

SCAN THE  
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THIS LISTING  
ONLINE

# MERCHANTS VILLAGE

4115 Columbia Road | Martinez, GA 30907

LIAM WELCH  
liam@jordantrotter.com  
706 • 736 • 1031

ZONE | C-2

1,400 - 5,600 SF

FOR LEASE





Merchants Village is located at 4115 Columbia Road in the Martinez neighborhood, GA, Augusta, 30907.

This retail center features a total of 84,696 SF. There is 1,400 - 5,600 SF of space available. The center is anchored by Kroger with current tenants including Happy China, Lush Nail Bar, Jackson Hewitt Tax Service, The UPS Store, Evans Package, and Sharkey's Cuts for Kids.



**AVAILABLE FOR LEASE:**

- 1,400 SF retail space
- 2,380 SF retail space
- 5,600 SF retail space







18 17 16 15 14 13

HAPPY CHINA  
AVAILABLE  
AVAILABLE

8 7 6 5 4 2 1

LUSH NAIL BAR  
Sylvan Learning  
Jackson Hewitt  
The UPS Store  
AVAILABLE  
EVANS PACKAGE  
CUTS & KIDS



MARTINEZ GROCERY  
& TOBACCO



EVANS CLEANERS



KROGER ROAD

COLUMBIA ROAD





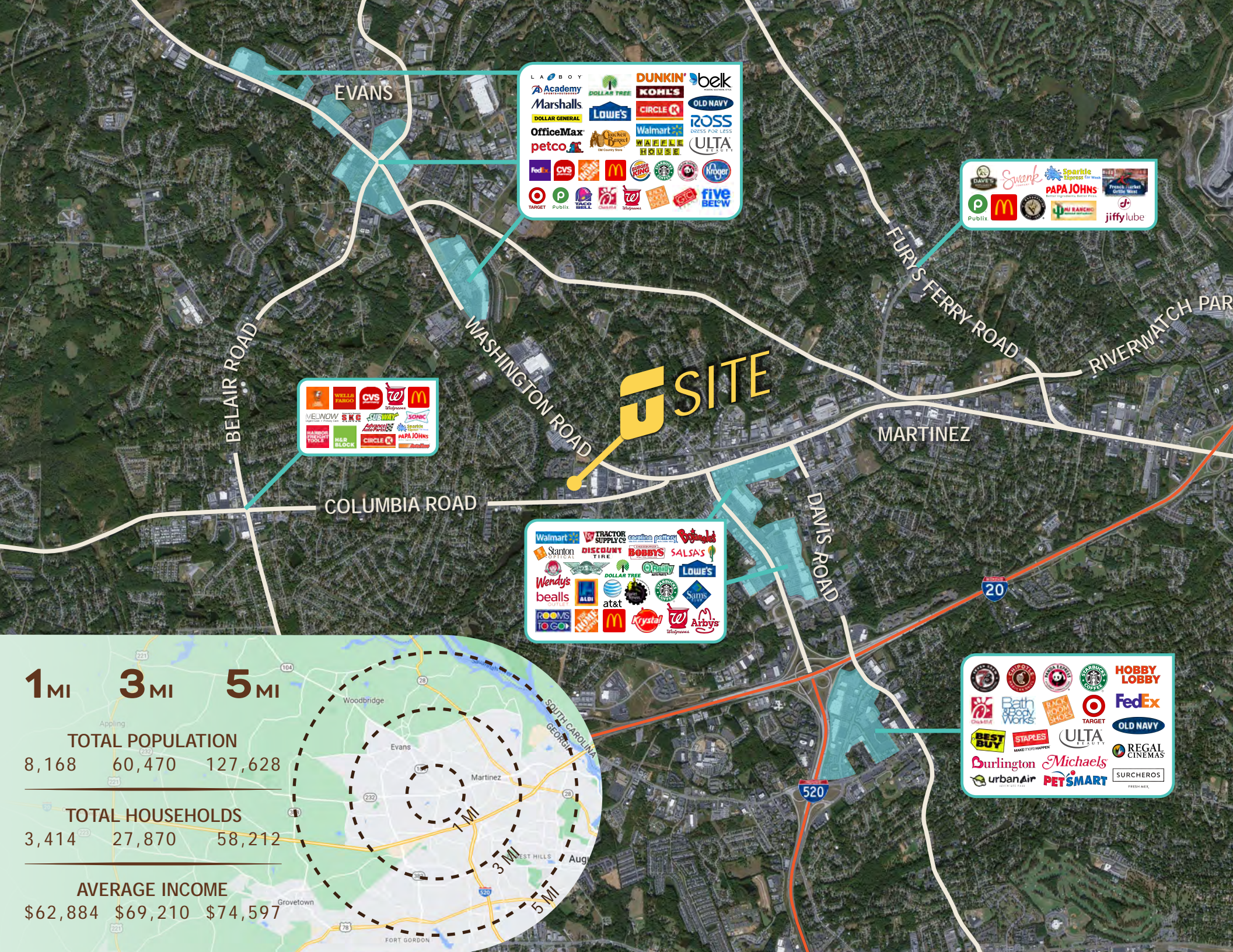
Washington Road—31,800 VPD

4115 Columbia Road, Martinez GA 30907



Columbia Road — 19,500 VPD





LA BOY

Academy  
Marshall's

DOLLAR GENERAL

OfficeMax  
petco

FedEx  
CVS  
Walgreens

Target  
Publix  
ZACHRY

DOLLAR TREE

LOWE'S

Walmart

WALBEY HOUSE

DUNKIN'

KOHL'S

CIRCLE K

OLD NAVY

ROSS  
DRESS FOR LESS

ULTA  
BEAUTY

McDonald's  
Starbucks  
Kroger  
Five Below

DAVE'S  
Sweet  
Sparkle  
PAPA JOHN'S  
jiffy lube

Publix  
McDonald's  
PAPA JOHN'S  
jiffy lube

WELLS FARGO  
CVS  
Walgreens  
McDonald's

WELLS FARGO  
CVS  
Walgreens  
McDonald's

WELLS FARGO  
CVS  
Walgreens  
McDonald's

Walmart  
Stanton  
Wendy's  
bealls  
ROOMS TO GO

TRACTOR SUPPLY CO.  
DISCOUNT TIRE  
BOBBY'S  
SALSAS

Wendy's  
bealls  
ROOMS TO GO

Wendy's  
bealls  
ROOMS TO GO

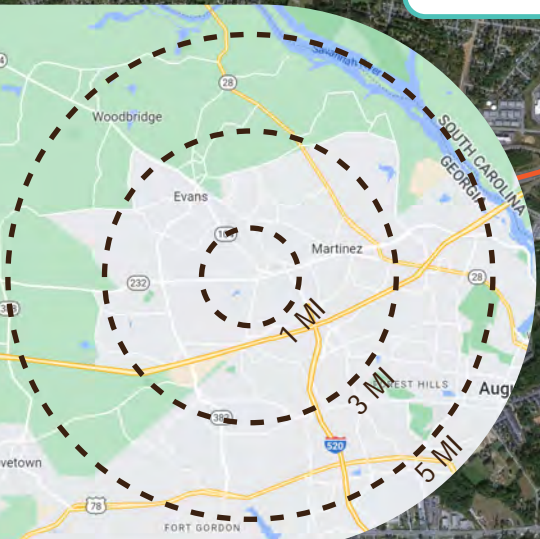
Wendy's  
bealls  
ROOMS TO GO

HOBBY LOBBY  
FedEx  
OLD NAVY  
REGAL CINEMAS

HOBBY LOBBY  
FedEx  
OLD NAVY  
REGAL CINEMAS

HOBBY LOBBY  
FedEx  
OLD NAVY  
REGAL CINEMAS

1 MI	3 MI	5 MI
TOTAL POPULATION		
8,168	60,470	127,628
TOTAL HOUSEHOLDS		
3,414	27,870	58,212
AVERAGE INCOME		
\$62,884	\$69,210	\$74,597





# RIVER REGION STATISTICS



River Region Population:  
767,478



Annual Growth Rate:  
0.89%



Average Commute:  
23.5 mins



Trade Area Population:  
767,478



Medium Income:  
\$55,049



Unemployment Rate:  
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon

**Job Growth:** Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

**Cyber & Innovation:** Georgia Cyber & Innovation Training Center

**Major Industry:** Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

