

For Lease

3696 Washington Road

Meybohm COMMERCIAL



Property Information

3696 Washington Road is strategically located in the highly trafficked retail corridor of the Augusta MSA. Resulting in attractive opportunity for businesses needing visibility and accessibility. Sitting approximately 2 miles from two access points on I-20 Ensuring convenient transportation and logistics.

The property includes a 15,594 SF warehouse with two dock doors and one roll-up door, providing ample loading and unloading capabilities for goods. The office area is 8,404 SF and consists of five rooms and three bathrooms, offering functional space for administrative tasks. The total finished square footage of the property is 23,998 square feet, making it spacious enough to accommodate various business operations.

Overview

Available SF:	23,998 SF
Storefront / Office SF:	8,404
Warehouse SF:	15,594
Price / SF	\$11.20
Parking:	19 Spaced
Dock Doors:	2
Major Thoroughfare:	Washington Road ±30,000 VPD



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George Lyles

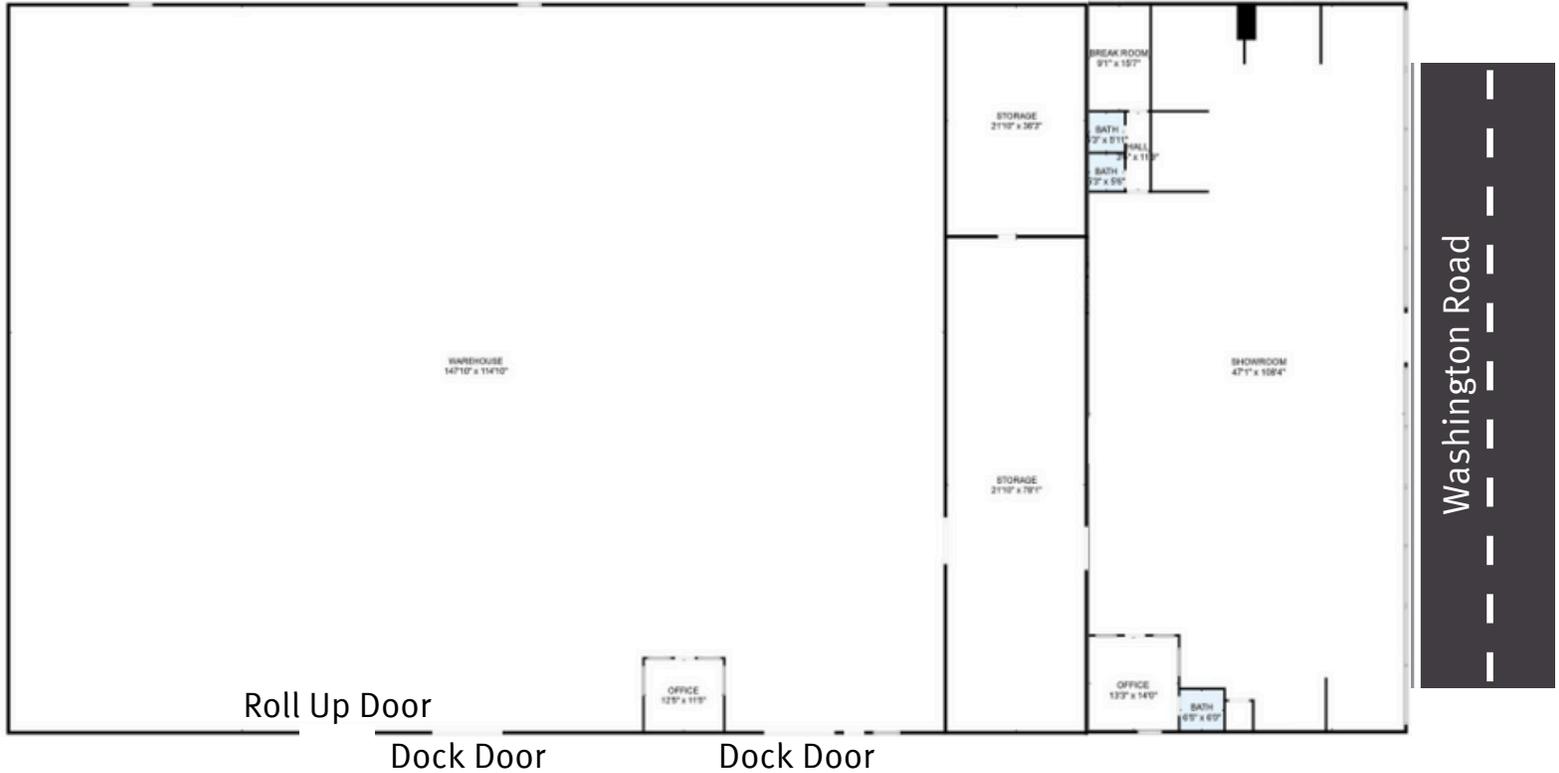
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For Lease

3696 Washington Road | Martinez, GA

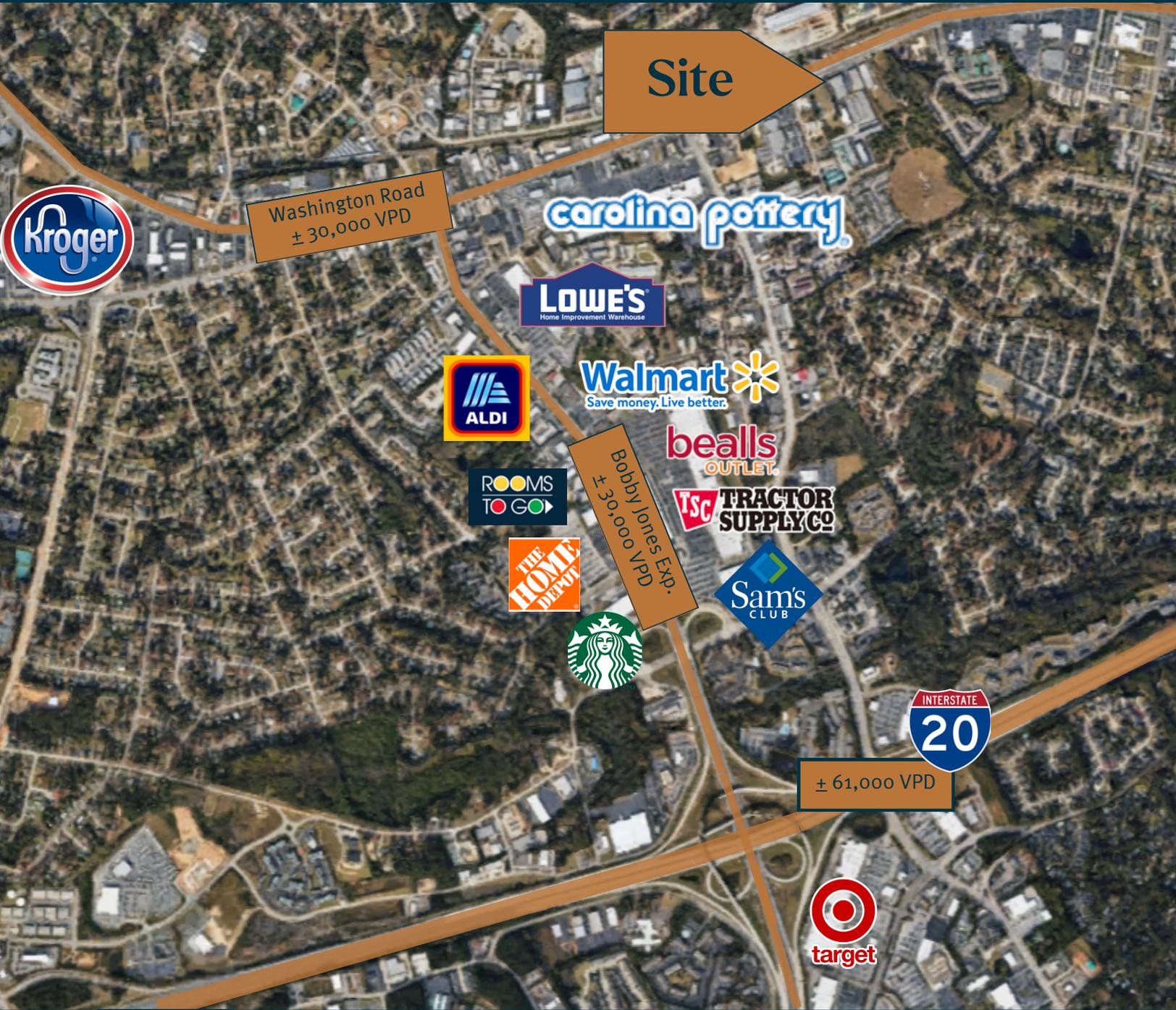


Site Map



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3696 Washington Road | Martinez, GA



	1 Mile	6,857
	3 Miles	66,914
	5 Miles	141,859

2024 Total Population

	1 Mile	2,861
	3 Miles	29,242
	5 Miles	60,115

2024 Households

	1 Mile	3,218
	3 Miles	31,457
	5 Miles	65,577

2024 Employed Population

	1 Mile	62,664
	3 Miles	77,711
	5 Miles	76,719

2024 Average Household Income