



FOR LEASE

3821 WASHINGTON RD

3821 Washington Rd, Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
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706.288.1077

Property Summary

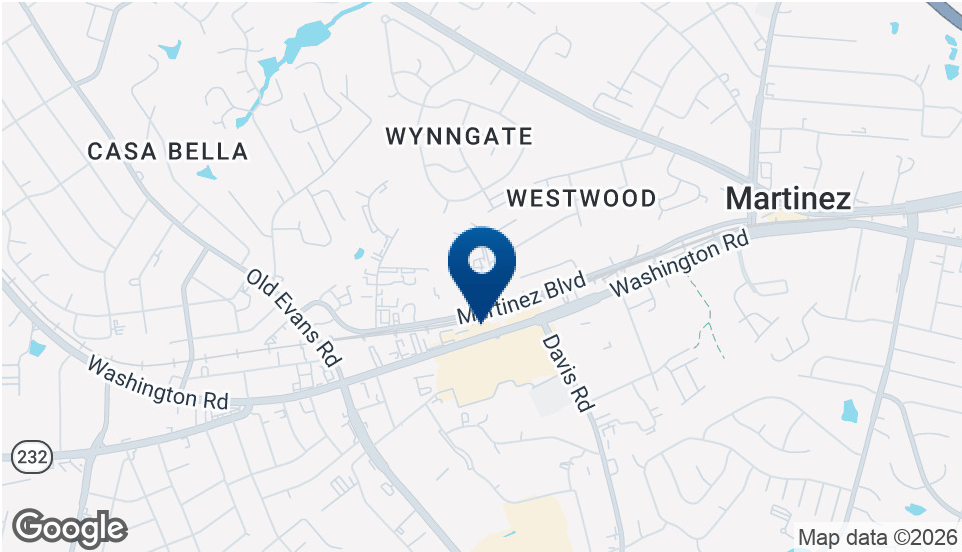


PROPERTY DESCRIPTION

Martinez Plaza – Currently one vacant 1,300 retail space for lease. Site is zoned C-2 and has over 30,000 vehicles pass by per day. Shopping Center has excellent signage and easy ingress/egress. Asking rent is \$2,500 per month with no additional CAM. Water is included in rent.

LOCATION DESCRIPTION

Property is located in Martinez GA in close proximity to popular restaurants, thriving businesses and local boutiques. Its a great spot for retail or street retail tenants. Lots of traffic and commercial potential.



OFFERING SUMMARY

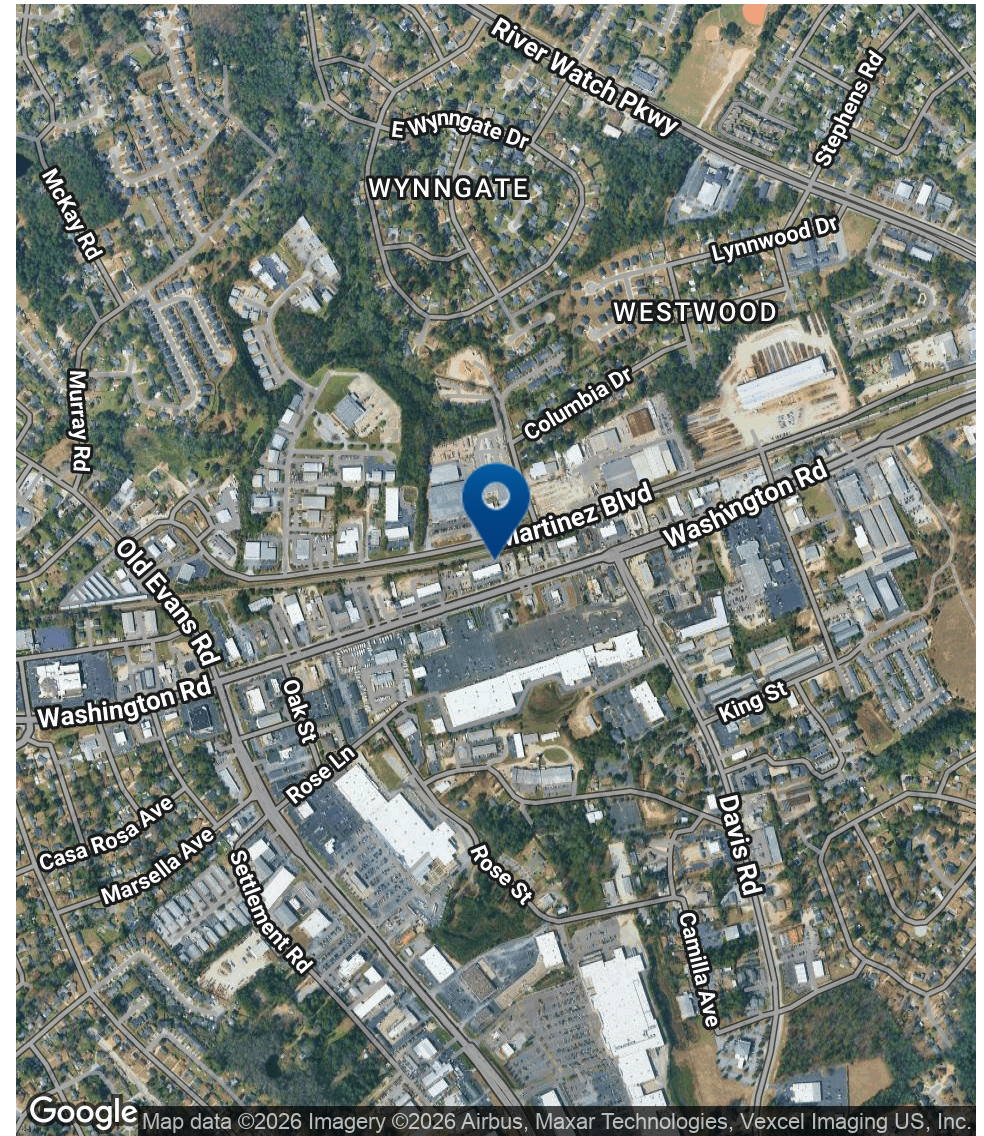
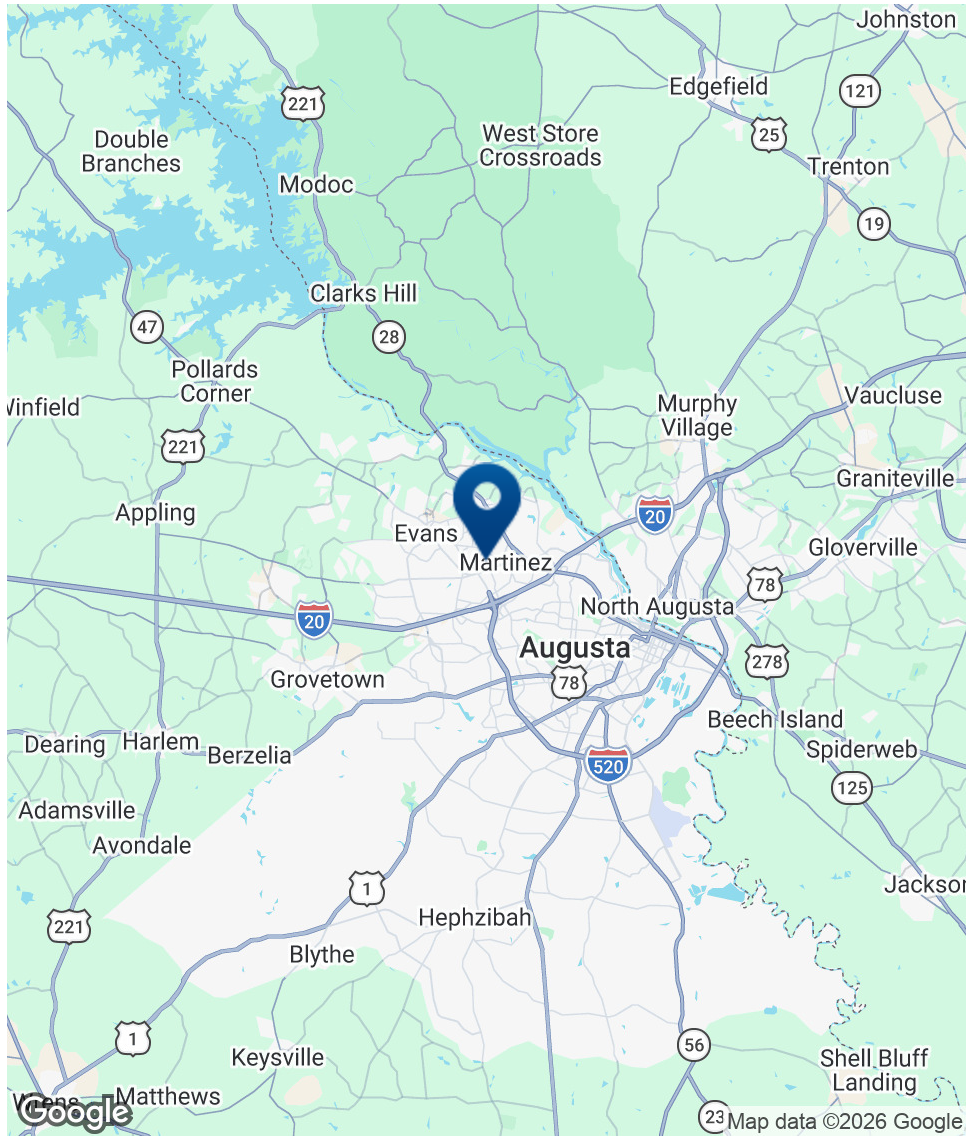
Lease Rate:	\$23.07 SF/yr (MG)
Available SF:	1,300 SF
Lot Size:	0.9 Acres
Building Size:	9,250 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,732	22,675	48,849
Total Population	6,622	55,423	126,735
Average HH Income	\$81,983	\$104,248	\$103,819



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Location Map



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Additional Photos



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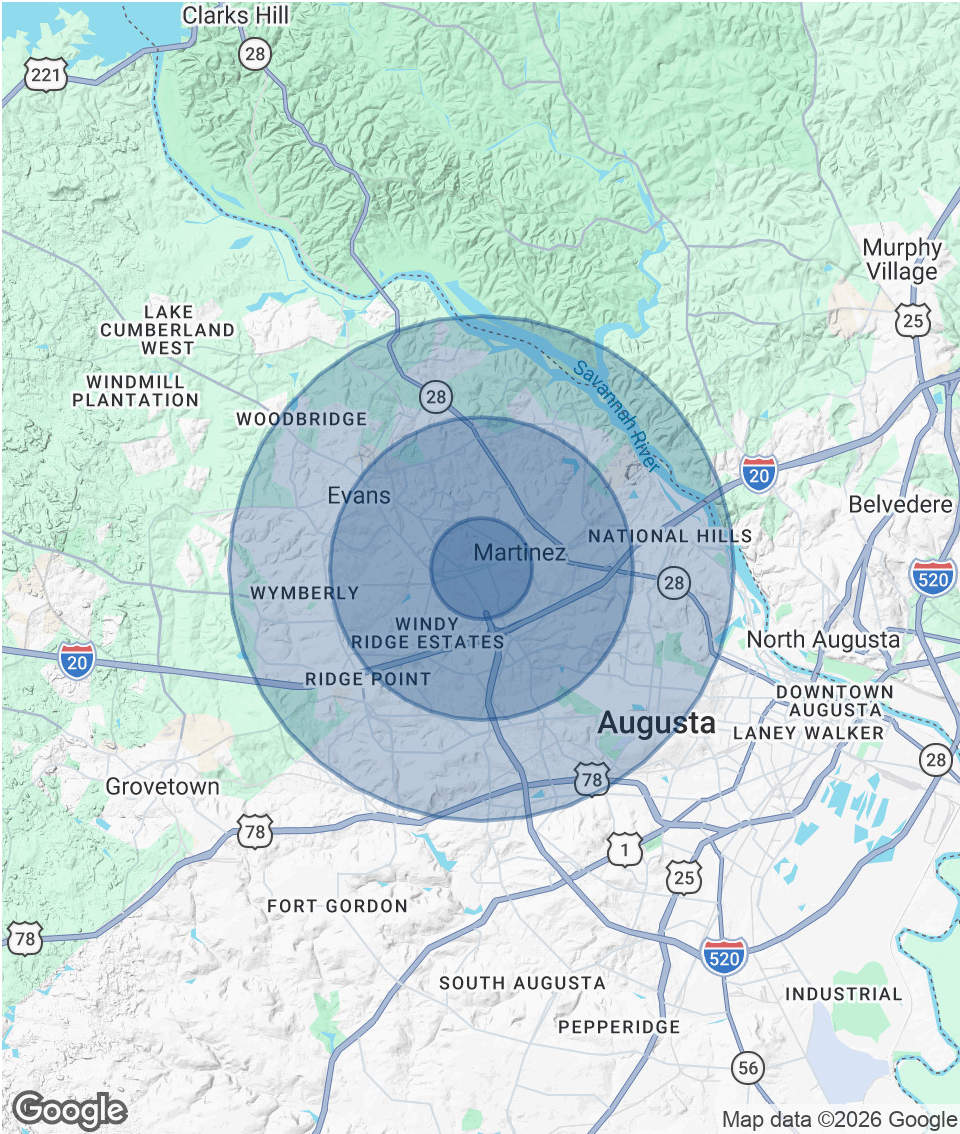
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,622	55,423	126,735
Average Age	40.5	41.3	41.0
Average Age (Male)	39.8	39.2	38.8
Average Age (Female)	41.1	42.7	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,732	22,675	48,849
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$81,983	\$104,248	\$103,819
Average House Value	\$196,325	\$272,956	\$269,966

2023 American Community Survey (ACS)



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

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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
706.722.8334



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