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1,500 SF FOR LEASE

287 Settlement Road | Martinez, GA 30907

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ZONE | C-2;GEN CO

1.62 AC

LEASE | \$17/SF



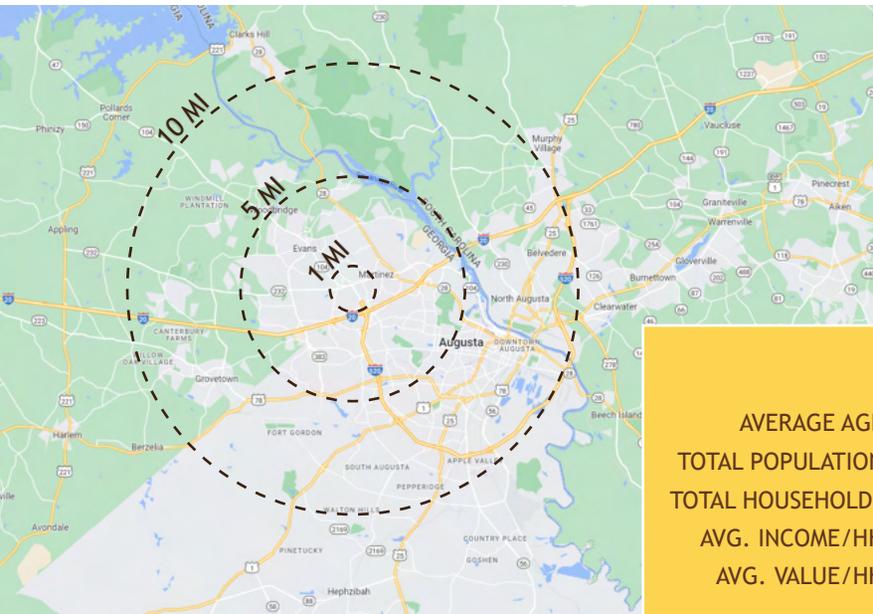
JORDAN TROTTER
COMMERCIAL REAL ESTATE

The Settlement Road flex space is right off the busy Bobby Jones Expressway near large big box retailers including Home Depot, Lowe's, and Tractor Supply Co. This building offers a great centralized location in the Augusta market, and it is very accessible from Evans and central Augusta.

This 13,500 SF flex warehouse development was completed in 2024 and features 8 individual units. 7 - 1,500 SF units and 1 - 3,000 SF unit. This space is well-suited for local contractors and other service oriented businesses seeking a functional and strategically located facility.



- Center faces Home Depot
- Flex Space
- Showroom, office, retail or light industrial
- Great space for small contractors



	1 MI	5 MI	10 MI
AVERAGE AGE	38.6	39.4	37.0
TOTAL POPULATION	6,463	135,724	324,124
TOTAL HOUSEHOLDS	3,647	63,449	146,482
AVG. INCOME/HH	\$48,495	\$69,572	\$64,018
AVG. VALUE/HH	\$109,655	\$185,495	\$164,285



EVANS

FURY'S FERRY ROAD

RIVERWATCH PARKWAY

WASHINGTON ROAD

U SITE

MARTINEZ

COLUMBIA ROAD

DAVIS ROAD

BELAIR ROAD



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

