



FOR LEASE

BELAIR AT
OAKLEY PLAZA

194-212 S Belair Rd, Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Fully build out restaurant for lease in Columbia County! Space features a 2,925 square foot restaurant with ground grease trap, vent hood, coolers, and all plumbing in place. Located in Belair Oakley shopping center on busy Belair Road this restaurant location benefits from high foot traffic and a high daily traffic count. This is a very unique opportunity to open your restaurant in a great area with great demographics. Building is anchored by Dollar General which just signed a new 5 year renewal. CAM is \$4.28 per SF per year.

PROPERTY HIGHLIGHTS

- High volume Dollar General anchor
- Grease trap and vent hood in place
- Large parking lot (123 front lot spaces)
- Great visibility and exposure from Belair Road

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	2,925 SF
Lot Size:	3.67 Acres
Building Size:	18,850 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,494	21,050	51,615
Total Population	9,176	49,812	120,457
Average HH Income	\$62,160	\$67,440	\$73,507



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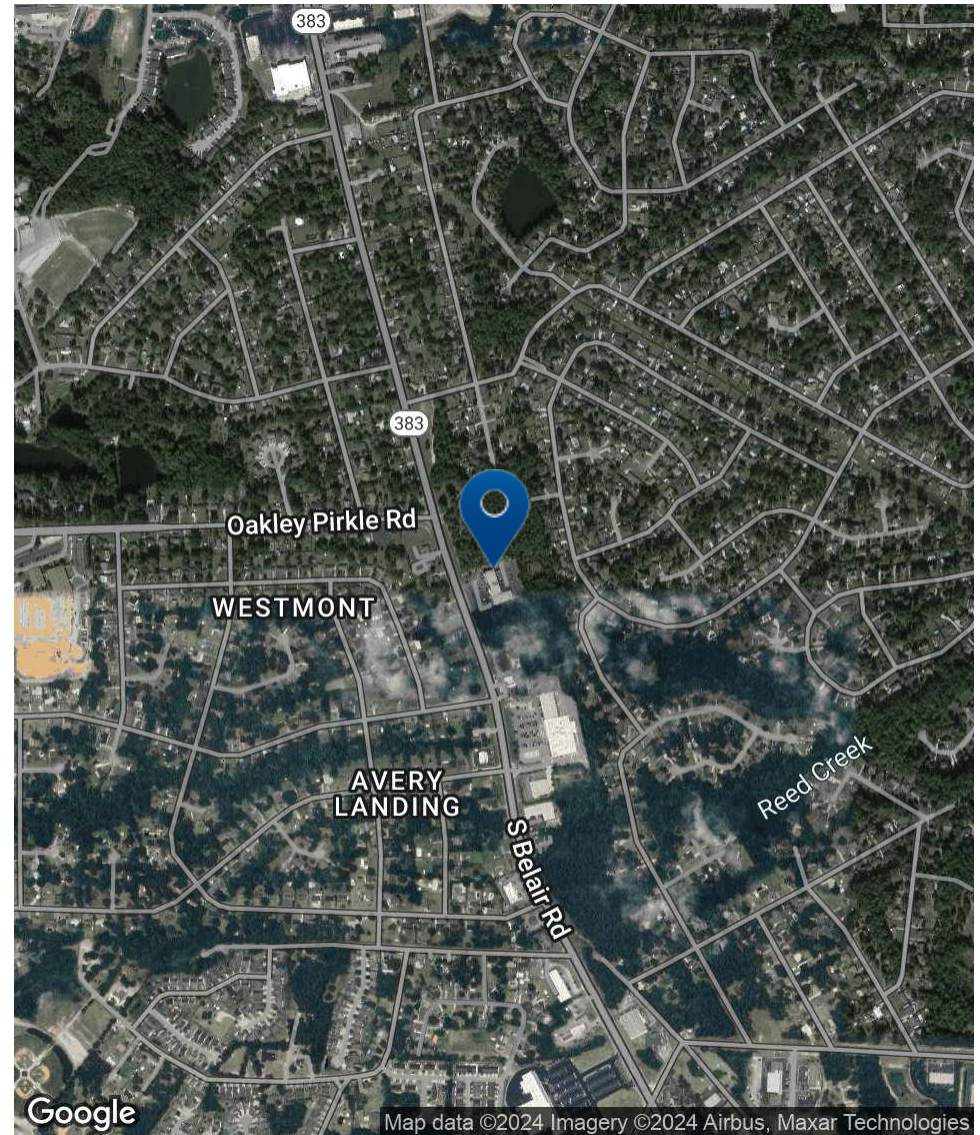
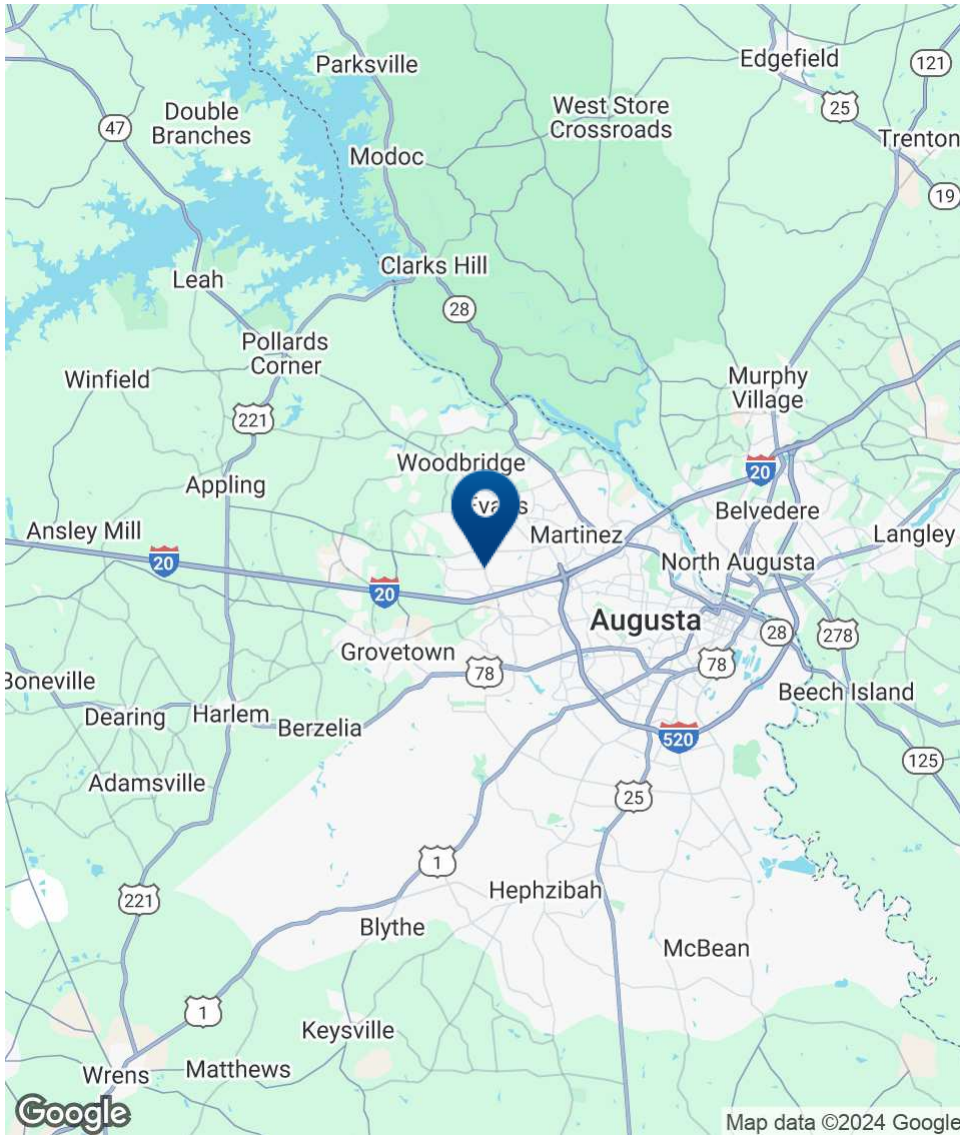
Retailer Map



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Location Map



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Additional Photos



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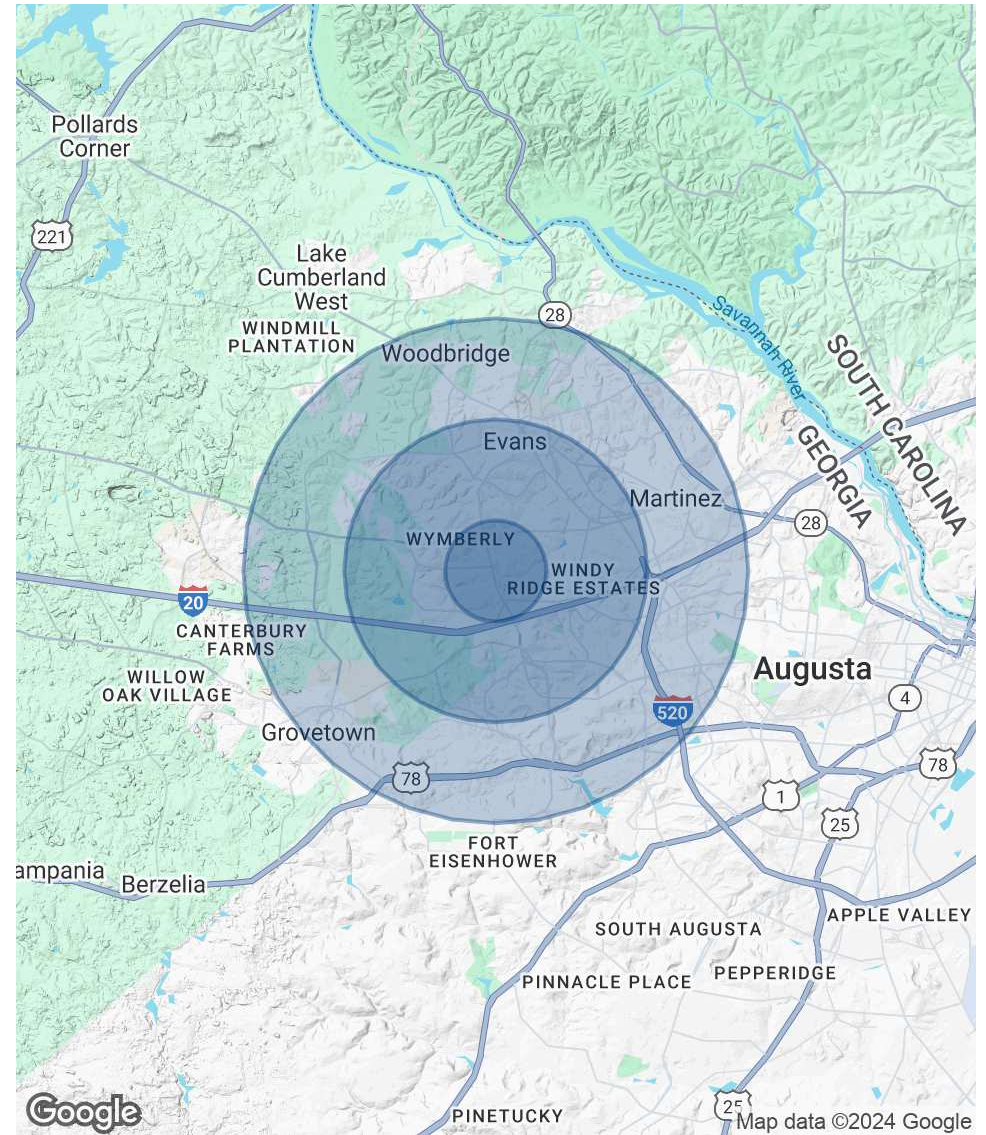
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,176	49,812	120,457
Average Age	41.4	39.7	38.4
Average Age (Male)	38.1	38.1	38.5
Average Age (Female)	44.2	41.5	39.2

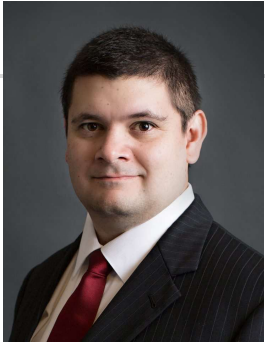
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,494	21,050	51,615
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$62,160	\$67,440	\$73,507
Average House Value	\$144,674	\$190,950	\$191,261

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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