

FOR LEASE

Meybohm
COMMERCIAL

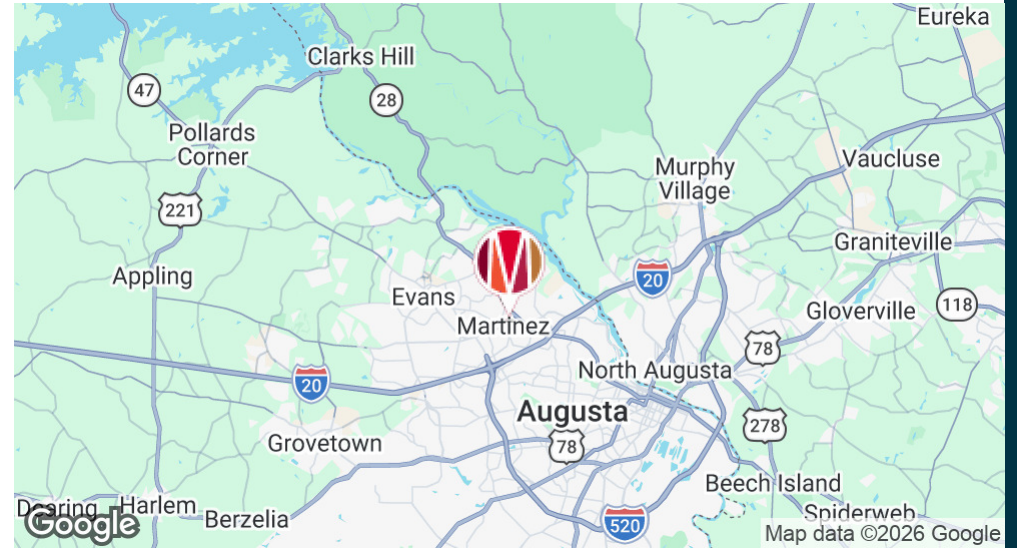
Flex Space-Columbia County

307 Commerce Dr, Martinez, GA 30907

Unit A
± 1,200 SF

 Meybohm
COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available Space:	1,200 SF
Acreage:	0.61 Acres
Rate:	\$17.00 PSF
Zoning:	C-3
Drive-In Bays:	1

- Strategic Location
- 1-Grade Level Door
- Zoned C-3

PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to exclusively present this rare ±1,200 SF flex space for Lease located at 307 Commerce Dr, Unit A in highly desirable Martinez, Georgia. The space consists of approximately 500 SF of office space and 700 SF of warehouse space, featuring a dedicated 10' x 10' roll-up door ideal for a variety of operational needs.

Situated within a ±6,000 SF commercial building on approximately 0.61 acres, the property offers excellent visibility and convenient access to major thoroughfares including Washington Road and Riverwatch Parkway (17.8K VPD), while also providing quick connectivity to Interstate 20 (I-20) and Bobby Jones Expressway.

Flex spaces of this size and functionality are increasingly difficult to find in Columbia County and are well-suited for a variety of users including trade contractors, small business owners needing office and storage capabilities, service providers, light distribution users, or even professional office operations seeking flexible functionality in a prime Martinez location.

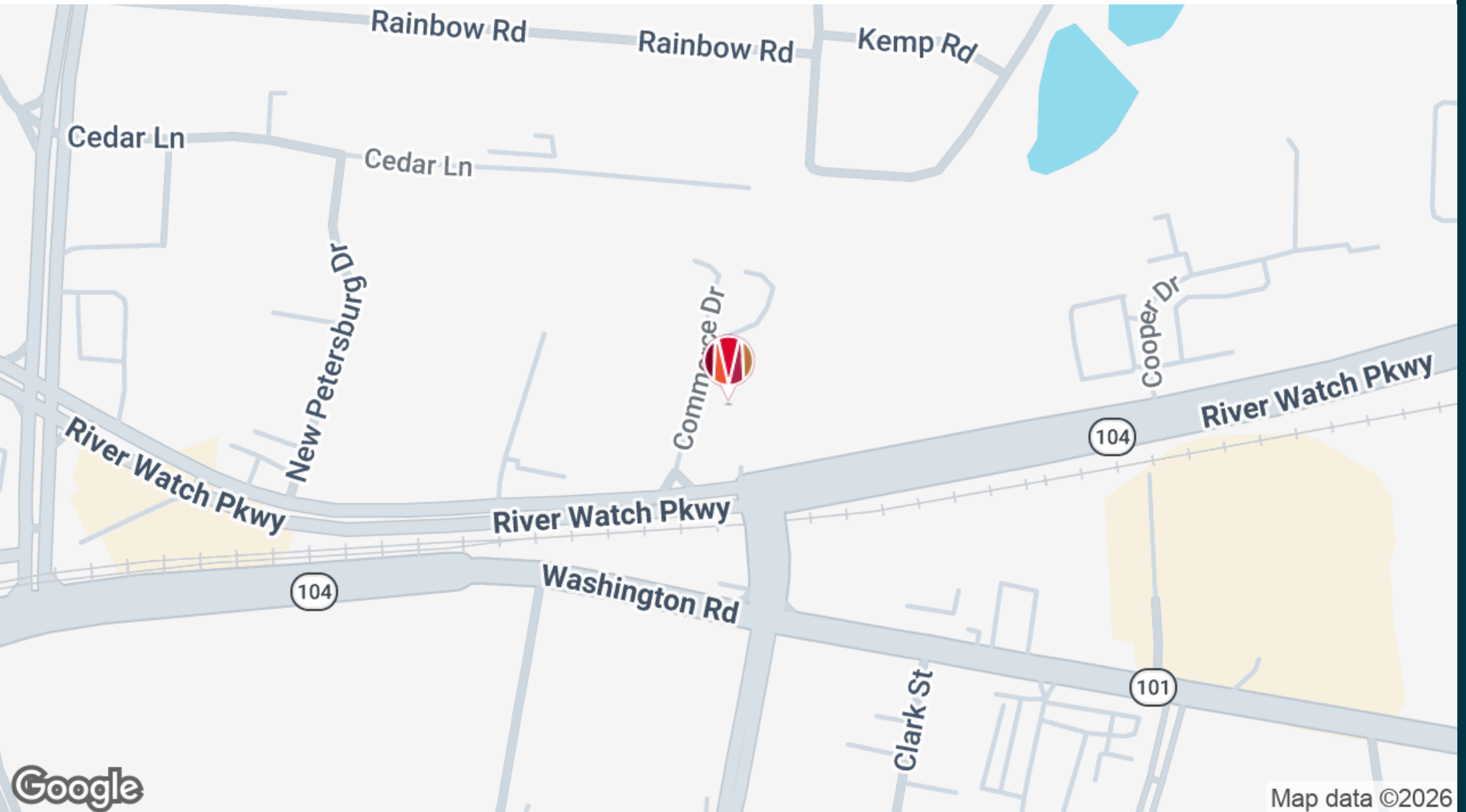
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

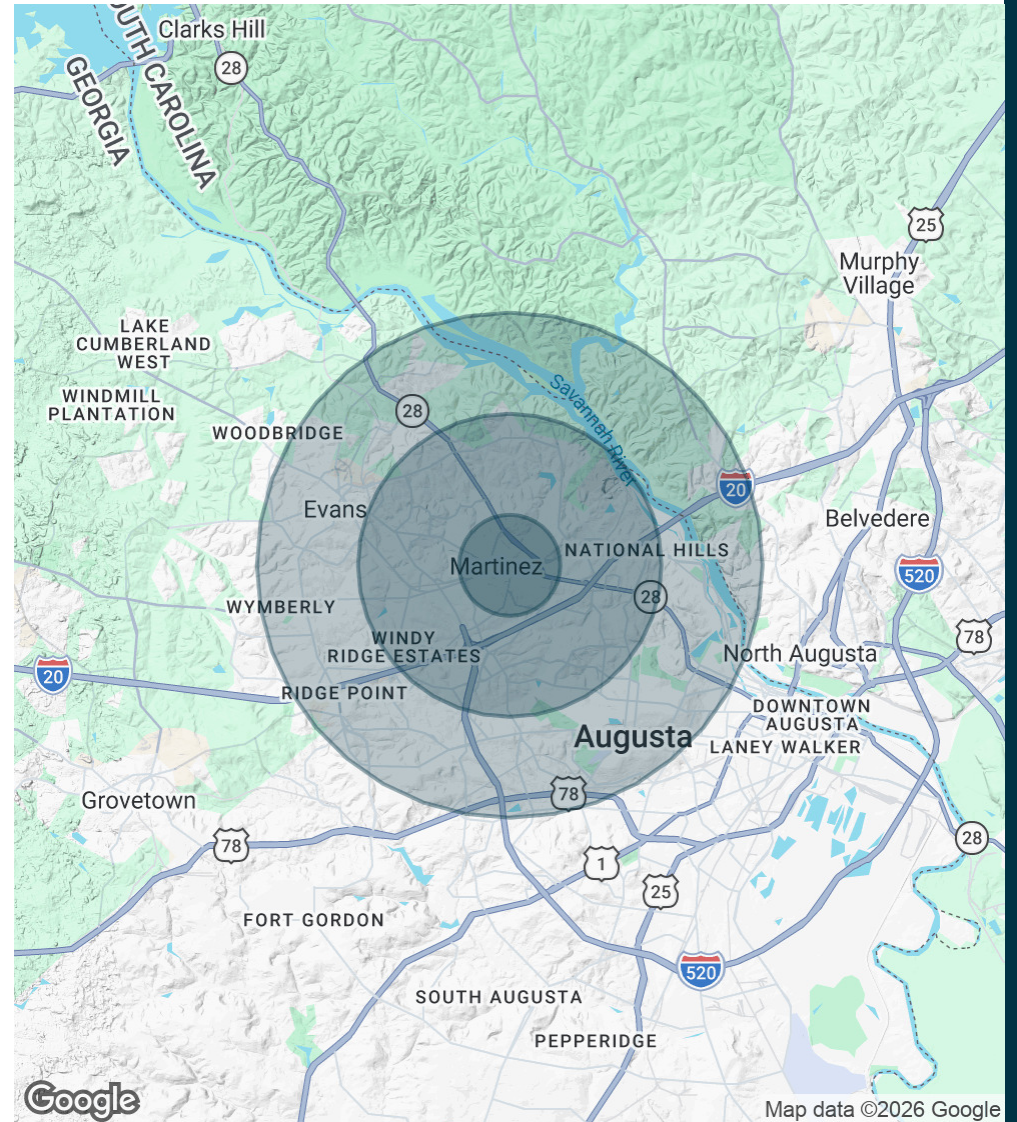
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	5,940	51,901	124,026
Average Age	41.6	41.9	41.0
Average Age (Male)	37.9	39.5	38.6
Average Age (Female)	45.4	42.9	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	2,553	21,624	48,785
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$105,376	\$107,200	\$102,308
Average House Value	\$246,017	\$281,842	\$265,898

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

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