



FOR LEASE

PROFESSIONAL CIRCLE
OFFICE COMPLEX

3508 Professional Circle, Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This office complex off of Fury's Ferry Road is located in the heart of Martinez near the Publix shopping center. Access is convenient and easy. Currently one 3,230 SF space is going to be available on April 6, 2025. Space is ADA compliant and will be in move in ready condition.

LOCATION DESCRIPTION

Location is just off of Fury's Ferry Road with easy access to Evans area as well as Washington Road and River Watch Pkwy. Traffic counts are over 20,000 on Fury's Ferry and just under 10,000 on cross street Baston Rd.

PROPERTY HIGHLIGHTS

- Plenty of parking
- Move in ready
- Break rooms
- ADA compliant
- Easy access for clients

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	3,230 SF
Building Size:	4,630 SF



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Additional Photos



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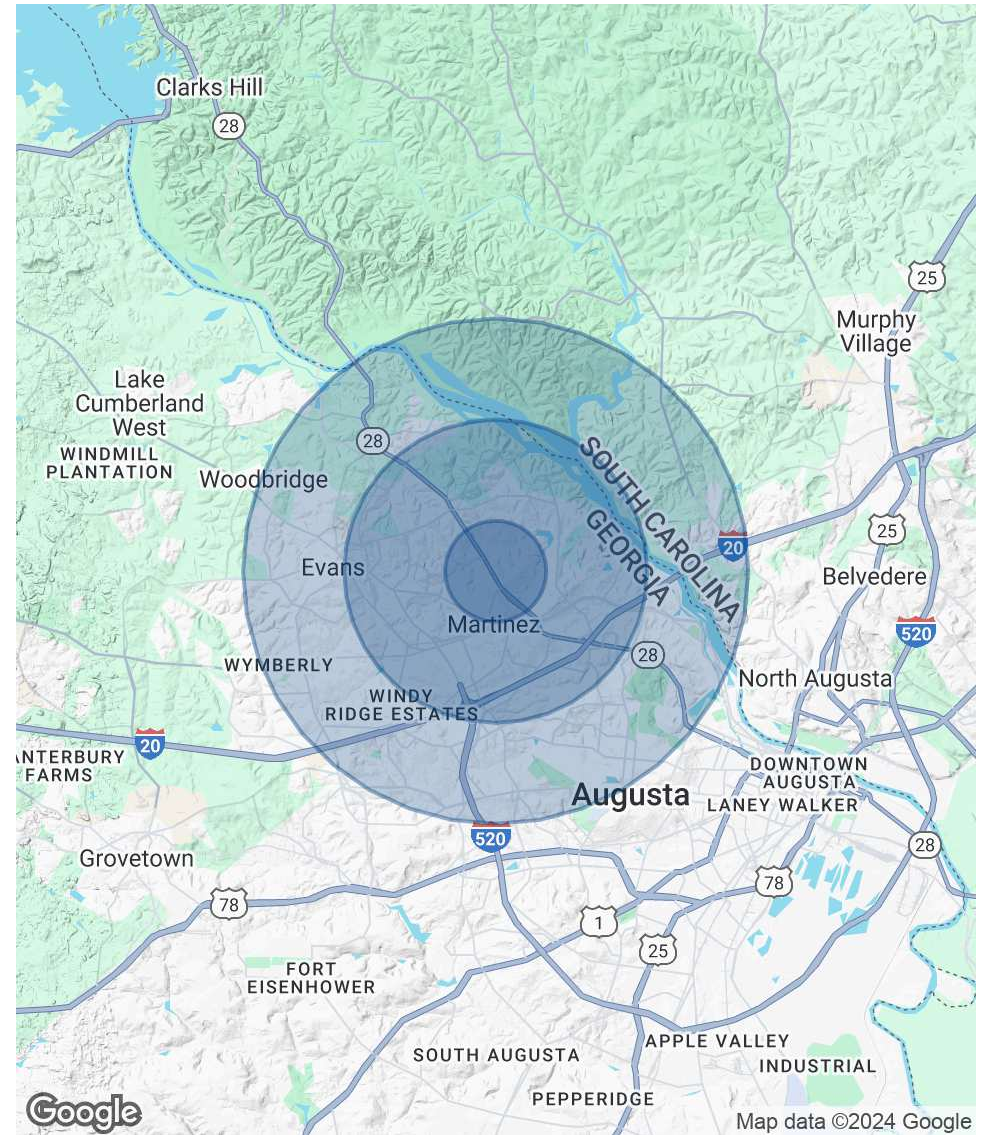
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,311	55,781	115,646
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	43	42	42

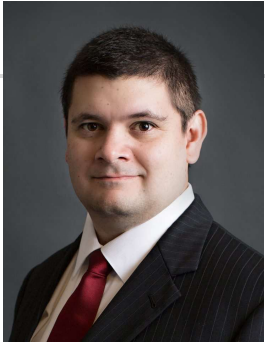
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,745	23,580	49,380
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$154,633	\$122,725	\$115,243
Average House Value	\$340,040	\$306,898	\$303,290

Demographics data derived from AlphaMap



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. 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. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten 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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