



FOR LEASE

FREE STANDING RETAIL BUILDING

4029 Washington Rd, Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Retail building available for lease in Columbia County, located on Washington Road in Martinez near the intersection with Flowing Wells Road. Property is zoned C-2. The building offers approximately 5,000 square feet of leasable space, including a 600-square-foot (20x30) garage with two roll-up doors. The remaining space features a retail showroom, multiple offices, restrooms, a customer service area, and storage rooms. Building has a brand new roof.

LOCATION DESCRIPTION

The site has two curb cuts for easy ingress and egress and includes more than 30 parking spaces. It benefits from a traffic count exceeding 30,000 vehicles per day. Positioned between I-520 (Bobby Jones Expressway) and Belair Road, the property sits one parcel from the Flowing Wells Road traffic light and is across from Gerald Jones Auto Group. Mullins Crossing Shopping Center is located nearby.

OFFERING SUMMARY

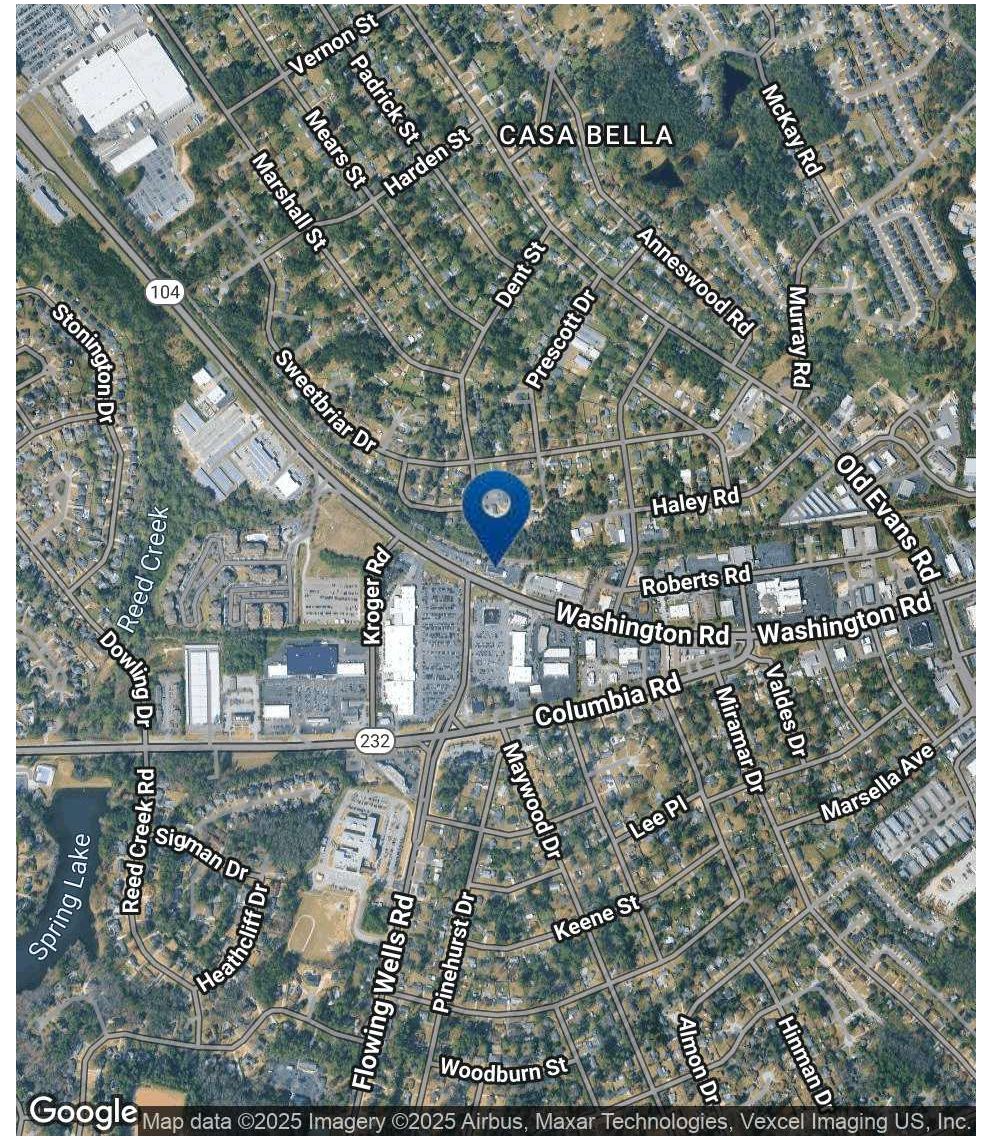
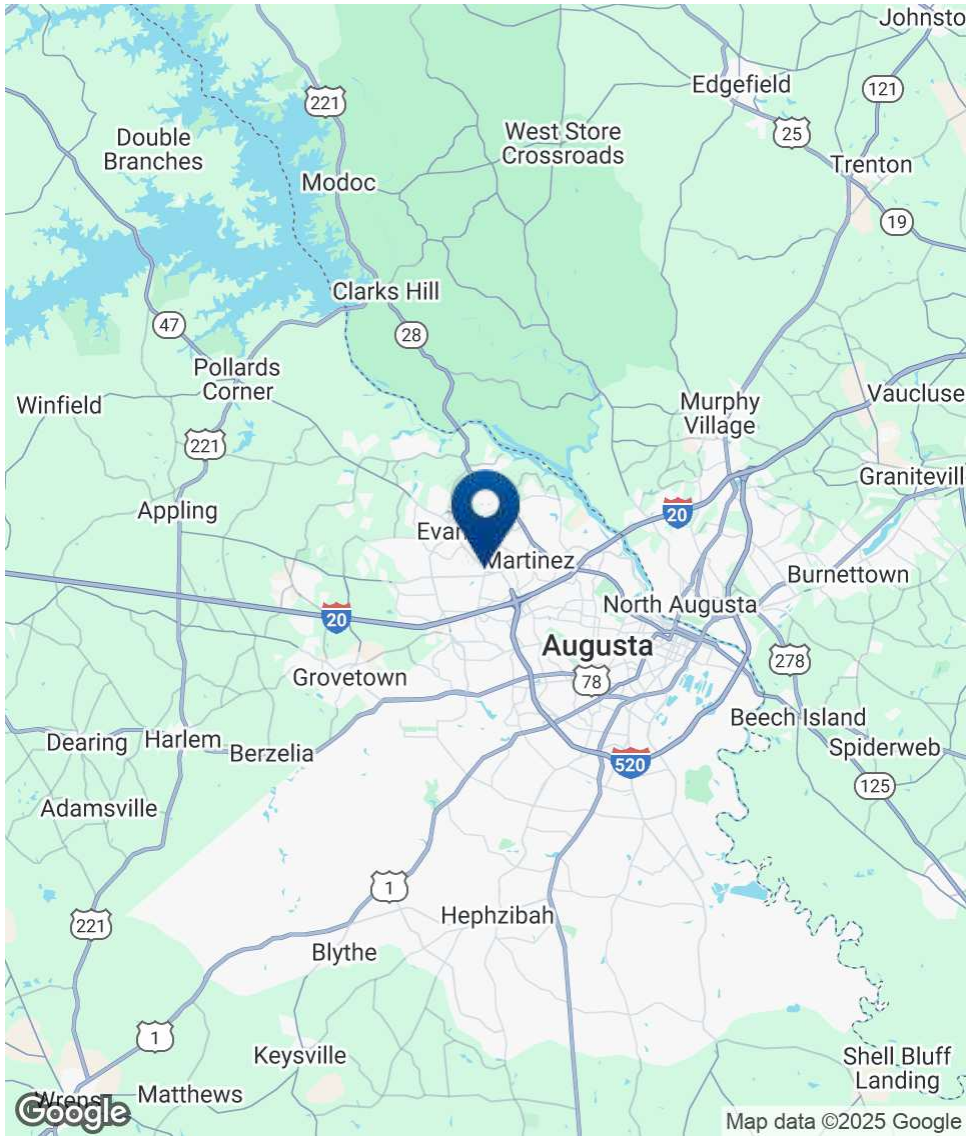
Lease Rate:	\$19.20 SF/yr (NNN)
Available SF:	5,000 SF
Lot Size:	0.521 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,994	25,629	59,451
Total Population	7,389	60,650	143,032
Average HH Income	\$90,330	\$104,478	\$110,847



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Location Map



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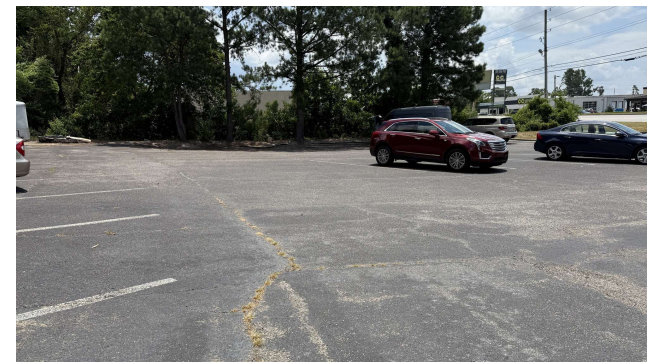
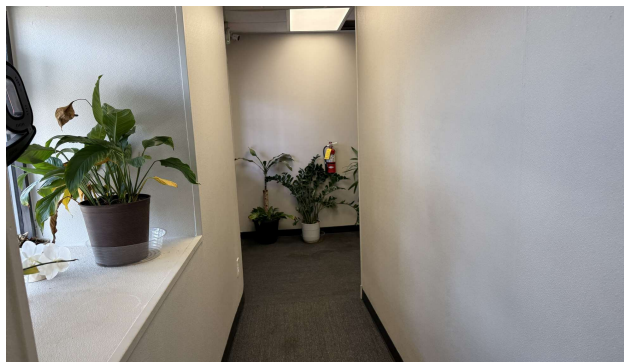
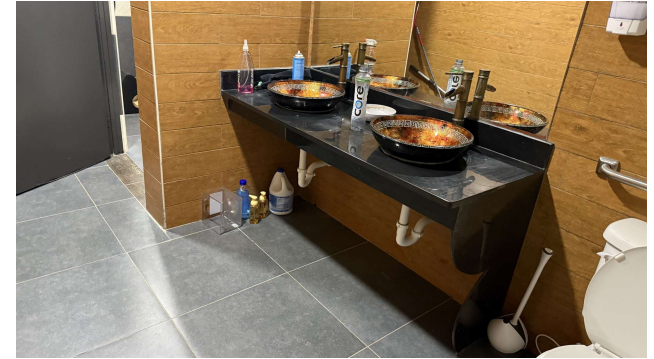
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Additional Photos



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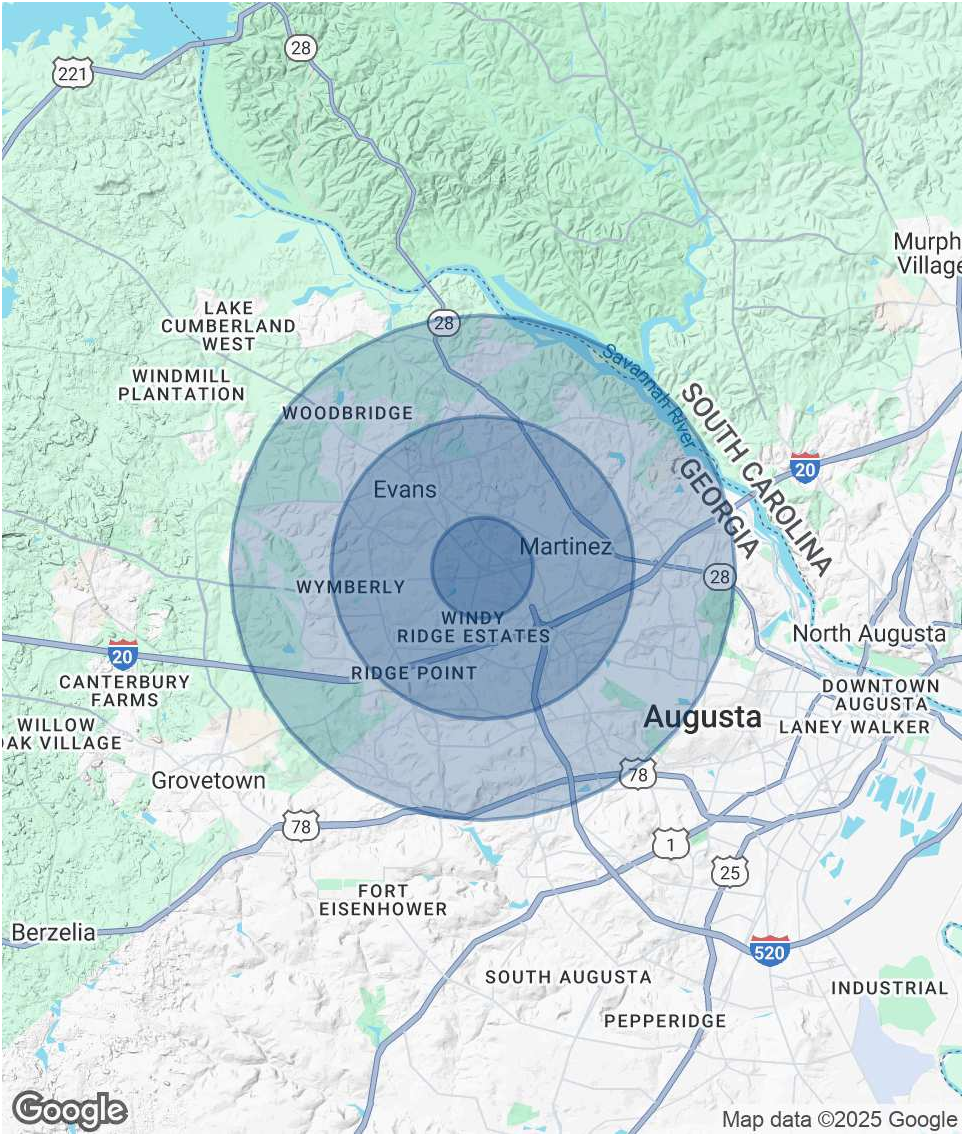
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,389	60,650	143,032
Average Age	41	41	41
Average Age (Male)	39	40	39
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,994	25,629	59,451
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$90,330	\$104,478	\$110,847
Average House Value	\$223,479	\$258,948	\$291,612

Demographics data derived from AlphaMap



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: **706.288.1077** | Cell: **706.627.2789**

PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



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