

SCAN THE
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THIS LISTING
ONLINE



5,000 SF FOR LEASE

4070 Washington Road | Martinez, Ga 30907

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ZONE | C-2: General Commercial

LEASE | \$16/SF/YR



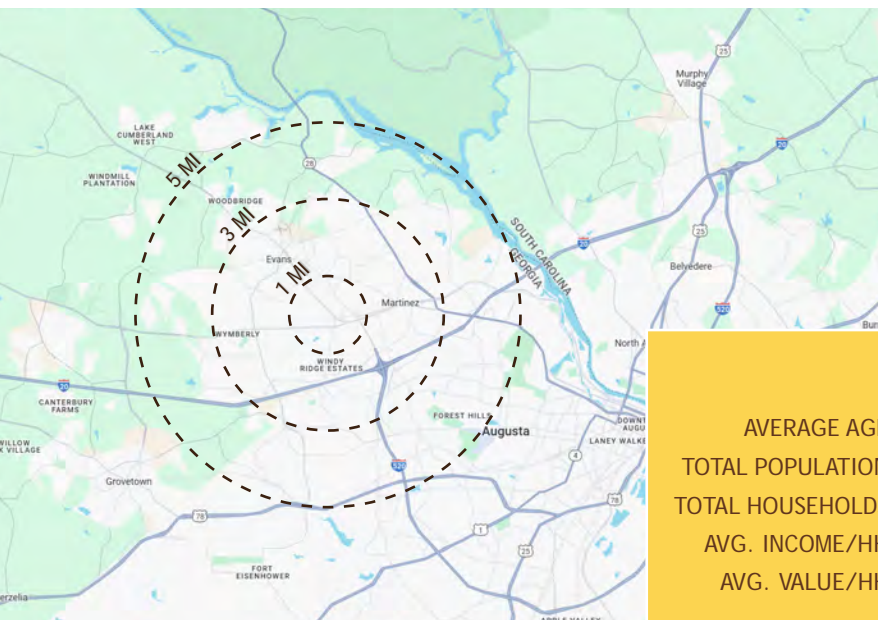
JORDAN TROTTER
COMMERCIAL REAL ESTATE

This 5,000 SF combination retail and warehouse space is conveniently located on Washington Road in Martinez, GA. The space features excellent visibility and this location on Washington Road between Columbia Road and Owens Road sees an average of 36,000 VPD. This stretch of Washington Road is a major commercial corridor with multiple established nearby shopping centers including the Target, Belk, Marshalls, and Chick-fil-a anchored Mullins Crossing and the Kroger anchored Merchants Village. Other surrounding businesses include Academy Sports & Outdoors, Safelite AutoGlass, Club Car, Starbucks, and Petco.

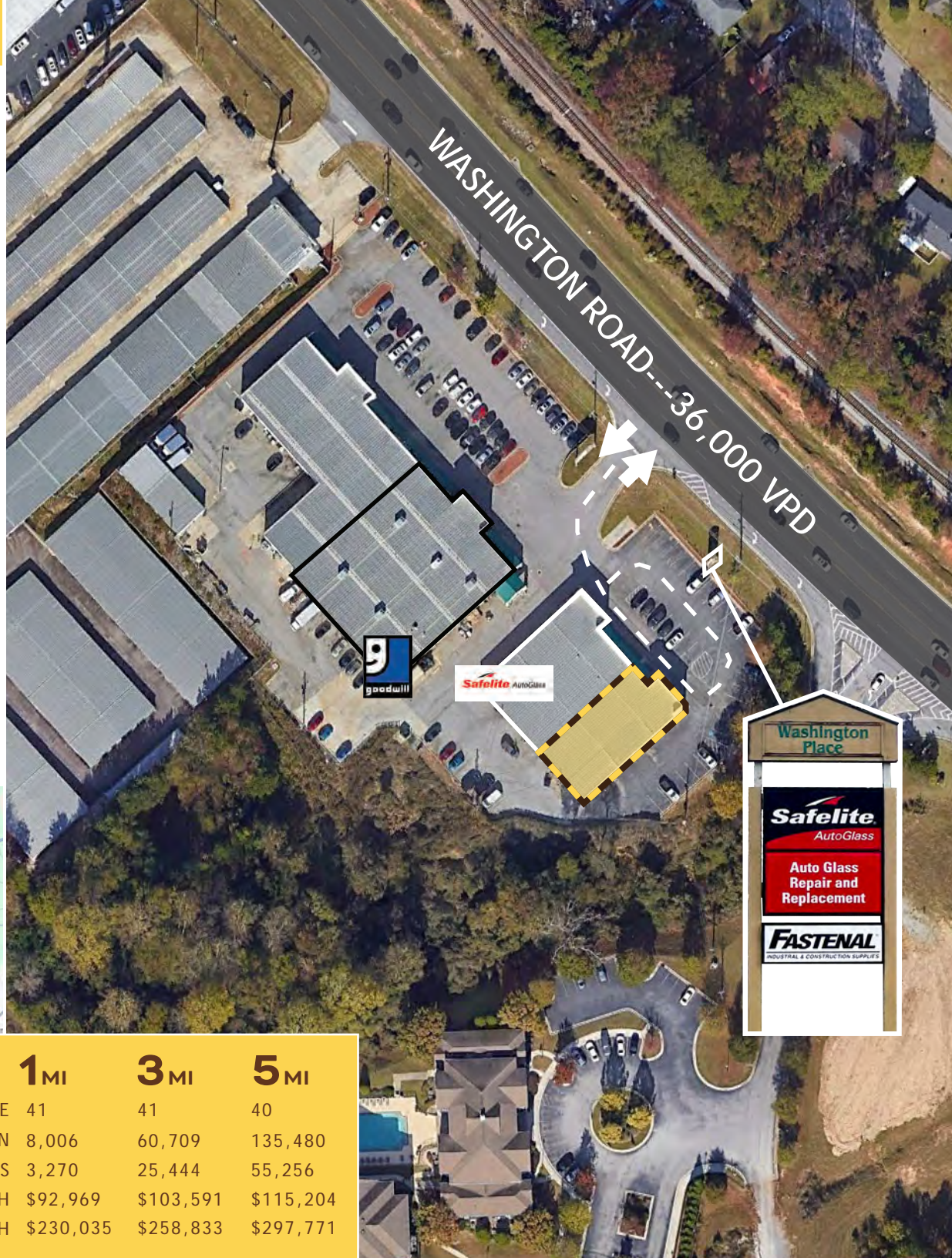
5,000 SF of retail and warehouse space available for occupancy February 1, 2026. This suite includes a front 3,500 SF retail area which features a front customer sales counter, two private offices, two restrooms, and ample space for a retail showroom, shelving, or open work space. The retail space features 9' - 11' foot ceilings. The rear 1,500 SF rear warehouse space has a double door entrance from the retail space and is clear span and features a 12'x12' drive-in roll-up door with 11' - 12' ceilings.



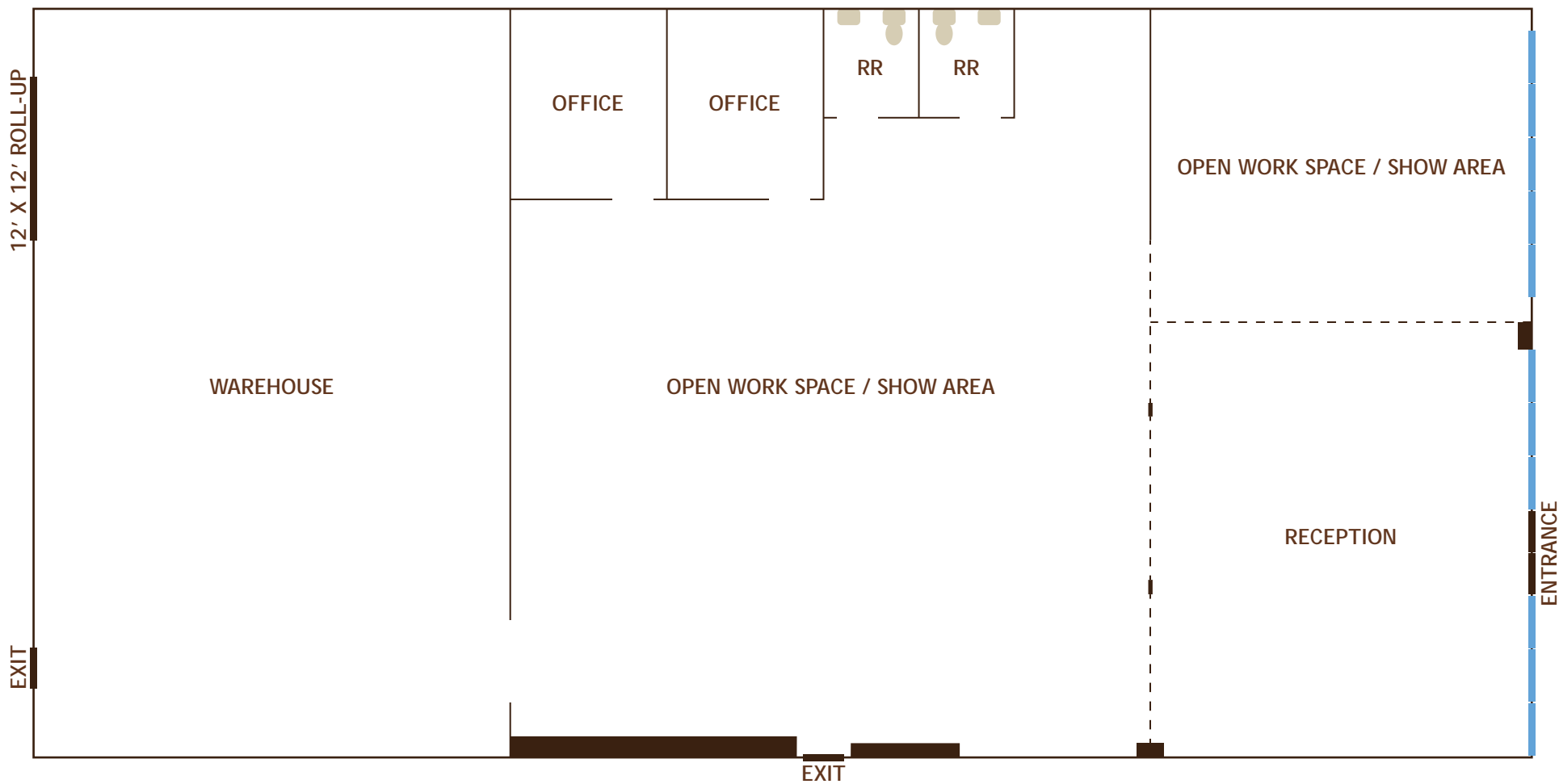
- Available February 1, 2026
- Combination Retail and Warehouse Space
- Monument Signage



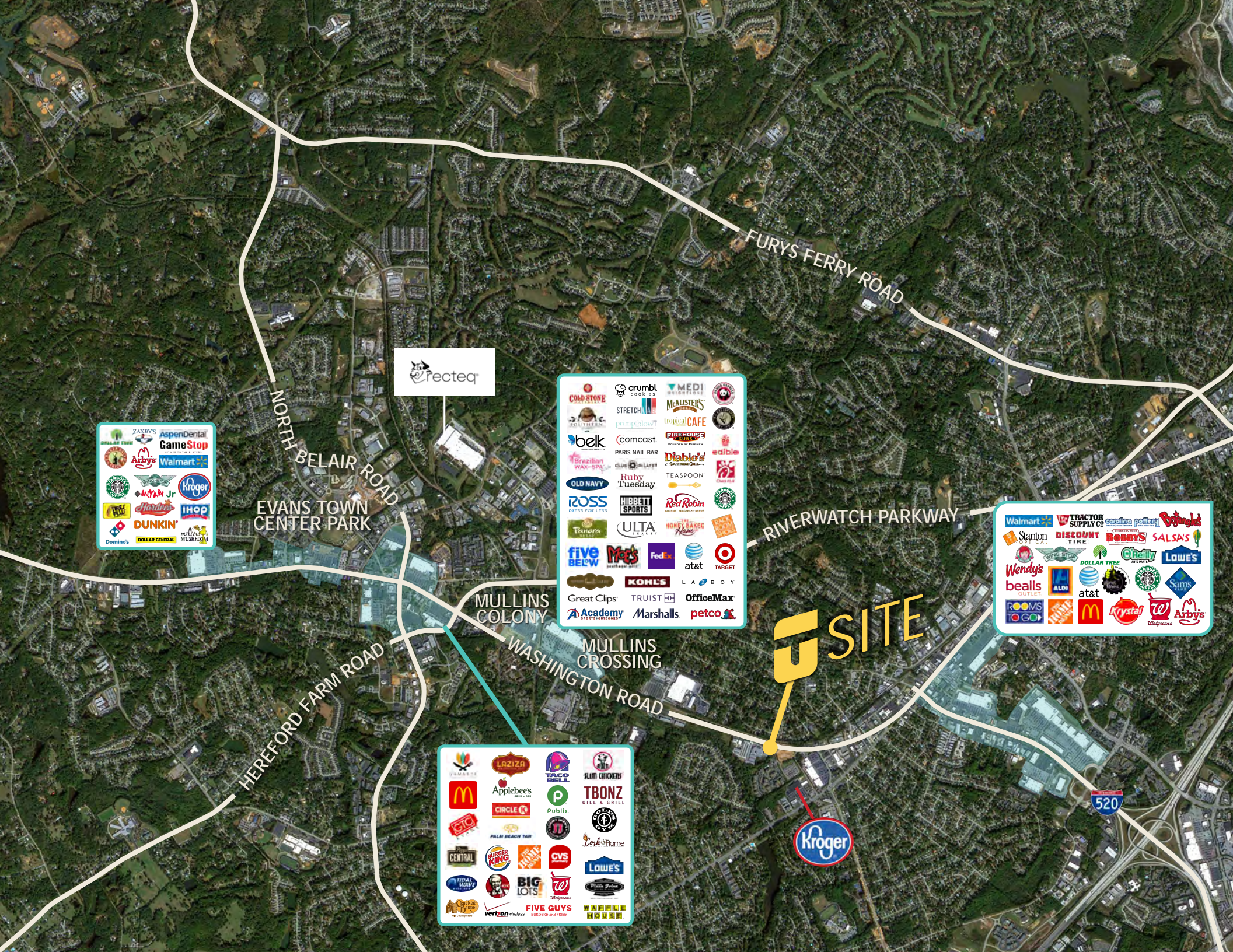
	1 MI	3 MI	5 MI
AVERAGE AGE	41	41	40
TOTAL POPULATION	8,006	60,709	135,480
TOTAL HOUSEHOLDS	3,270	25,444	55,256
AVG. INCOME/HH	\$92,969	\$103,591	\$115,204
AVG. VALUE/HH	\$230,035	\$258,833	\$297,771



FLOOR PLAN







NORTH BELAIR ROAD

FURYS FERRY ROAD

EVANS TOWN CENTER PARK

RIVERWATCH PARKWAY

MULLINS COLONY

MULLINS CROSSING

HEREFORD FARM ROAD

WASHINGTON ROAD

520

recteq

A collection of retail logos including GameStop, Walmart, Kroger, Dunkin', IHOP, and others.

A collection of retail logos including crumbl, belk, Ross, and others.

A collection of retail logos including Walmart, Tractor Supply Co, and others.

A collection of retail logos including McDonald's, Publix, and others.

U SITE



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

