



PROFESSIONAL OFFICE BUILDING FOR SALE

4145 COLUMBIA ROAD, MARTINEZ, GA, 30907



OFFERING DETAILS

Size:	±2,400 SF	Use Type:	Professional Office
Sale Price:	\$550,000	Offices:	6
Property Type:	Office	Bathrooms:	2
Land Area:	±2.34 Acres	Class:	B
Access:	Full Motion Entry & Exit	Parking Spots:	26

OFFERING MEMORANDUM

SALE PRICE: \$550,000 | PRICE/SF: \$229.17
EXCELLENT VISIBILITY & ACCESSIBILITY
FORMER COUNSELING OFFICE





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OFFICE SPACE FOR SALE

TABLE OF CONTENTS

SECTION EXECUTIVE SUMMARY
01

SECTION LOCATION OVERVIEW
02

SECTION PROPERTY PHOTOS
03

SECTION AREA OVERVIEW
04

Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

 EXECUTIVE
SUMMARY



OFFICE SPACE FOR SALE

WHY THIS SPACE?



TURNKEY OPPORTUNITY
2,400 SF Office Building



CONVENIENT ACCESS
Full Motion Entry and Exit



PARKING AVAILABILITY
Ample On Site Parking



PRIME LOCATION
Situated on Major Thoroughfare



HIGH TRAFFIC CORRIDOR
18,400 Vehicles Per Day



ESTABLISHED OFFICE HUB
Strong Office Presence

OFFERING OVERVIEW

Address	4145 Columbia Road, Martinez, GA, 30907
Sale Price	\$550,000
Price/SF	\$229.17/SF
Tax Parcel ID	079-082
Office Type	Professional Office

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present a high-visibility professional office opportunity on Columbia Road in Martinez, GA. Positioned along a major thoroughfare connecting Evans, Grovetown, and Augusta, this 2,400-square-foot office building offers an ideal setting for businesses seeking excellent traffic exposure and full-motion accessibility.

Previously a counseling office, this functional workspace accommodates a variety of business uses. It features six private offices, a conference room, a designated reception desk and waiting room, a kitchen/breakroom, two bathrooms, and a parking lot with 26 spaces, making it a turnkey solution for professional service providers.

Located on a 2.34-acre corner lot at the entrance of Heritage Hill, the site benefits from full-motion entry and exit on Dowling Road. Additionally, it sits adjacent to a Kroger-anchored shopping center, providing strong commercial synergy and convenient amenities. With its prime location, strong visibility, and immediate availability, this property presents a compelling opportunity for businesses looking to establish or expand their company.

4145 COLUMBIA ROAD

FLOOR LAN



LOCATION OVERVIEW

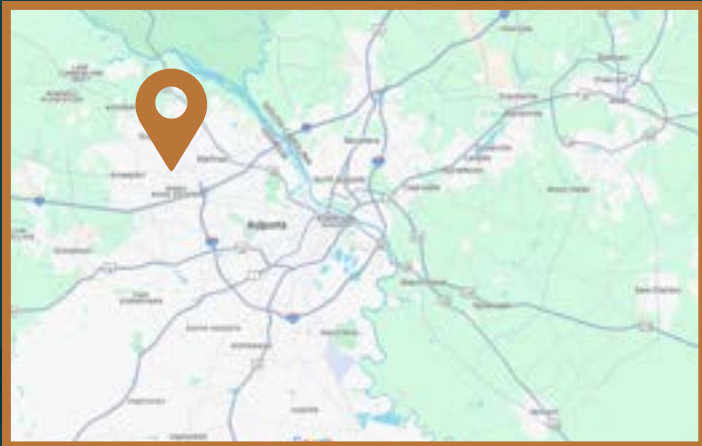
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

Evans	4.0 Miles
Augusta	7.6 Miles
Grovetown	9.7 Miles
Downtown Augusta	9.9 Miles
North Augusta	12.8 Miles
Hephzibah	18.4 Miles
Harlem	19.8 Miles



This property is strategically located on Columbia Road at the exit of Heritage Hill, offering excellent accessibility and visibility. Positioned at Dowling Road and Columbia Road, it benefits from full-motion access and a strong daily traffic count of 18,400 VPD.

Adjacent to the property is a Kroger-anchored shopping center, featuring Happy China, Pizza Hut, Regions Bank, KinSmith Finance, SouthState Bank, Palm Beach Tan, and Evans Package. Columbia Road connects directly to Washington Road, Augusta's primary retail corridor, and extends west to Appling and Harlem, two growing communities.



4145 COLUMBIA ROAD

AERIAL OVERVIEW



4145 COLUMBIA ROAD

AERIAL OVERVIEW

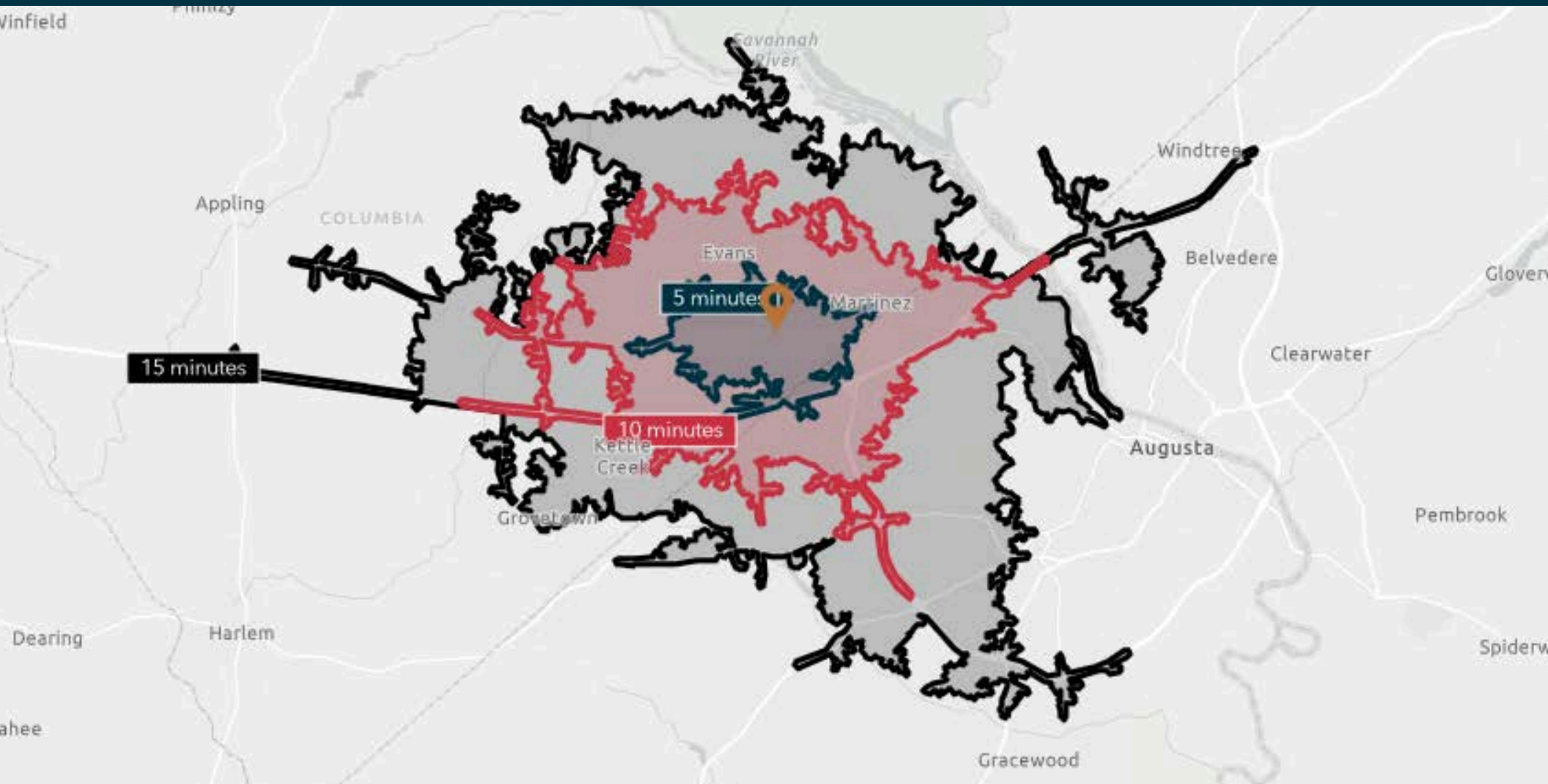


4145 COLUMBIA ROAD

AERIAL OVERVIEW



DRIVE TIME DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	17,420	78,013	192,890
Median HH Income	\$74,756	\$76,416	\$75,363
Median Age	39.5 Yrs	38.0 Yrs	37.6 Yrs





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**AREA
OVERVIEW**



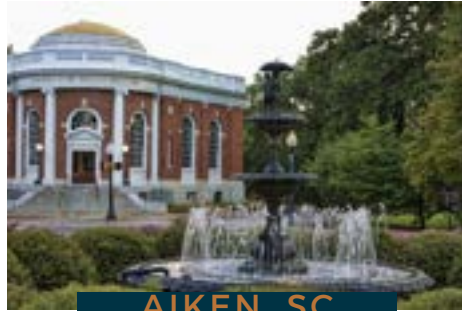
WHY? AUGUSTA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to the CSRA.**



AUGUSTA, GA



AIKEN, SC

HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



MASTERS



A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The CSRA has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in the CSRA is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.

2nd

Most Populated MSA in GA

611K

CSRA Population

270K

CSRA Labor Force

5.7%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in Next the 5 Years

WHY? GEORGIA

KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M
Total State
Population

61%
Labor Force
Participation

268K
Jobs Created
Last 5 Years

134B
Invested in GA
in Last 5 Years

13M
2050 Projected
State Pop.

90%
Growth in Trade at
Port of Savannah
Over the Last Decade

**For inquiries,
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