

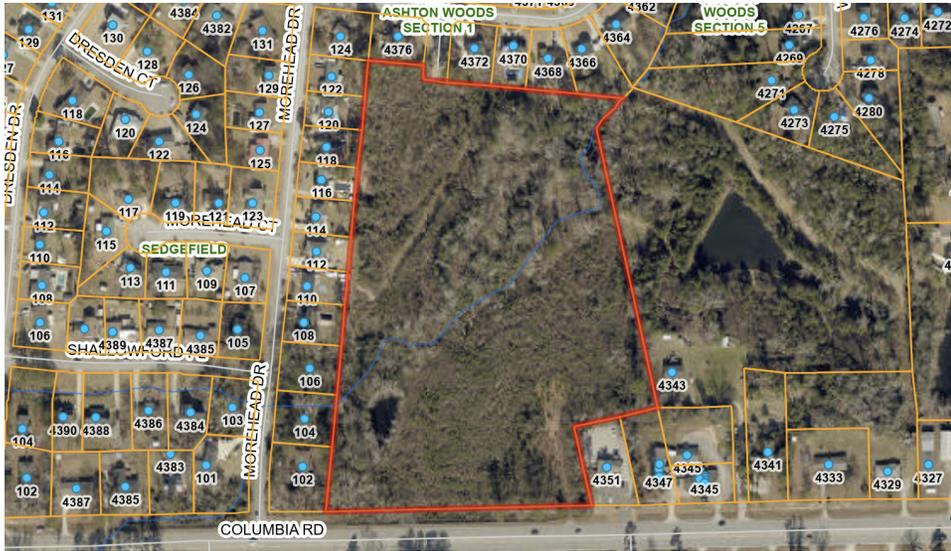


FOR SALE

0 COLUMBIA RD DEVELOPMENT SITE

0 Columbia Rd, Martinez, GA 30907

Property Summary



PROPERTY DESCRIPTION

This 8-acre property is zoned R-2 and is located off of Columbia Road. Site has access through seasoned Ashton Woods subdivision as well. Site is subdivided by a creek and has some flood zone/wetland issues. Topography is gently sloping. All utilities are available.

LOCATION DESCRIPTION

Columbia Rd is a five lane highly traveled corridor consisting of primarily seasoned residential subdivisions with light commercial and professional buildings. Development sites are highly sought after in this area.

OFFERING SUMMARY

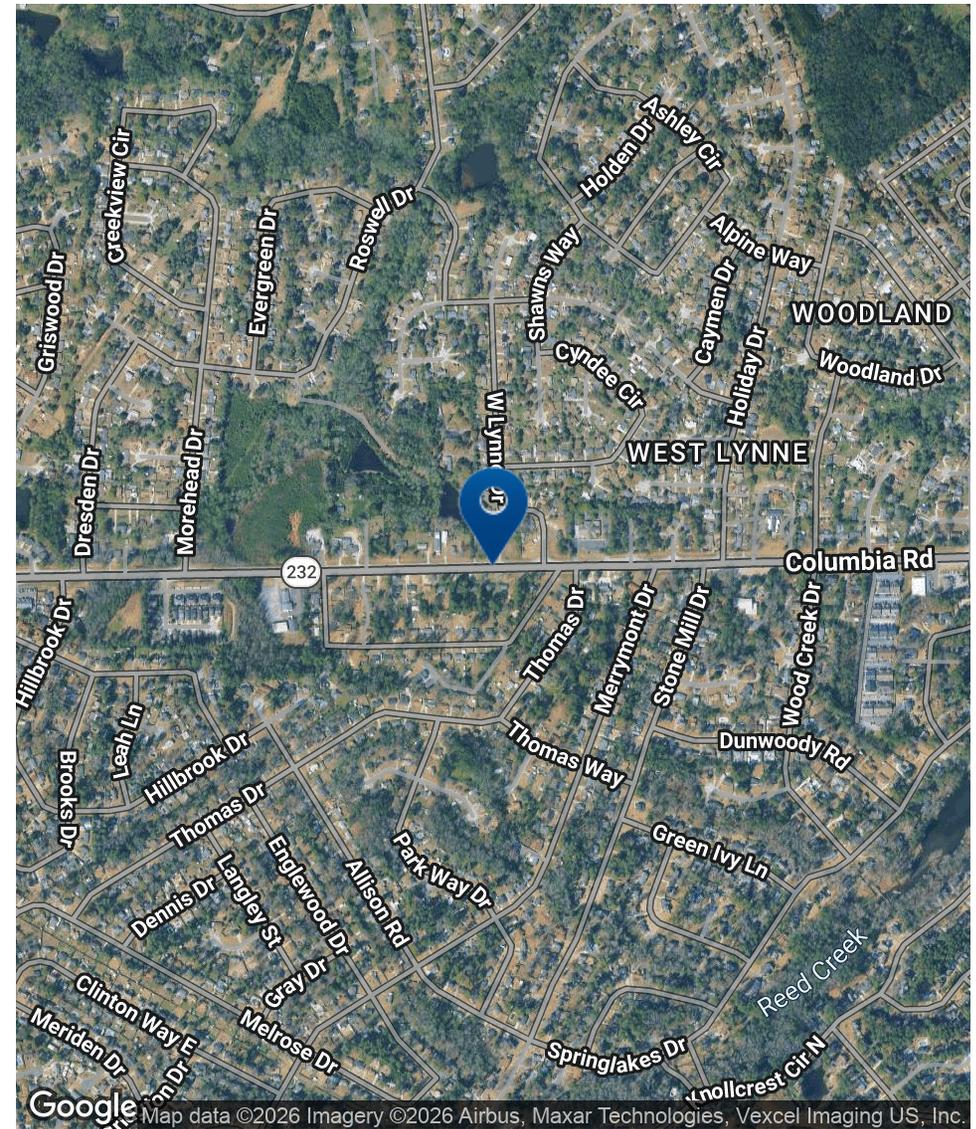
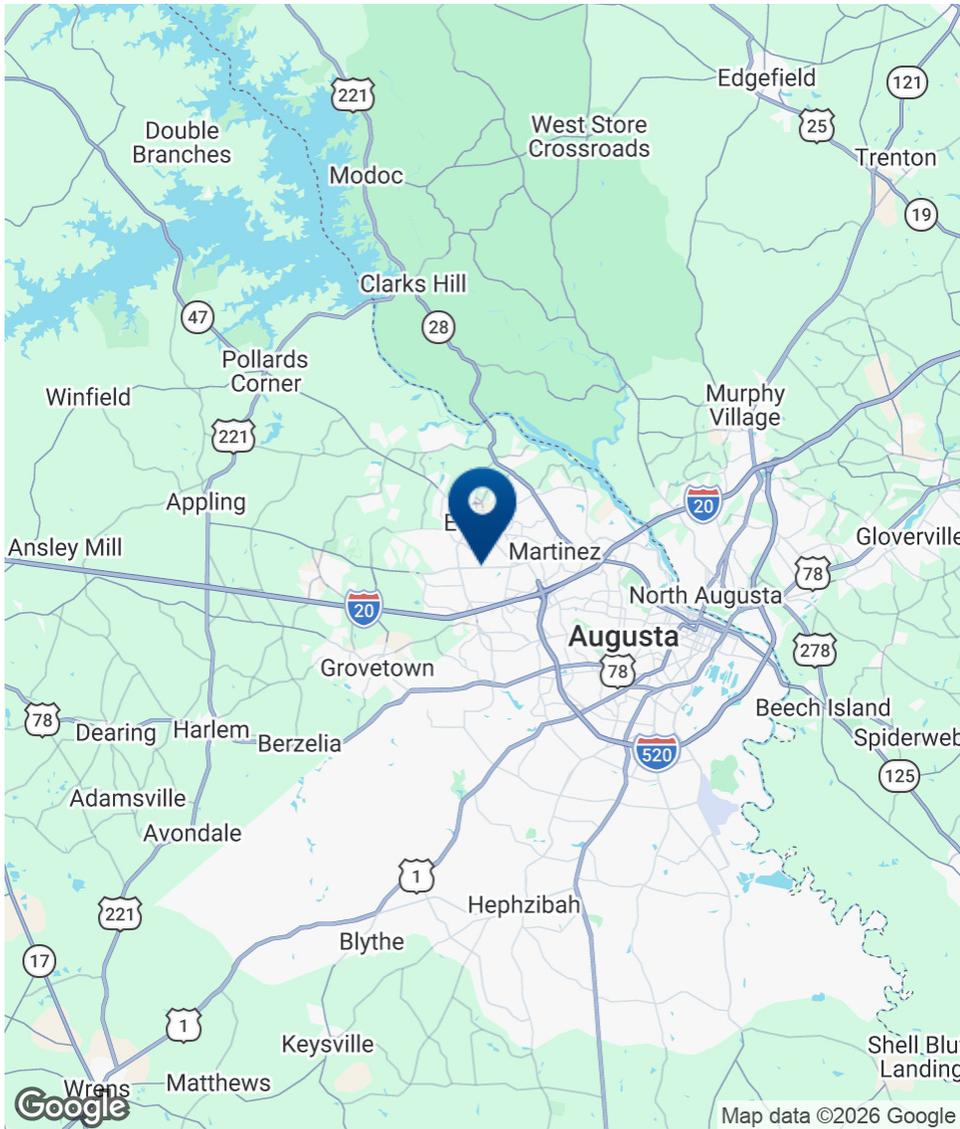
Sale Price:	Subject To Offer
Lot Size:	8 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,480	23,731	55,592
Total Population	8,679	57,992	136,917
Average HH Income	\$99,212	\$96,401	\$110,896



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Location Map



SHERMAN & HEMSTREET
Real Estate Company

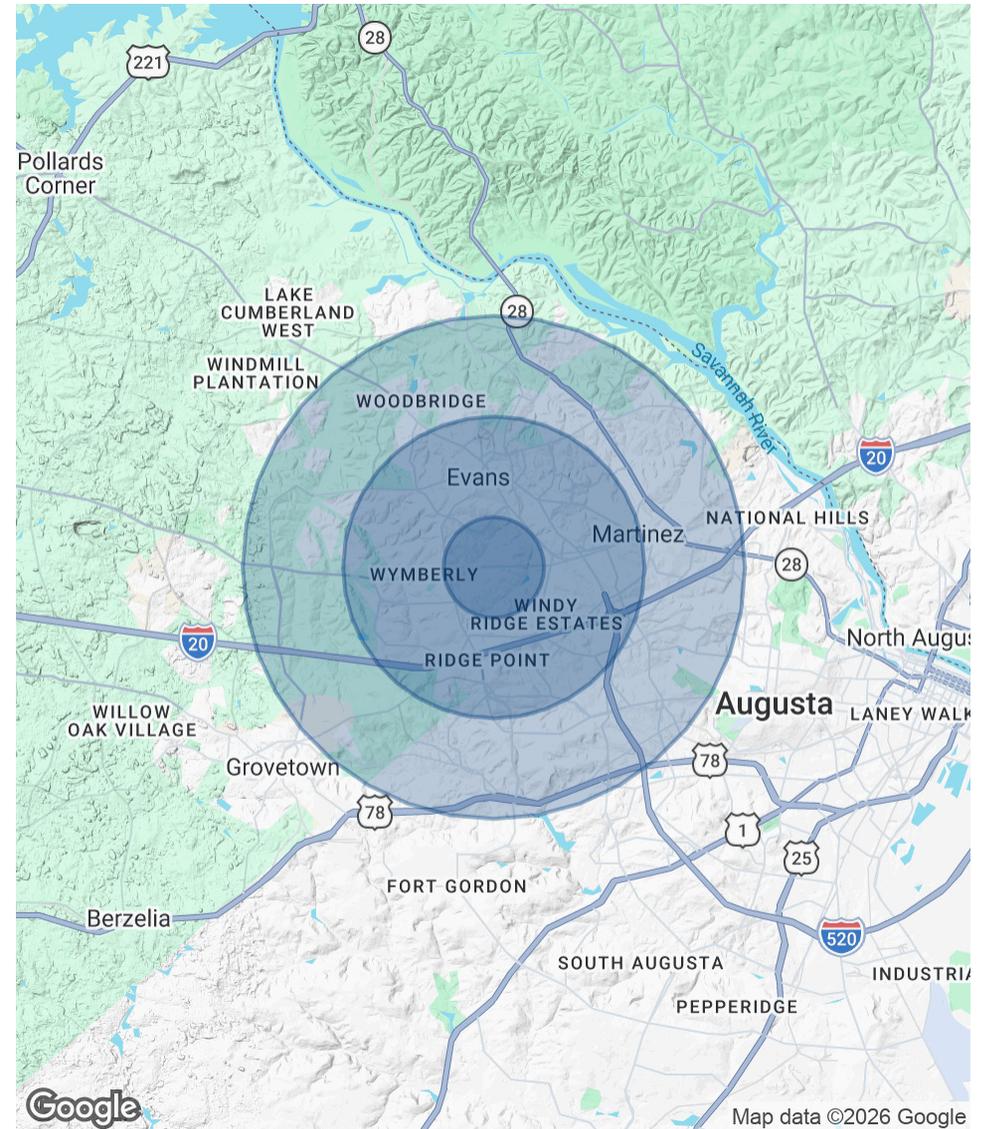
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,679	57,992	136,917
Average Age	42	41	40
Average Age (Male)	40	39	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,480	23,731	55,592
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$99,212	\$96,401	\$110,896
Average House Value	\$233,859	\$244,249	\$290,769

Demographics data derived from AlphaMap



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Advisor Bio 1



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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
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