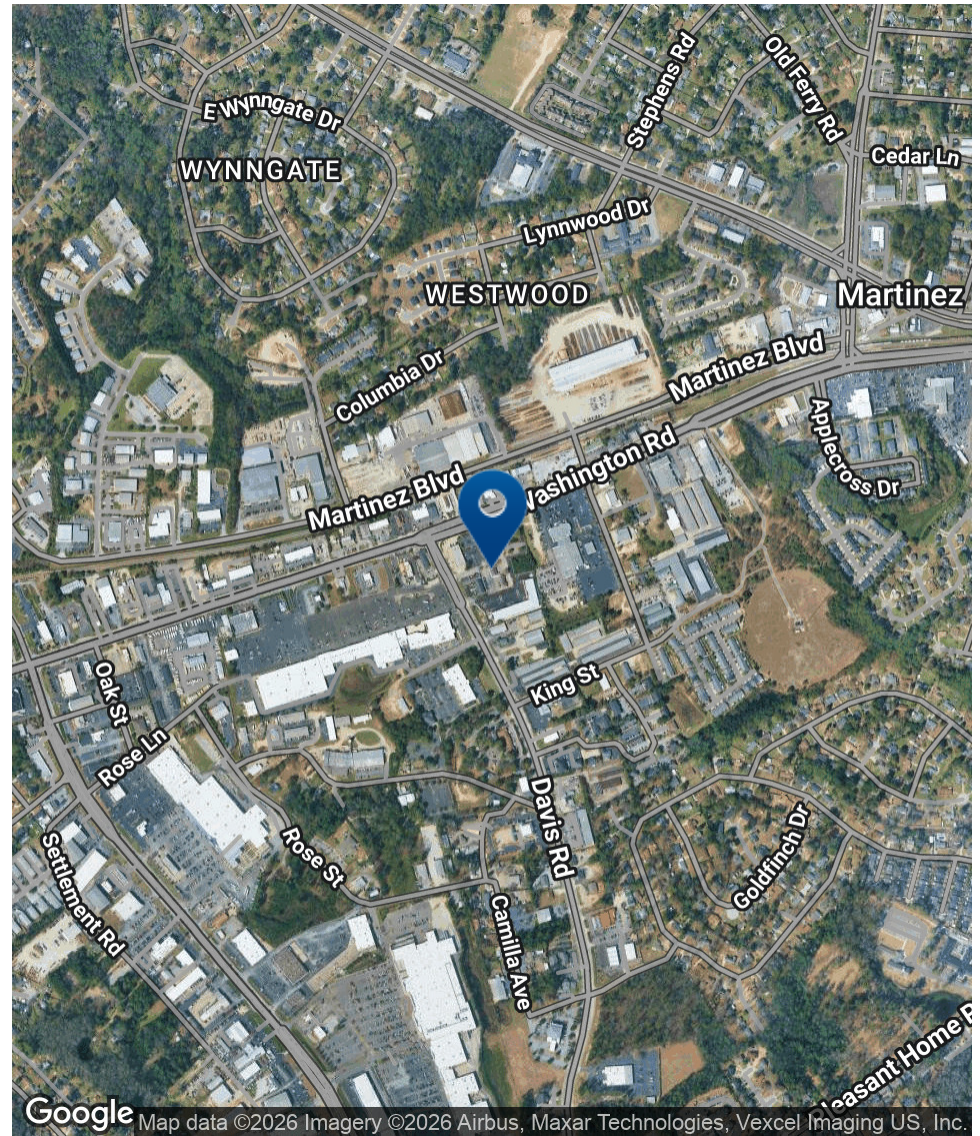
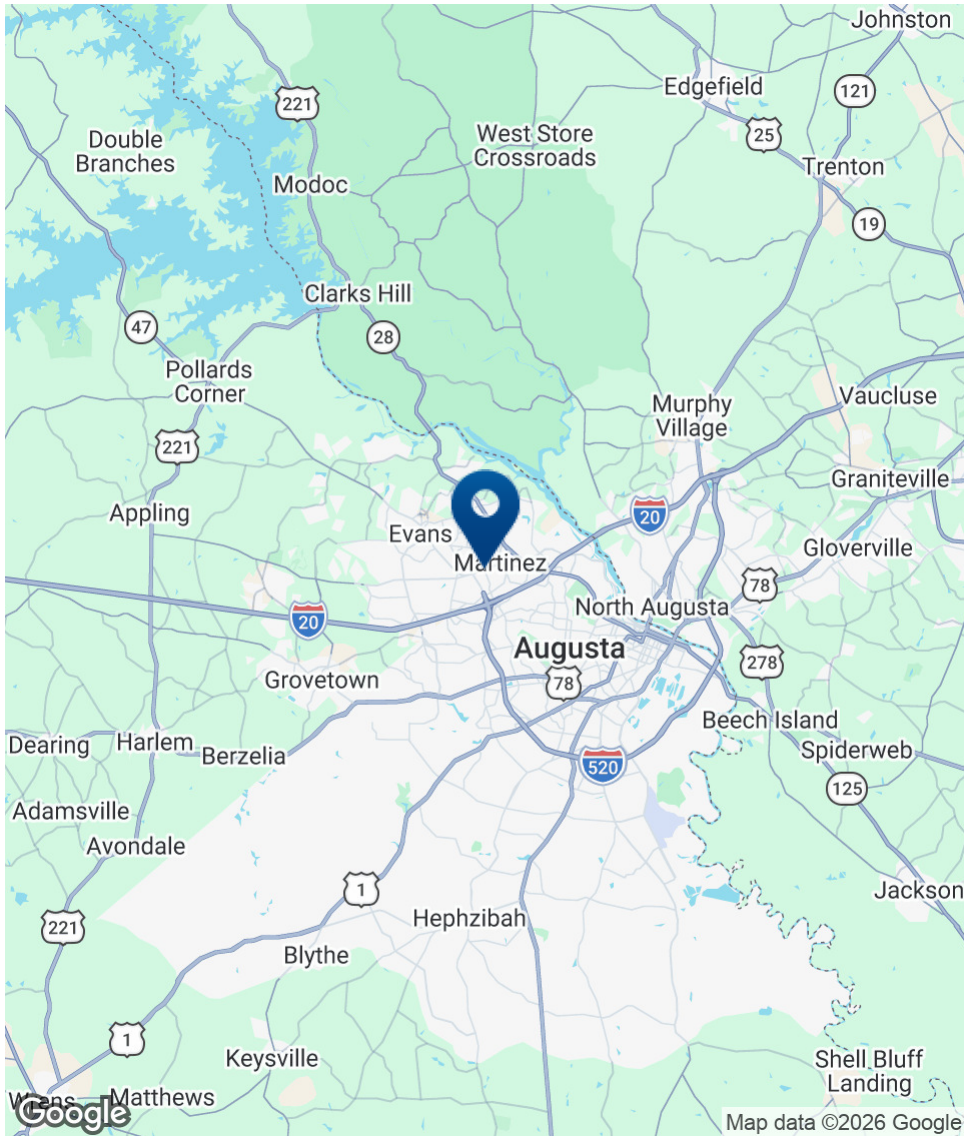
## AVAILABLE SPACES

| SUITE                   | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION   |
|-------------------------|-----------|-----------|------------|---------------|---|
| 106 Davis Road, Suite G | Available | 1,050 SF  | NNN        | \$19.75 SF/yr | Space has been used as a salon in previous years. CAM is \$3.75 per sf. |



**JOE EDGE, SIOR, CCIM**  
 President & Broker  
 jedge@shermanandhemstreet.com  
 706.288.1077

# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077

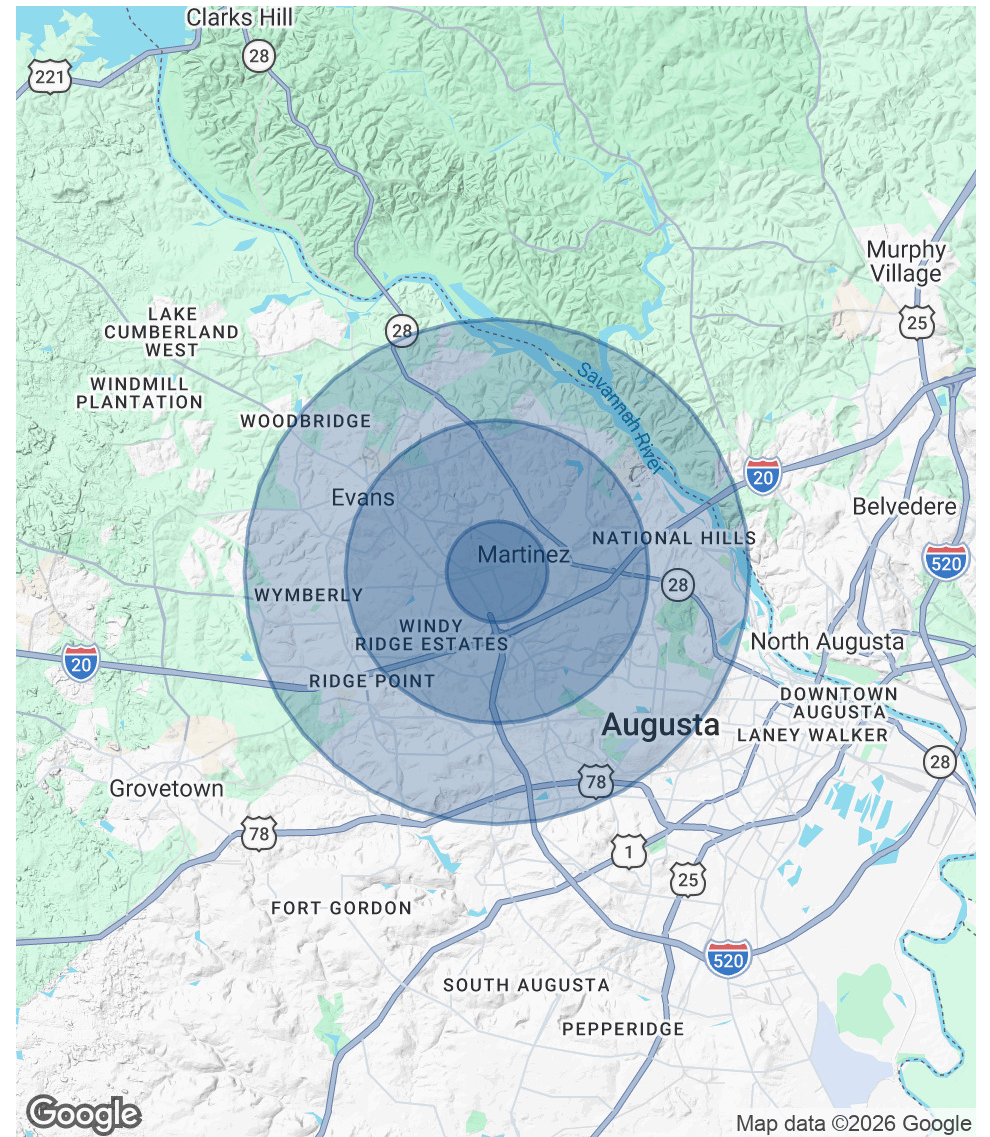
# Demographics Map & Report

| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 6,047         | 58,388         | 131,002        |
| Average Age          | 43.5          | 40.3           | 39.8           |
| Average Age (Male)   | 46.6          | 38.9           | 38.8           |
| Average Age (Female) | 42.4          | 42.3           | 41.9           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 3,294         | 29,423         | 61,466         |
| # of Persons per HH            | 1.8           | 2.0            | 2.1            |
| Average HH Income              | \$51,944      | \$73,382       | \$71,185       |
| Average House Value            | \$131,455     | \$175,942      | \$189,366      |

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio 1



## JOE EDGE, SIOR, CCIM

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

**Direct:** 706.288.1077 | **Cell:** 706.627.2789

## PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
706.722.8334



## JOE EDGE, SIOR, CCIM

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077