



FOR LEASE

PROFESSIONAL CIRCLE OFFICE COMPLEX

3506 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 1,400 SF space is coming available January 1, 2026. Space is ADA compliant and is in A+ 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: | 1,400 SF |



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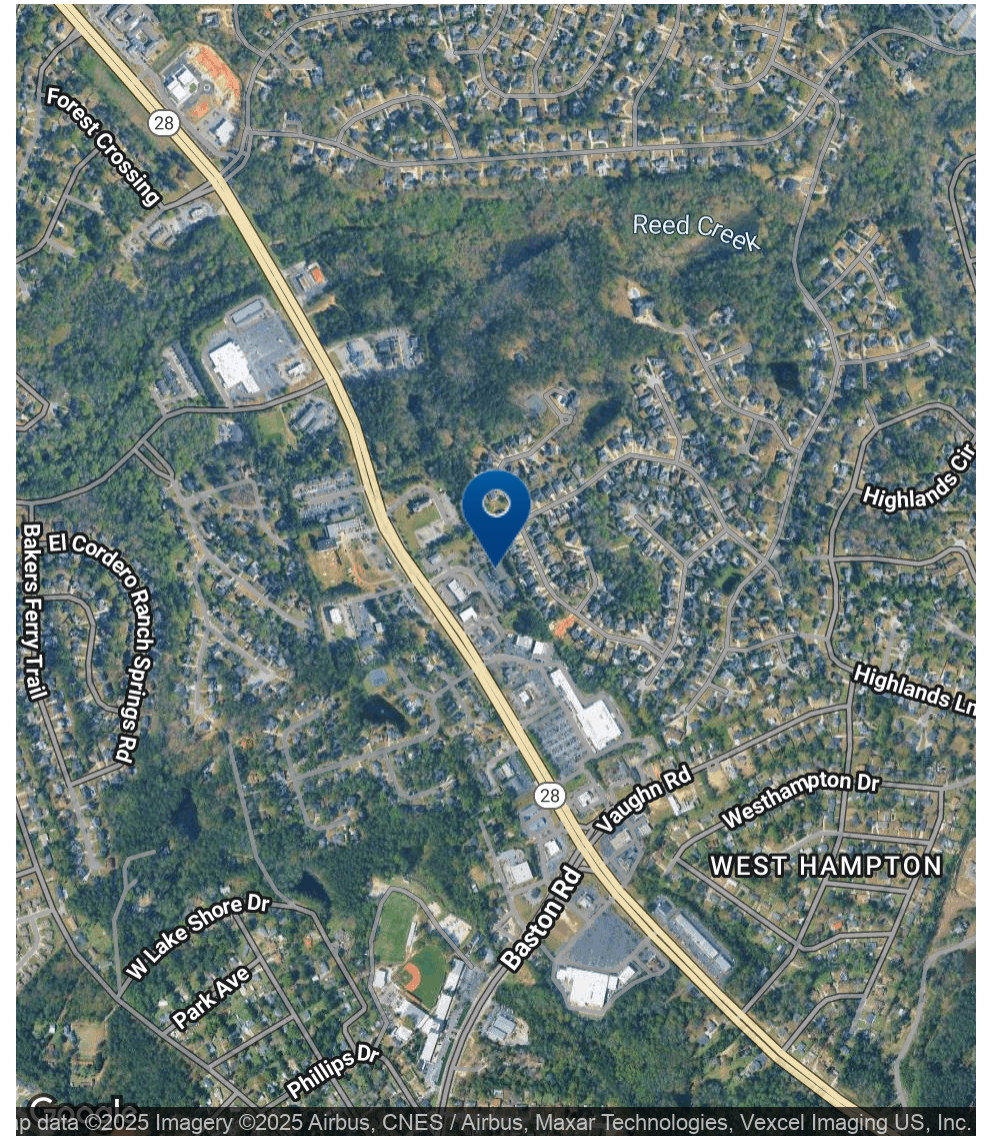
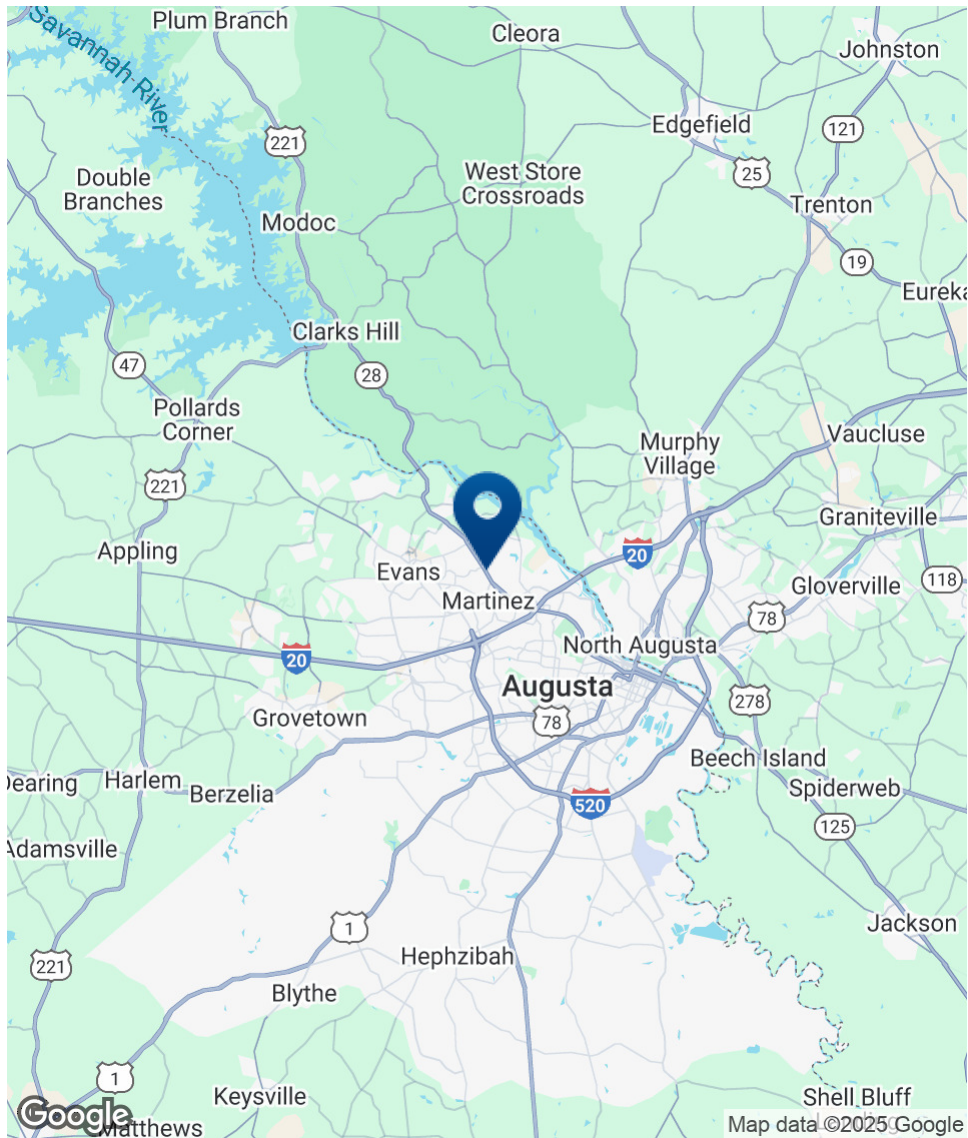
Additional Photos



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Location Map



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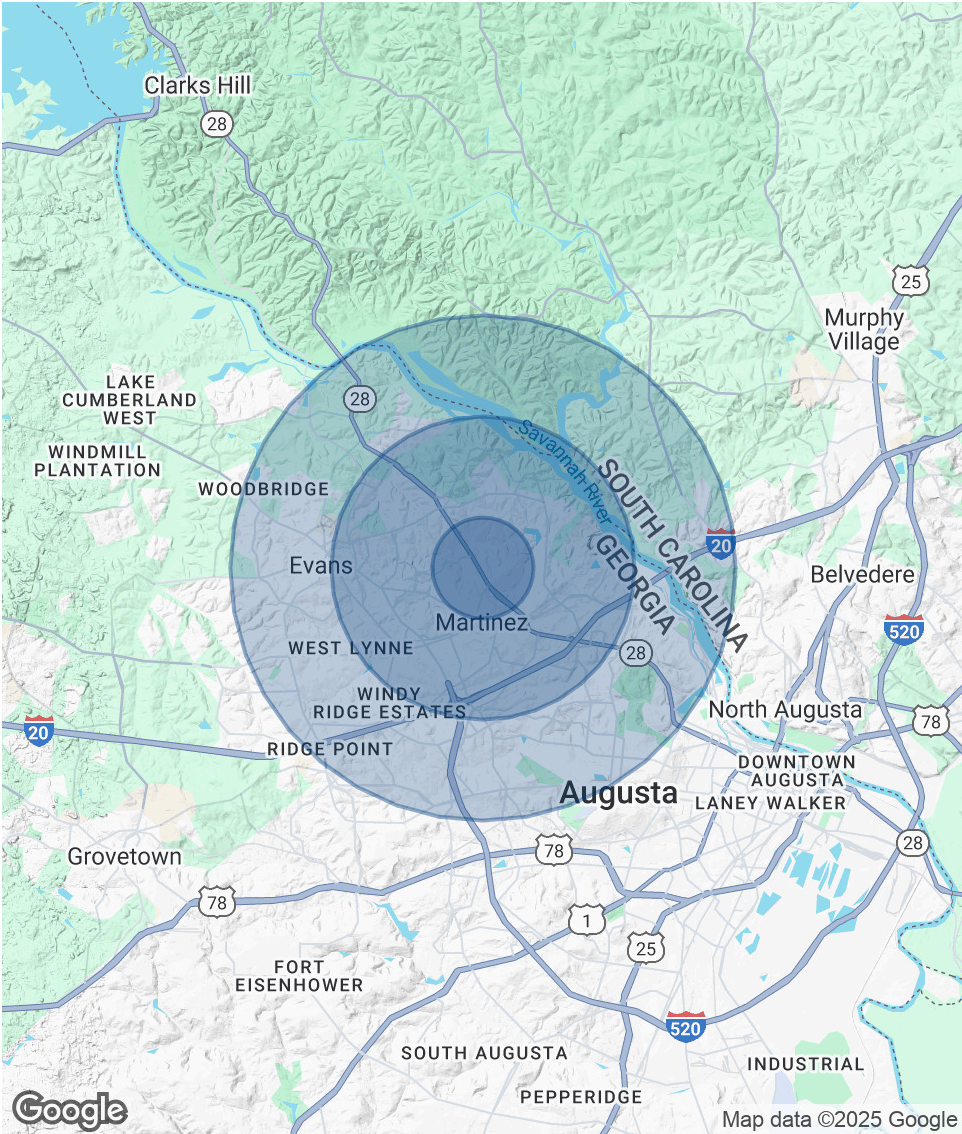
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Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,307 | 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 | 2,744 | 23,580 | 49,380 |
| # of Persons per HH | 2.7 | 2.4 | 2.3 |
| Average HH Income | \$153,439 | \$122,725 | \$115,243 |
| Average House Value | \$340,150 | \$306,898 | \$303,290 |

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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Direct: **706.288.1077** | Cell: **706.627.2789**

PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



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