

FOR SALE

RETAIL DEVELOPMENT SITE

3499 River Watch Pkwy, Martinez, GA 30907

Property Summary



PROPERTY DESCRIPTION

This highly visible retail development site is zoned C-2 and strategically located in Martinez, within thriving Columbia County. Offering exceptional development potential, the property is perfectly suited for a spec retail strip center or a single-tenant retail building. Positioned in a high-traffic corridor, the site benefits from strong visibility and accessibility, making it an ideal location for retail expansion or investment.

LOCATION DESCRIPTION

This exceptional retail development opportunity is located on Riverwatch Parkway, nestled between Public Storage and the Riverwatch Business Center in the heart of Martinez, GA (Columbia County). Zoned C-2, the site offers immense potential for a variety of development options including a spec retail strip center or a single-tenant retail building. Surrounded by top-rated schools, high-occupancy shopping centers, and popular dining establishments, this location is perfectly positioned to attract consistent consumer traffic.

OFFERING SUMMARY

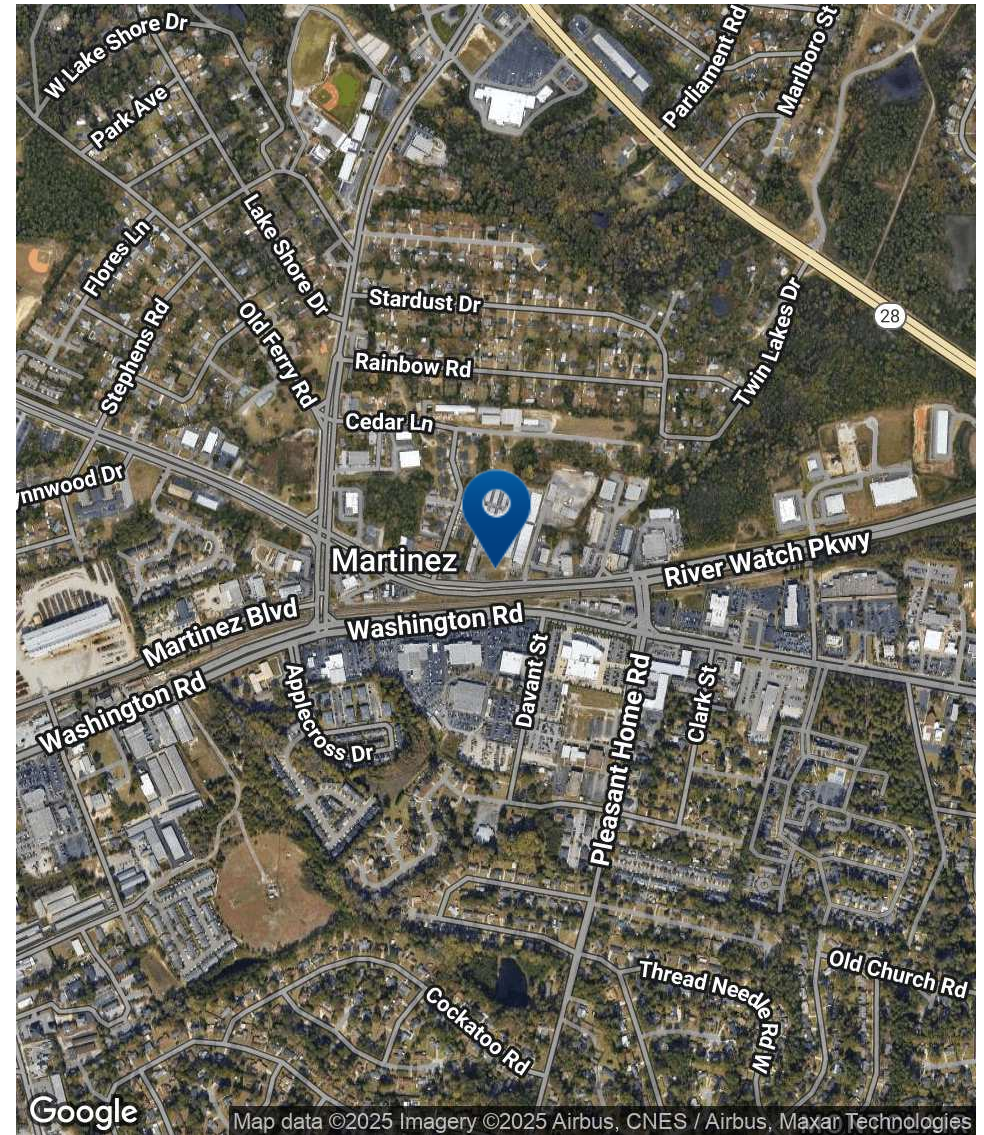
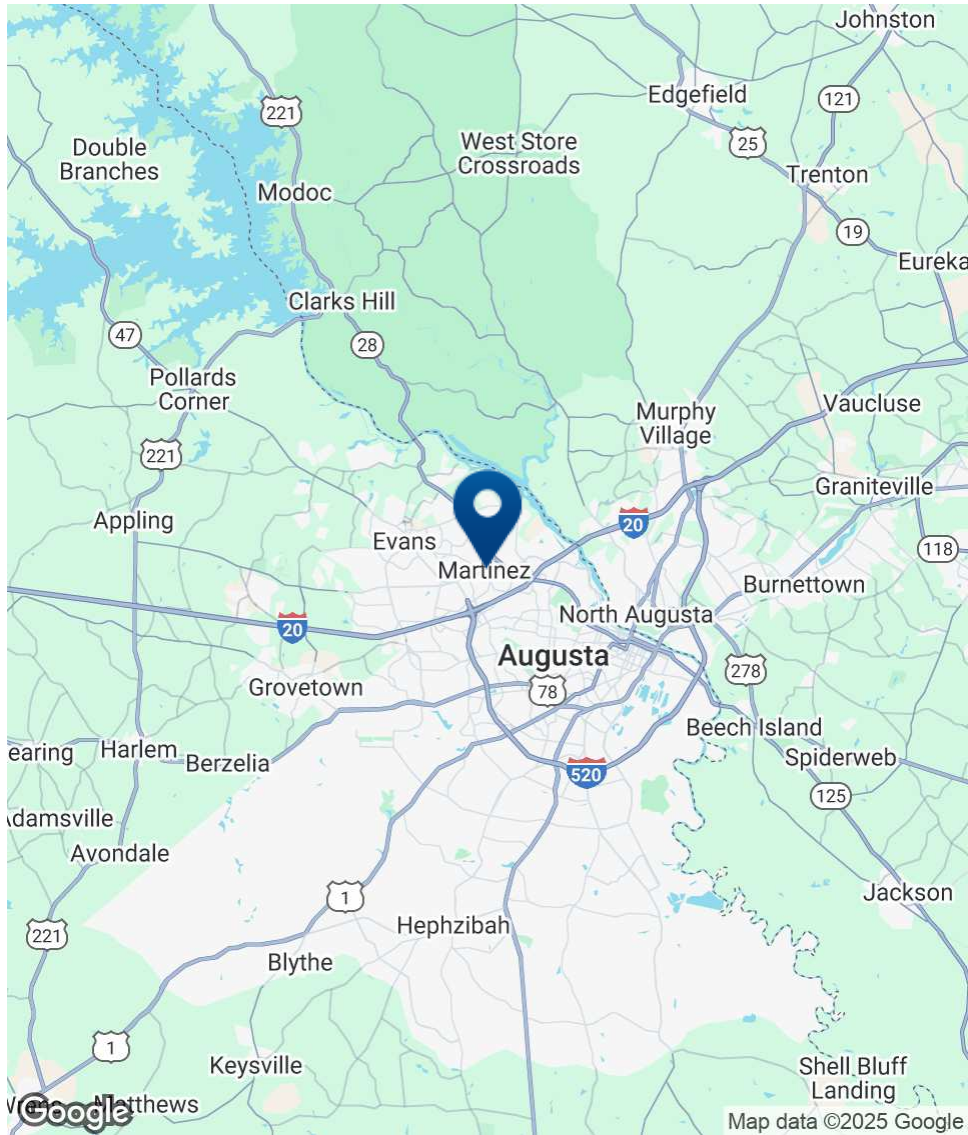
Sale Price:	\$150,000
Lot Size:	0.32 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,021	26,992	57,060
Total Population	7,129	62,030	132,770
Average HH Income	\$104,000	\$117,642	\$108,203



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

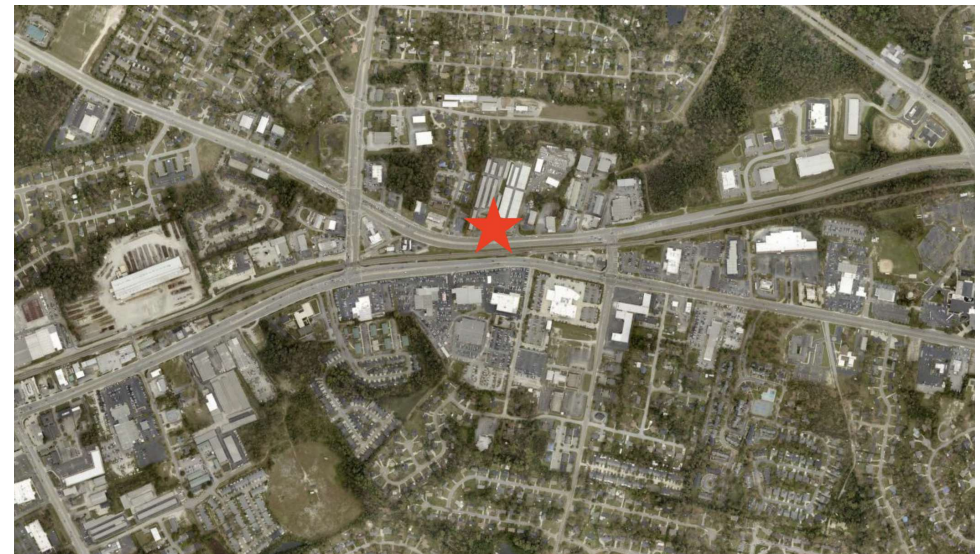
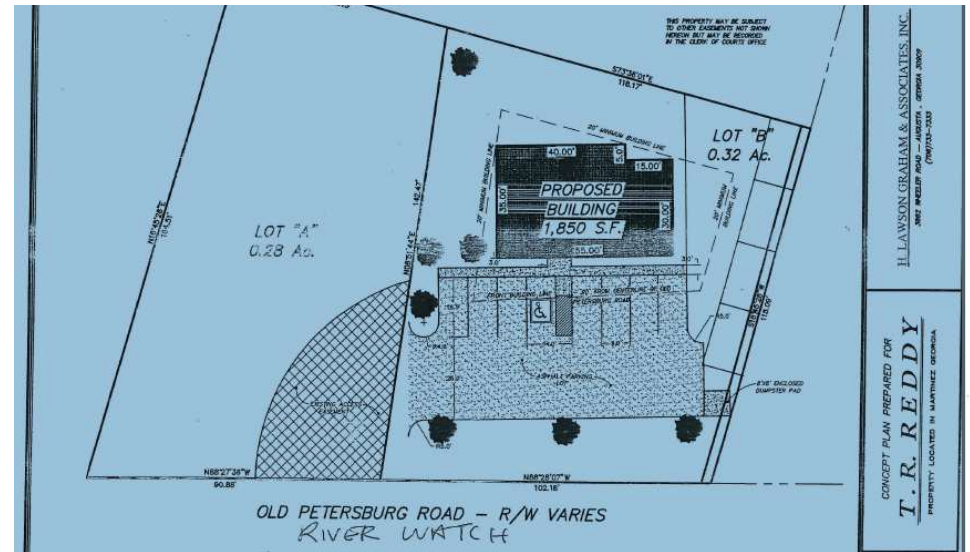
Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

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

Additional Photos



SHERMAN & HEMSTREET
Real Estate Company

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

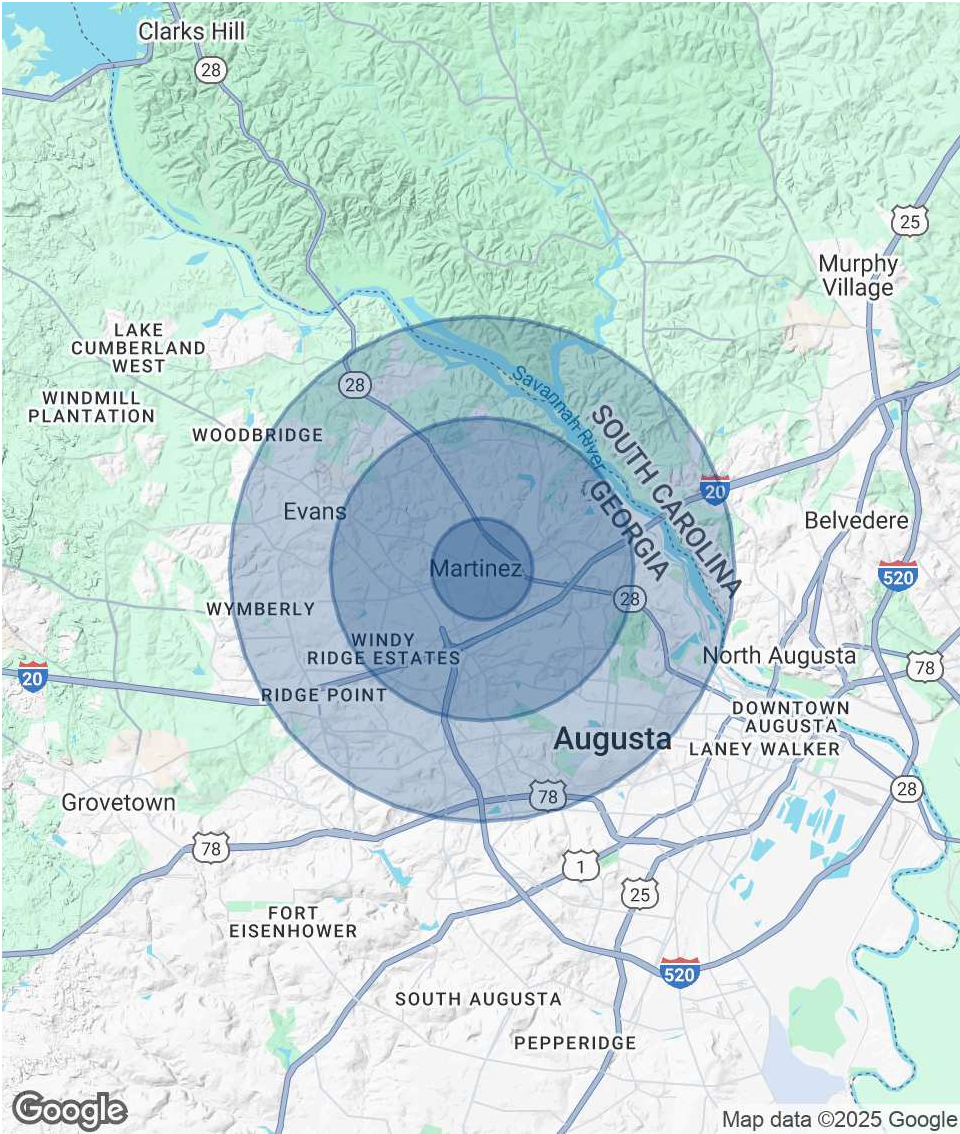
FOR SALE | RETAIL DEVELOPMENT SITE | 3499 RIVER WATCH PKWY, MARTINEZ, GA 30907

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,129	62,030	132,770
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,021	26,992	57,060
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$104,000	\$117,642	\$108,203
Average House Value	\$228,829	\$301,992	\$294,287

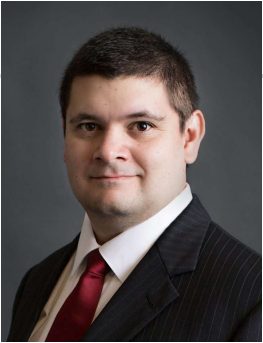
Demographics data derived from AlphaMap



SHERMAN & HEMSTREET
Real Estate Company

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

Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

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

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

4316 Washington Road
Evans, GA 30809
706.722.8334



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077