

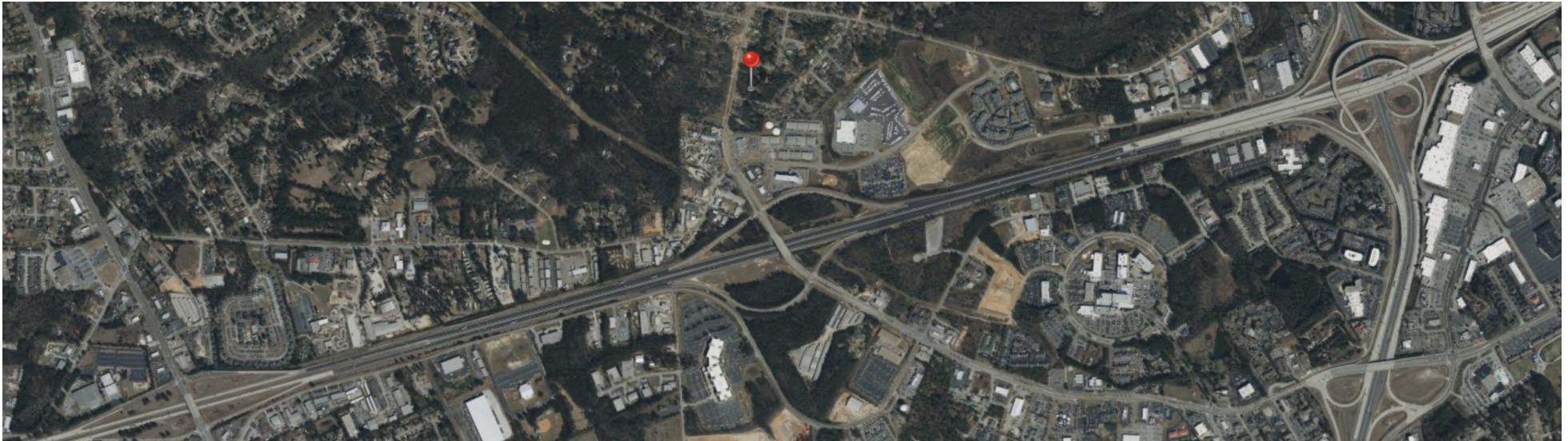


FOR SALE

OFFICE DEVELOPMENT  
SITE

452 Flowing Wells Rd., Martinez, GA 30907

# Property Summary



## PROPERTY DESCRIPTION

This 1.95 acre corner lot is currently zoned P-1 for office use. After the road widening of Flowing Wells was completed, this lot became an ideal site for commercial development. Site has 163 feet of road frontage and is primarily surrounded on the rear by residential uses. Commercial development has grown rapidly to the south with multiple restaurants between the site and I:20. The land is flat and ideal for a development of one or two office buildings that seek high visibility from a high traffic count. Property has no wetlands or floodplain and has county water and sewer.

## OFFERING SUMMARY

Sale Price:	\$549,900
Lot Size:	1.95 Acres

## LOCATION DESCRIPTION

Site is very close to the on ramp on Interstate 20 as well as Augusta Exchange which houses over a million square feet of retail space. Flowing wells is a connector road that joins both Washington and Columbia Roads to Wheeler Road and I:20. Area has a high traffic count and plenty of recent growth. Site is sandwiched between the retail of I:520 (Bobby Jones Expressway) and Belair Road as well as that of Washington Road and Robert C Daniel Jr.'s Augusta Exchange.

## PROPERTY HIGHLIGHTS

- High Traffic Location
- County Water/Sewer
- Corner lot
- Rapid Retail Growth Area
- Flat Lot Ideal For Development

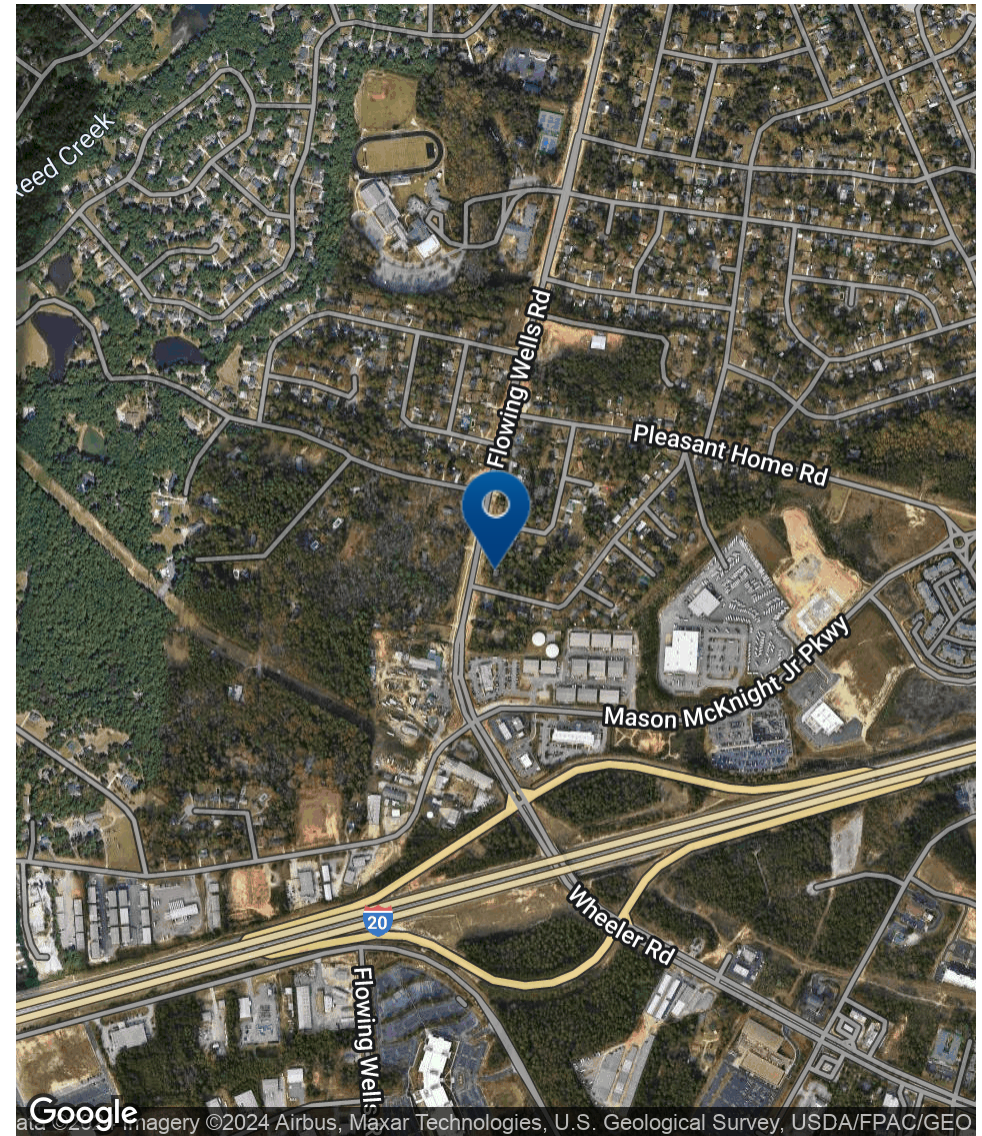
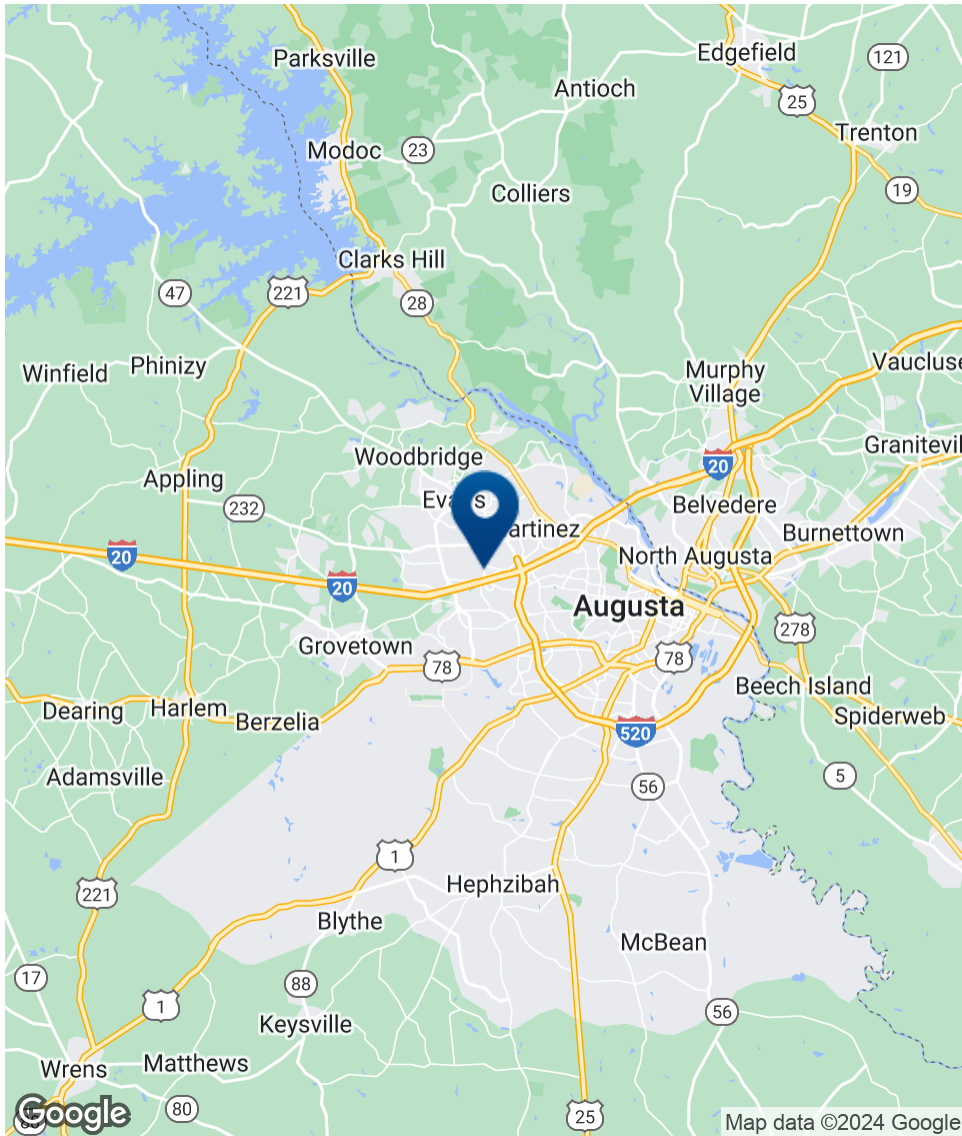


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# Retailer Map



# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

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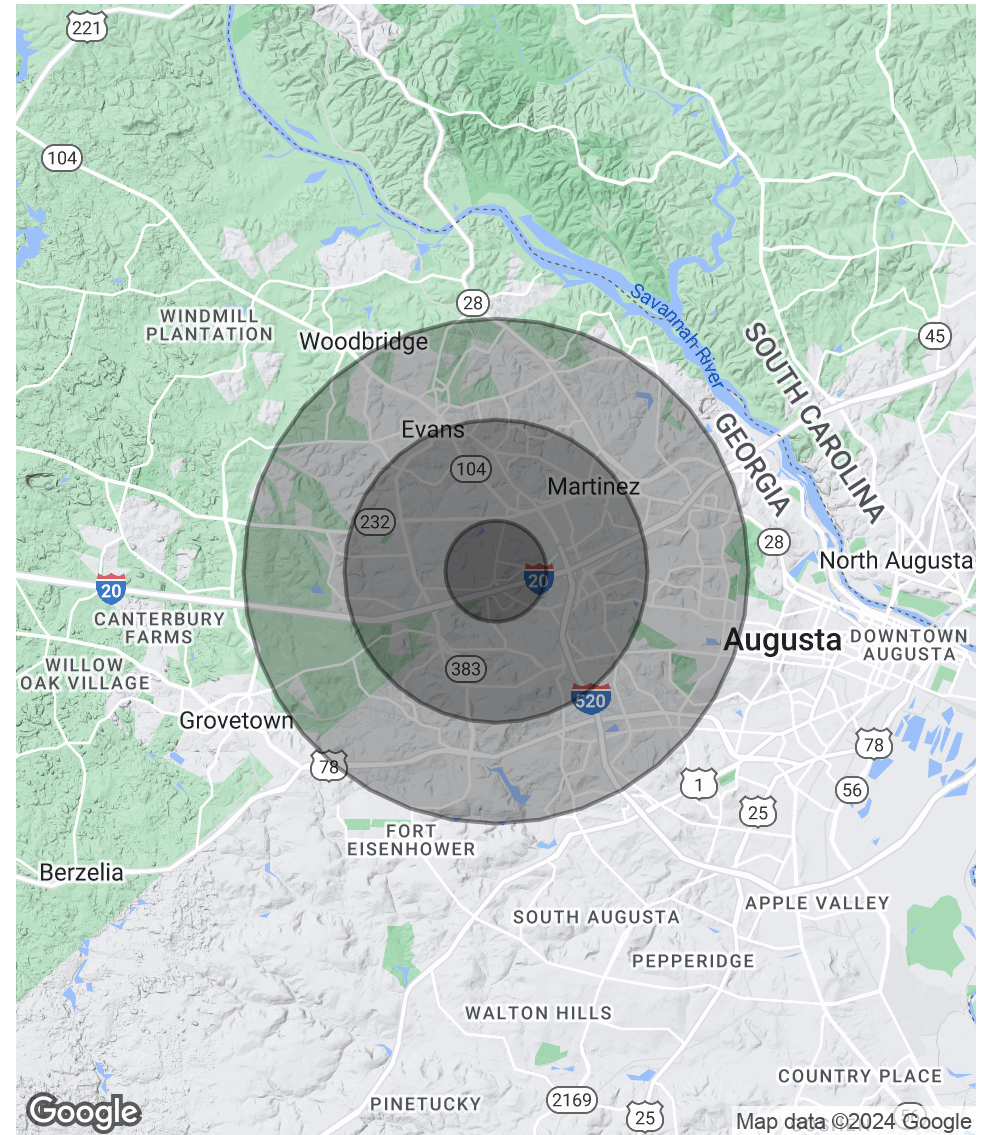
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,716	57,850	129,906
Average Age	37.5	39.9	38.9
Average Age (Male)	34.1	38.1	38.5
Average Age (Female)	40.6	42.1	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,677	27,533	59,114
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$60,609	\$62,511	\$70,353
Average House Value	\$150,531	\$162,642	\$184,779

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio 1



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## PROFESSIONAL BACKGROUND

Matt Aitken is a commercial real estate agent for Sherman and Hemstreet and specializes in Augusta's historic Downtown market. He and his family reside in Downtown Augusta. Through his community involvement with various non-profits in the area and his tenure serving as the District 1 Commissioner in Augusta (which encompasses the downtown business district) from 2010-2012, Matt has a very keen understanding of the growing business community downtown. His role in government has given him first-hand knowledge of how the process works for commercial developments. Matt's other governmental service was exemplified through his tenure on the City of Augusta's Engineering Committee, the Augusta-Richmond County Planning Commission, and the Augusta Aviation Board. Matt's passion is to see the Augusta market continue to grow and become an economic engine for this region of Georgia. His accomplishments with the expansion of the Augusta Convention Center have attracted great conferences, including sold-out cyber events. With the recent completion of the Georgia Cyber Center and the U.S. Army Cyber Command campuses, these assets create new jobs, educational opportunities, and economic growth for Augusta and the region. Currently Matt is running for his old Augusta Richmond County District 1 Commission seat, that election is May 21, 2024.

## MEMBERSHIPS

Augusta Metro Chamber of Commerce, Columbia County Chamber of Commerce, Augusta Home Builders Association, and the Rotary Club of Augusta.

### Sherman & Hemstreet Real Estate Company

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