

320 BASTON ROAD

318-320 Baston Road GA, Martinez, GA 30907

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This three tenant retail property has an excellent location in the Martinez area of Columbia County. Tenants include a hair salon, furniture consignment store and recreational boat dealership. The boat dealership is currently being re-leased. Projected NOI is estimated at \$205,000 and has upside potential. This property is located in an affluent area of Columbia County and very close to Washington Road, Furys Ferry Road, and Riverwatch Parkway.

PROPERTY HIGHLIGHTS

- Great Investment Property
- Strong Return
- Excellent Location
- High NOI
- Owner User Option

OFFERING SUMMARY

Sale Price:	\$2,750,000
Number of Units:	3
Lot Size:	3.3 Acres
Building Size:	15,446 SF
NOI:	\$205,000.00
Cap Rate:	7.45%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	24,876	53,987	132,285
Total Population	58,109	125,824	339,911
Average HH Income	\$121,772	\$112,052	\$98,439

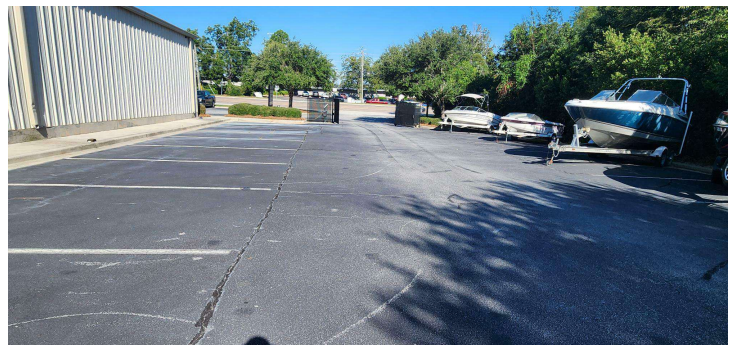
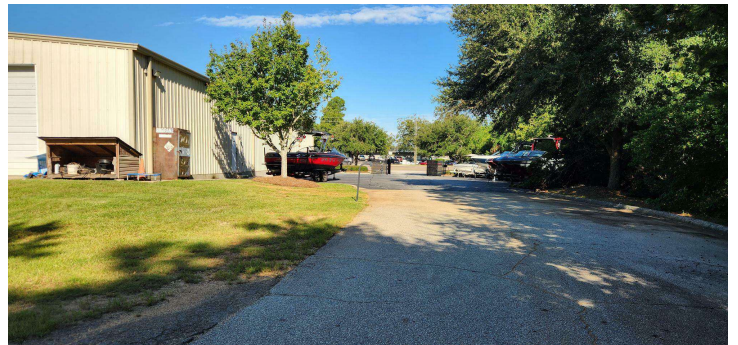
For More Information:
Donald Lawrence
 Broker
 706.825.4376
 don@dclawrence.net



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ADDITIONAL PHOTOS



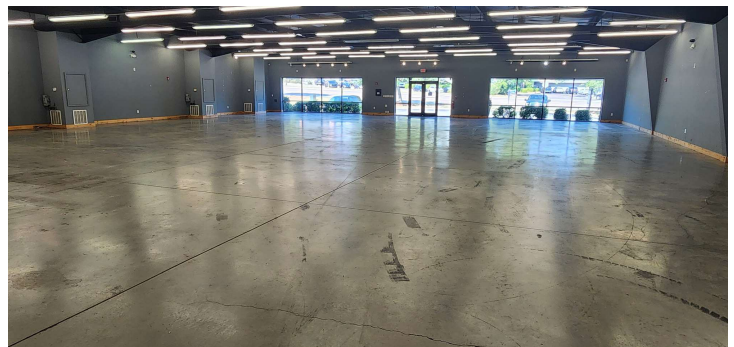
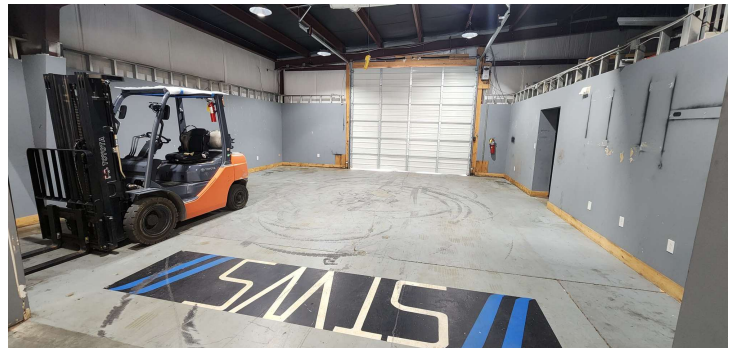
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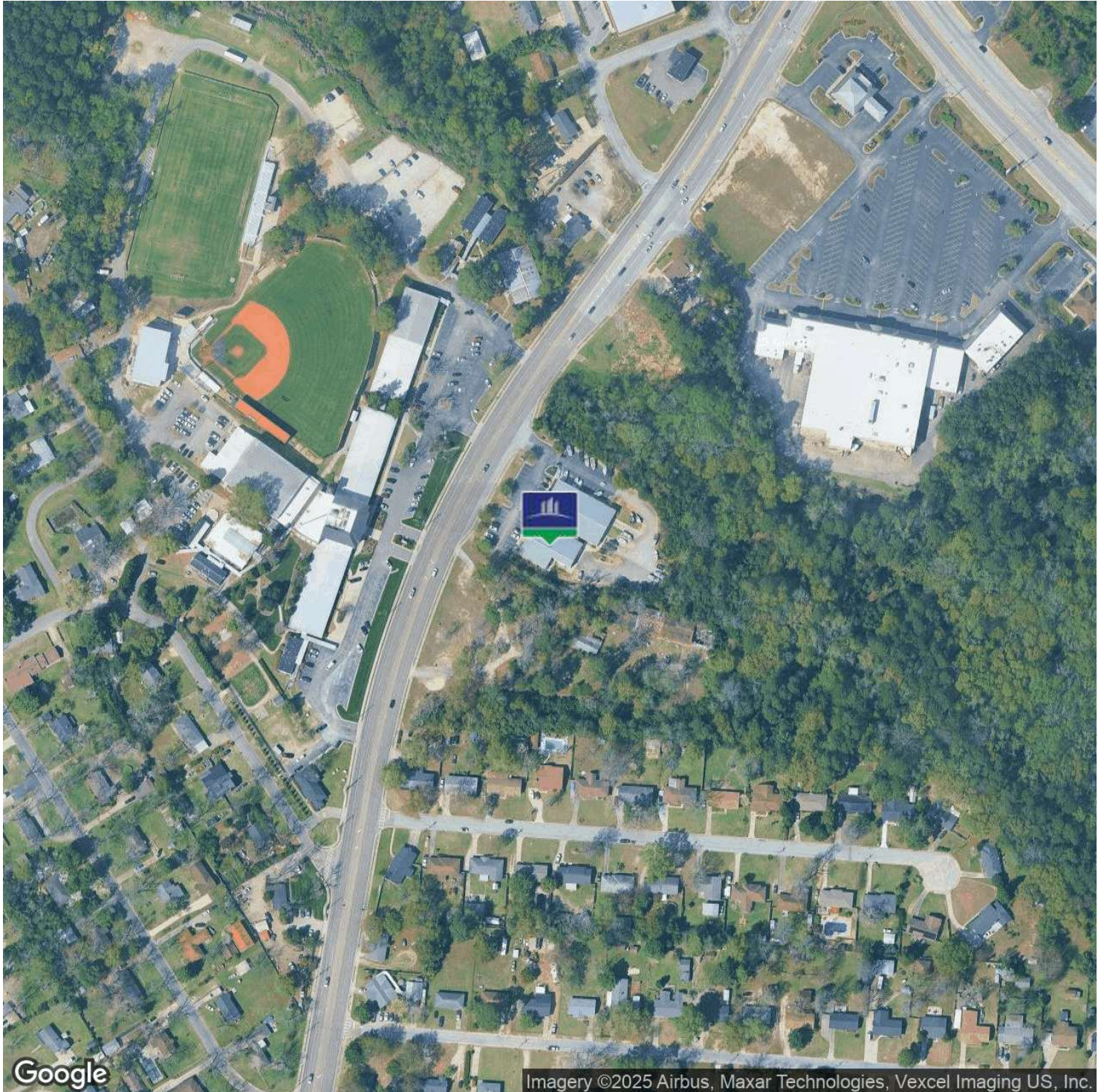
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AERIAL MAP



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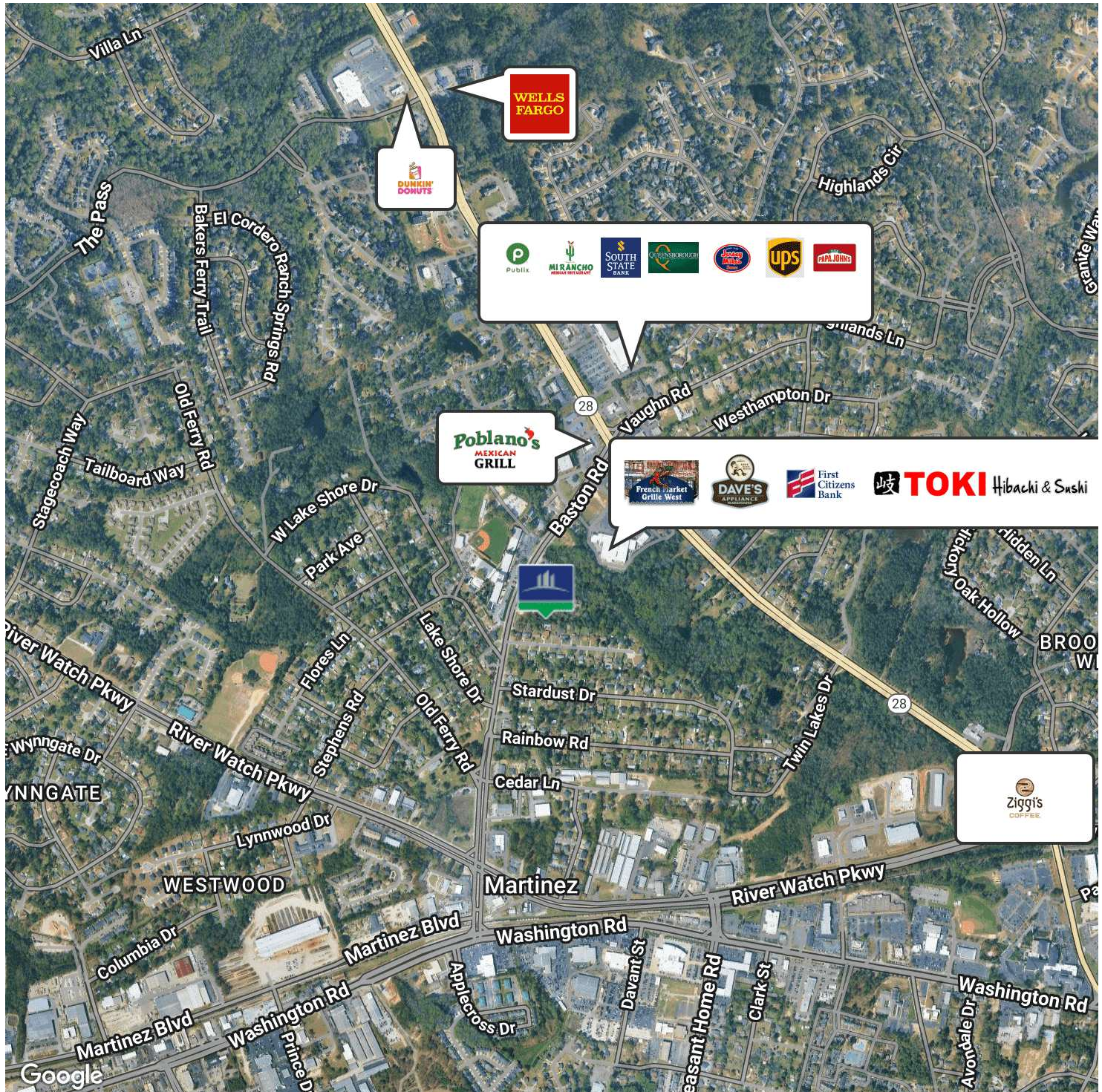
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RETAILER MAP



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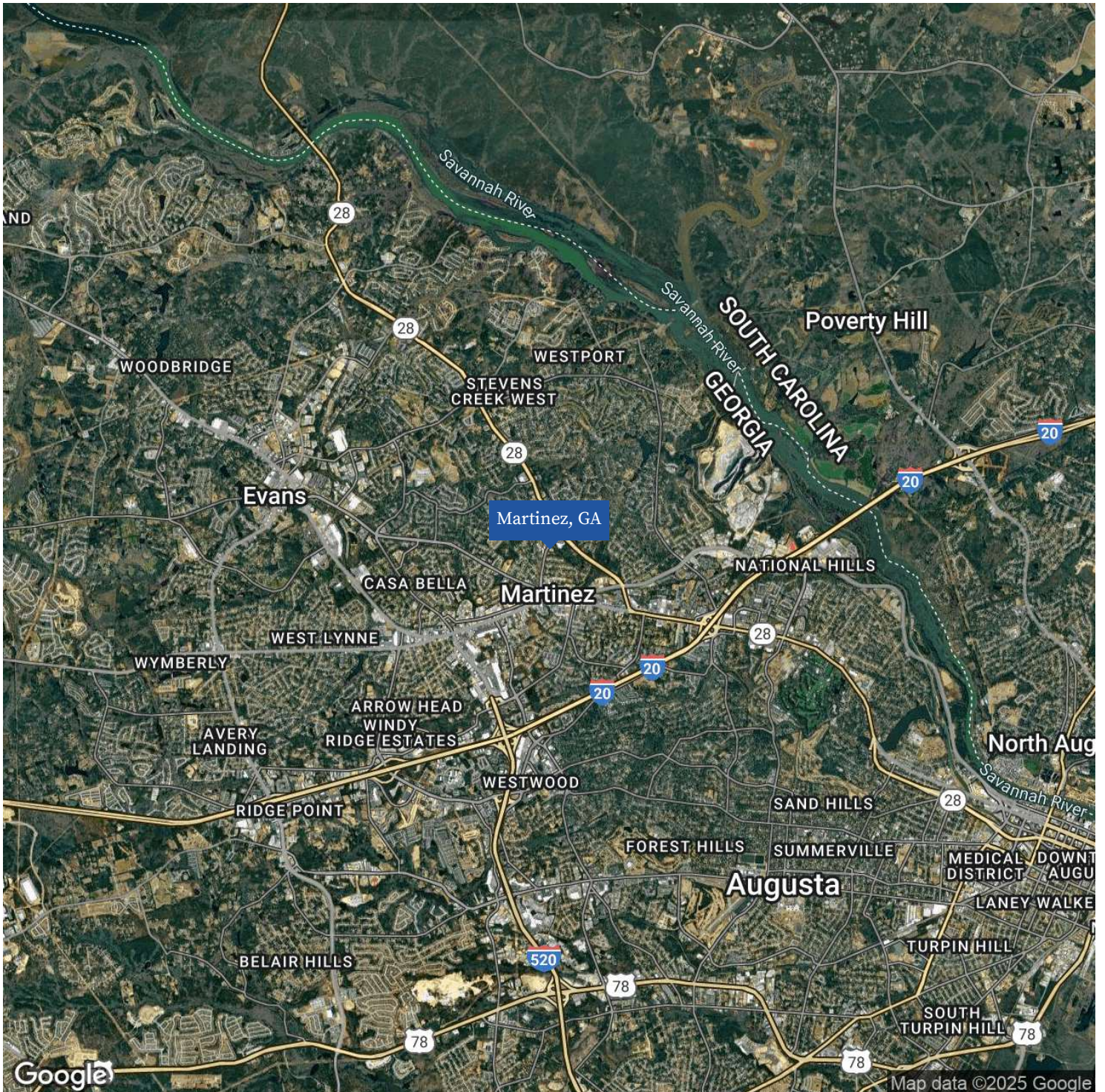
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REGIONAL MAP



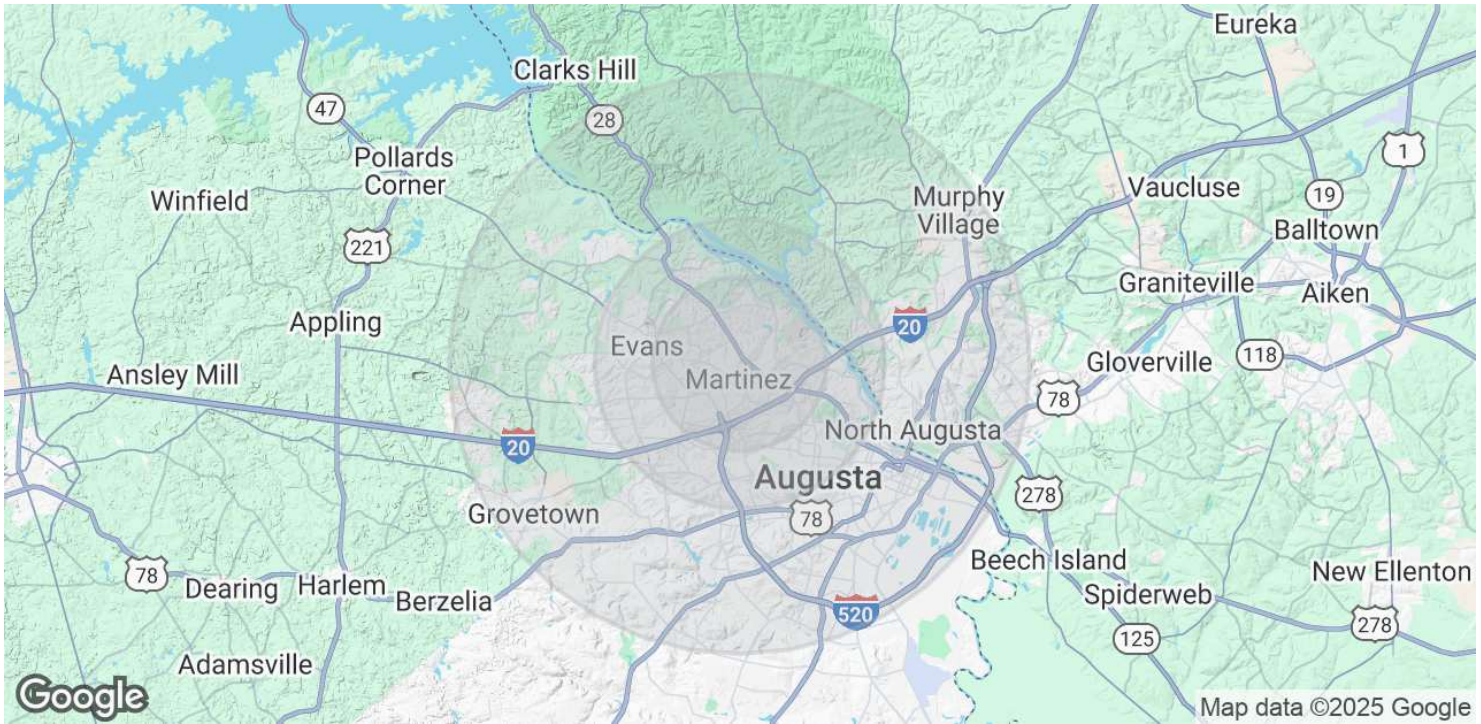
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DEMOGRAPHICS MAP & REPORT



POPULATION

3 MILES

5 MILES

10 MILES

Total Population	58,109	125,824	339,911
Average Age	41	41	39
Average Age (Male)	39	40	38
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	24,876	53,987	132,285
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$121,772	\$112,052	\$98,439
Average House Value	\$304,962	\$301,487	\$261,706

Demographics data derived from AlphaMap

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	318-320 BASTON ROAD
Price	\$2,750,000
Price per SF	\$178
CAP Rate	7.45%
OPERATING DATA	318-320 BASTON ROAD
Net Operating Income	\$205,000

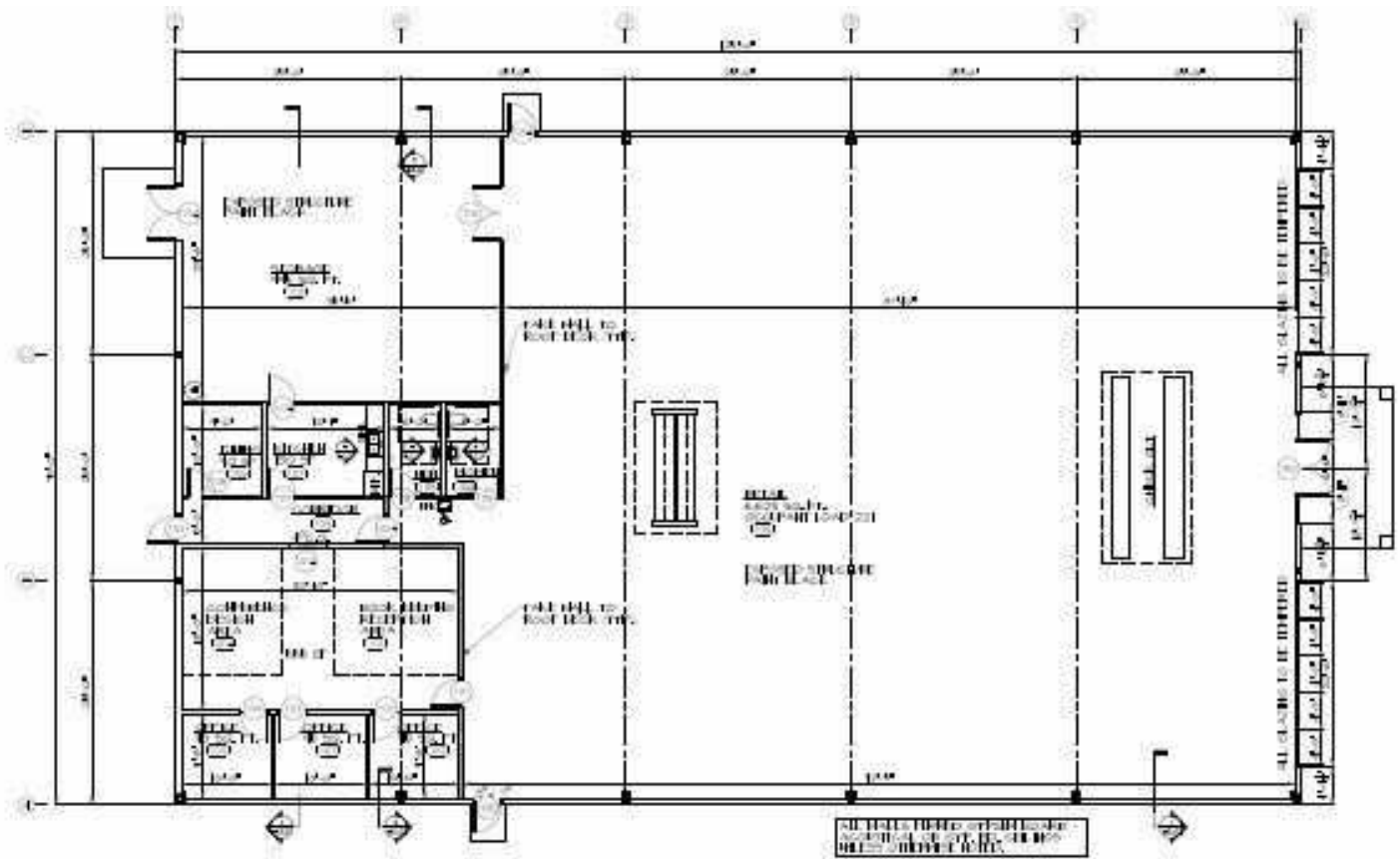
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FLOOR PLANS



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