



SAWASDEE
Authentic Thai & Noodle House

FIREHOUSE
SUBS

Westside
Occupational
Drug, Laundry & Repairs

alphagraphics
PRINT • SIGNS • DESIGN

CSRA Photography

INSIGHT FAMILY EYE CARE

OFFICE SPACE FOR LEASE

THE SHOPPES AT WEST TOWN

3836 Washington Road, Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW
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Property Summary



PROPERTY DESCRIPTION

The Shoppes at West Town is located directly in front of Carolina Pottery on Washington Road in Martinez, GA. The area is central to the greater Augusta metro area and is well established. The center has unmatched visibility from busy Washington Road that has a traffic count of over 35,000 cars per day with 175 feet of road frontage. There is also plenty of parking in the rear and on the side of the building. The center has many long time Tenants including Wing Stop, Firehouse Subs, an eye doctor, Thai restaurant, and nail salon.

Our current available spaces are in the rear of the center and were formerly used as a payroll / accounting office for a large restaurant group.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	7,400 or demised into 3,100 or 4,300
Space type:	OFFICE
Lot Size:	0.73 Acres
Building Size:	17,609 SF
Zoning	C-2
Traffic Count	35,680 cars per day



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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,100 sf or 4,300 sf (can be combined for 7,400 sf)	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 9	Available	4,300 - 7,400 SF	NNN	\$12.00 SF/yr	Space contains a large open area with four 13X10 perimeter offices, large 14X18 break room, 20X13 conference room, 2 ADA restrooms, 450 amp panel, security system, and white noise system.
Suite 10	Available	3,100 - 7,400 SF	NNN	\$12.00 SF/yr	This space has a waiting area with two large rooms, two offices, a utility room and 2 ADA restrooms. The two large rooms are 38 X 37 and 38 X 27. The two offices are 7'10 X 11'.

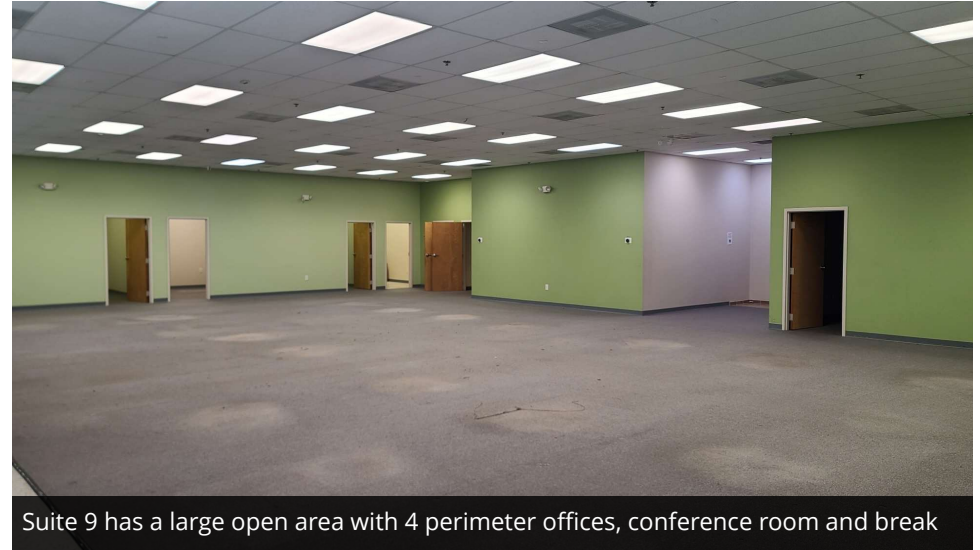


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Additional Photos



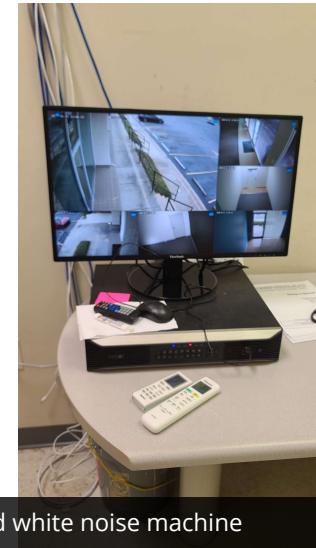
Spaces are in the rear of the center and are facing Carolina Pottery



Suite 9 has a large open area with 4 perimeter offices, conference room and break



Suite 9 break room



Suite 9 security system and white noise machine

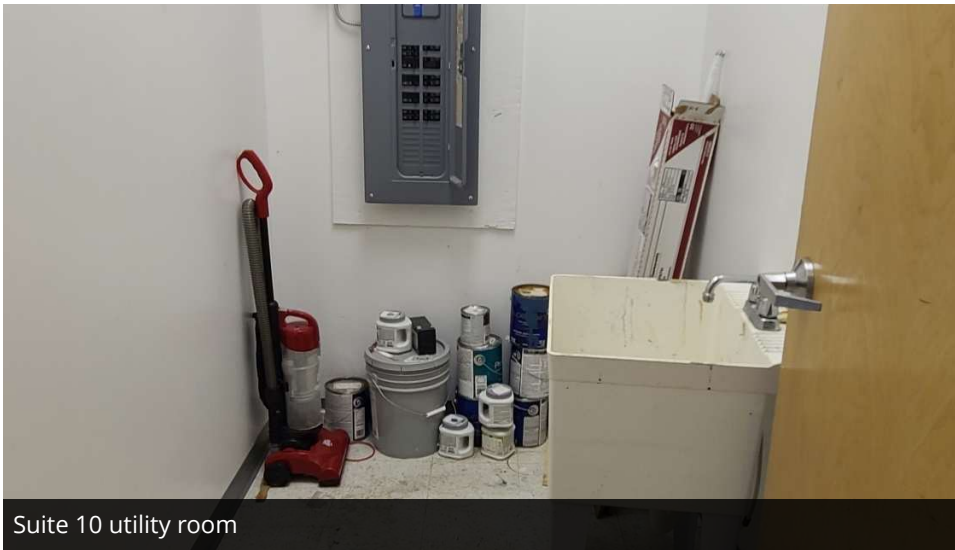
Additional Photos



Suite 10 room measuring 38'8" X 27'



Suite 10 waiting area



Suite 10 utility room



Suite 10 room measuring 38'8" X 37'

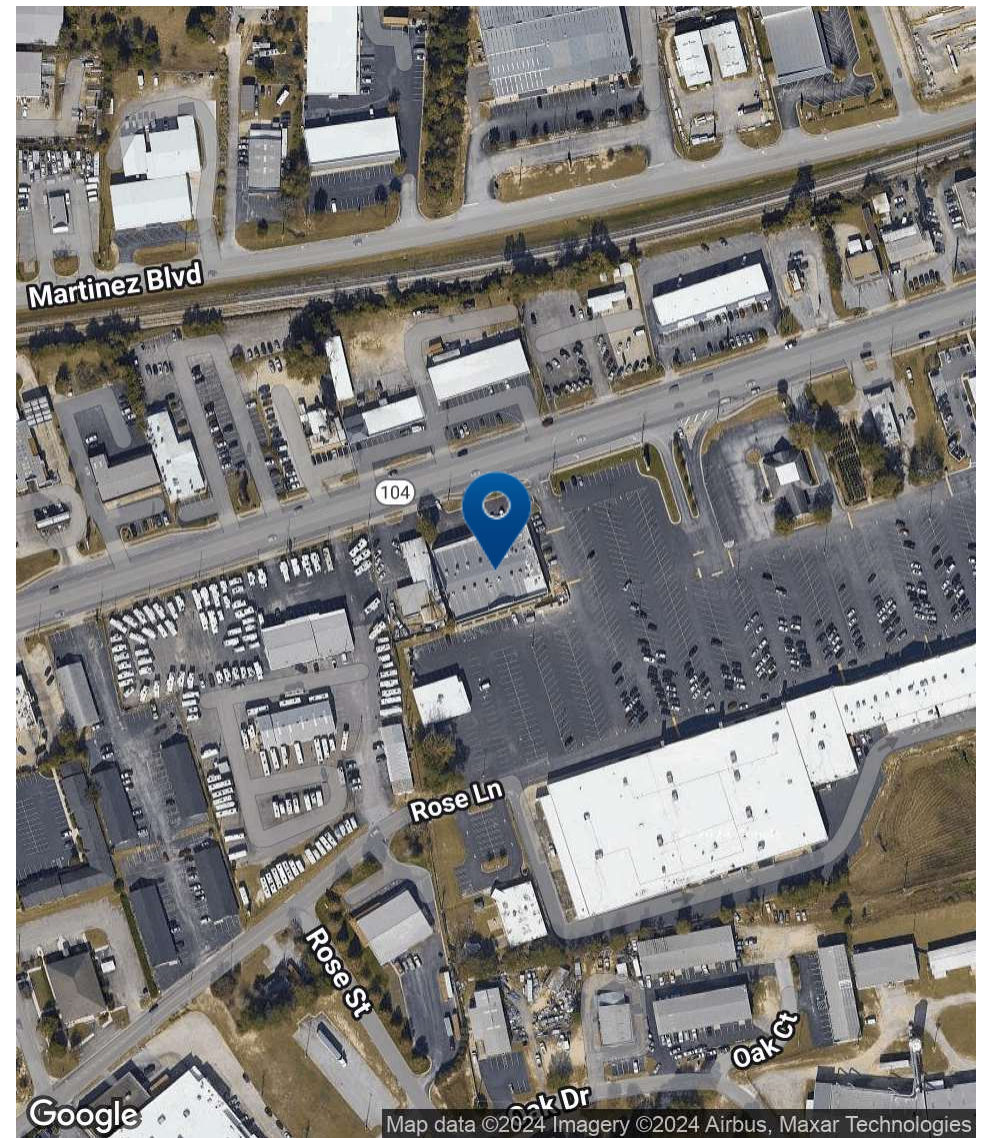
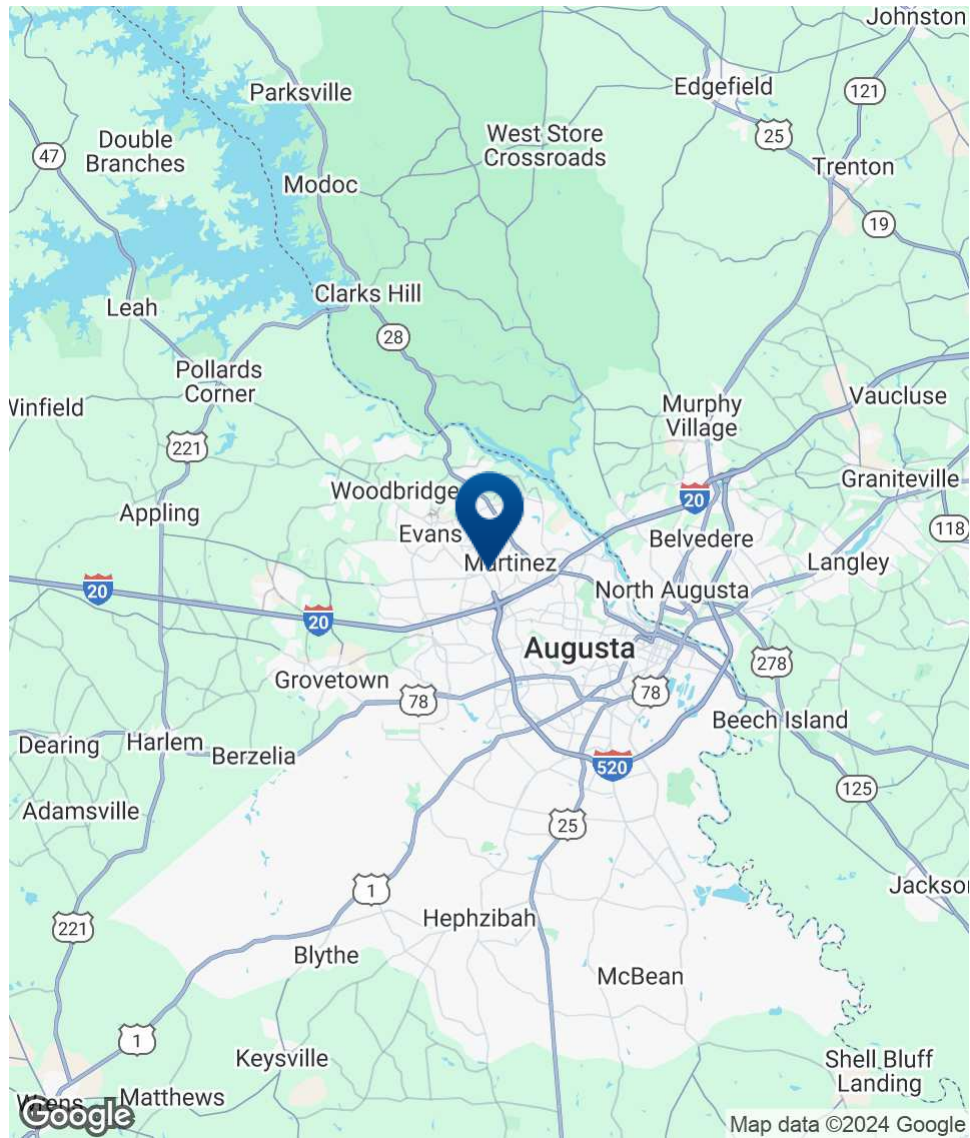
Complete Highlights



PROPERTY HIGHLIGHTS

- 175 feet of frontage on Washington Road
- Over 35,000 cars per day on Washington Road
- Parking is available on the side and in the back
- Quiet office space in the rear of Center
- Open floorplan with perimeter offices
- Break room with sink and refrigerator
- ADA restrooms
- Security system
- Conference rooms
- Plenty of area restaurants for lunch breaks
- Central location in Augusta and convenient to Bobby Jones Expressway.

Location Map



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Retailer Map



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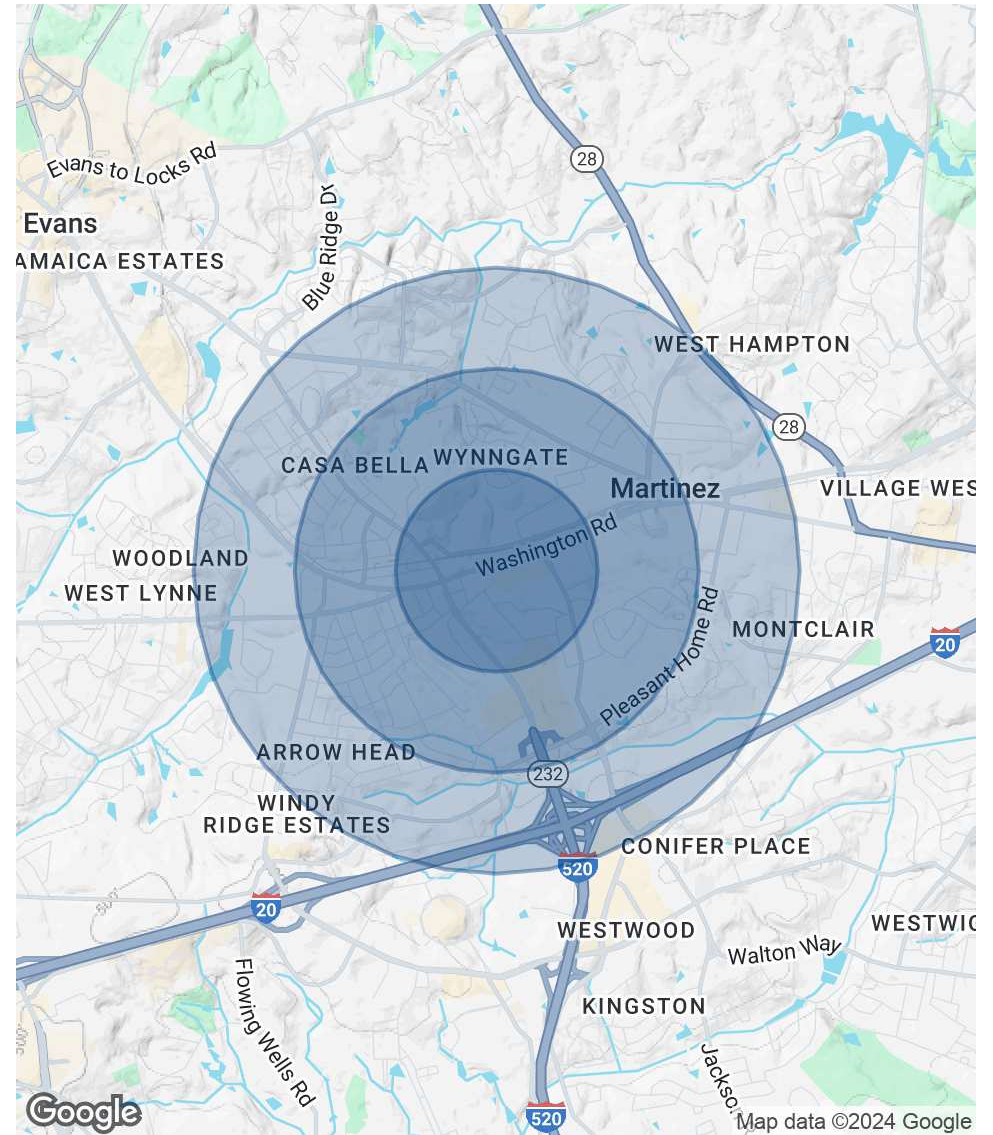
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Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,334	6,425	15,769
Average Age	45.4	41.9	41.1
Average Age (Male)	45.5	44.1	40.8
Average Age (Female)	43.3	40.7	42.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	694	3,347	7,978
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$56,162	\$52,445	\$56,764
Average House Value	\$125,599	\$129,858	\$137,058

2020 American Community Survey (ACS)



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