



FOR SALE

4100 WASHINGTON RD

4100 Washington Road, Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This 10.285-acre property is zoned C-2 and in one of the busiest parts of Washington Road. The site has some challenges with topography, wetlands and flood zone. All utilities are available making this site ideal for retail development. Site can be subdivided.

LOCATION DESCRIPTION

Site is directly across from Club Car, one of the area largest employers. Location is close to Mullins Crossing Shopping Center and over 1 million Sf of retail space. Columbia County is one of the fastest growing counties in the southeastern United States and this site is one of the last remaining on Washington Road, the areas main thoroughfare.

OFFERING SUMMARY

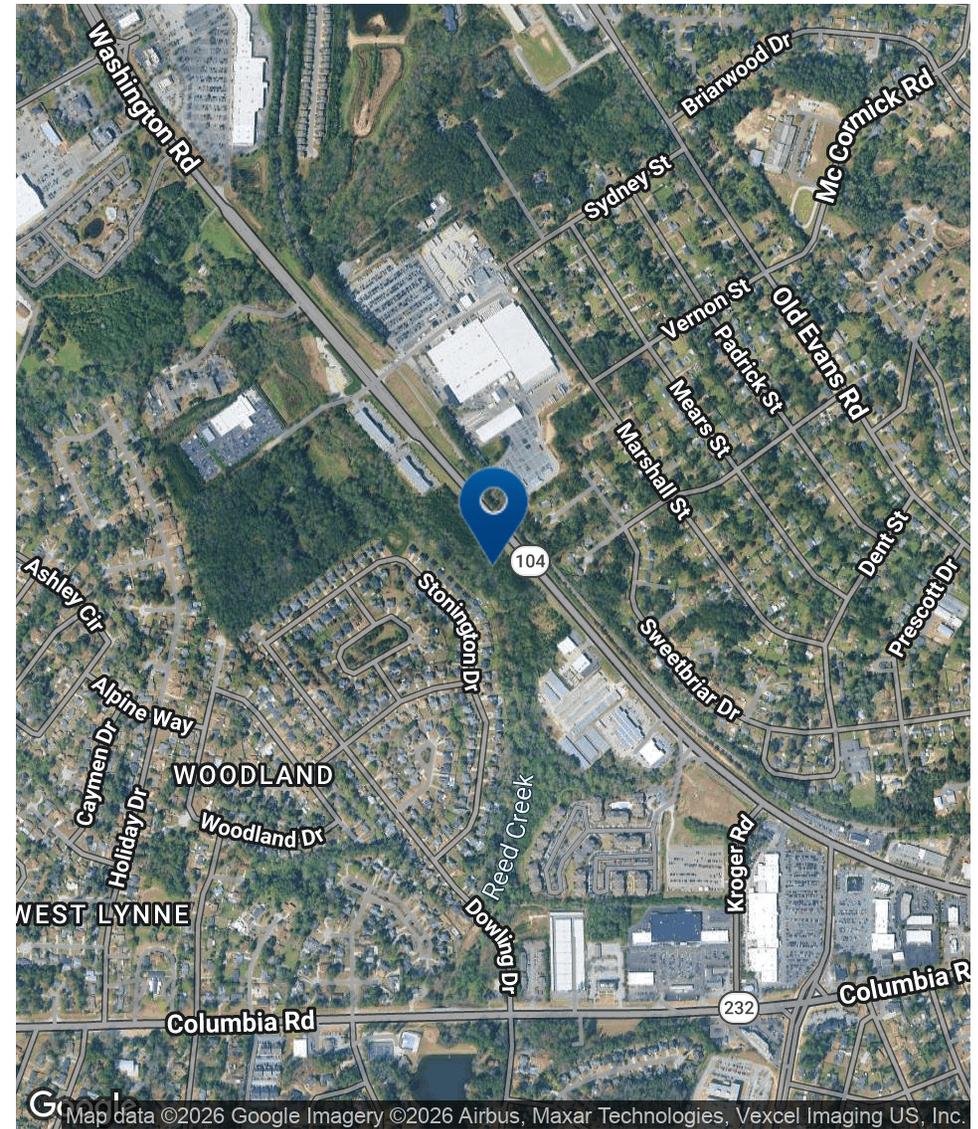
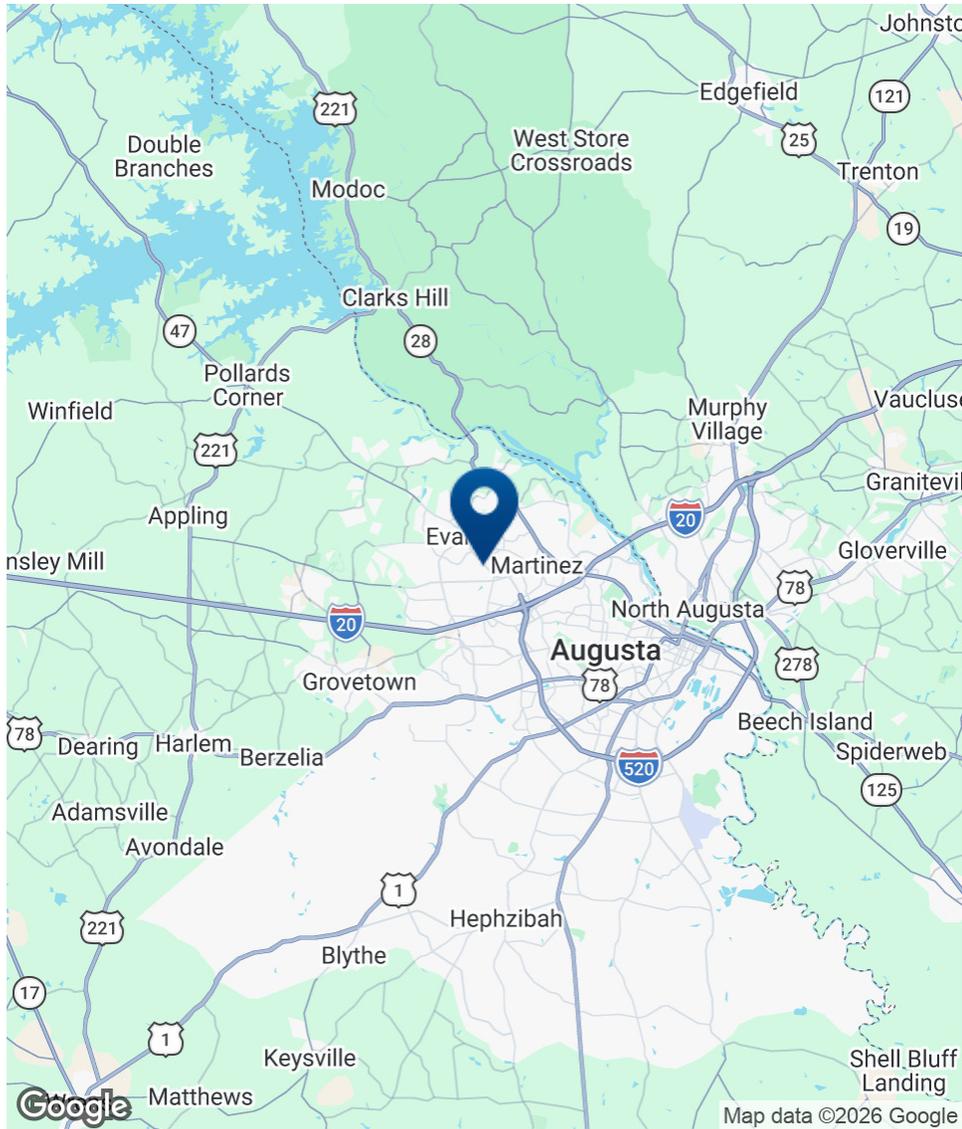
Sale Price:	Subject To Offer
Lot Size:	10.28 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,401	24,747	53,797
Total Population	8,435	59,903	132,180
Average HH Income	\$96,651	\$104,251	\$116,101



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Location Map



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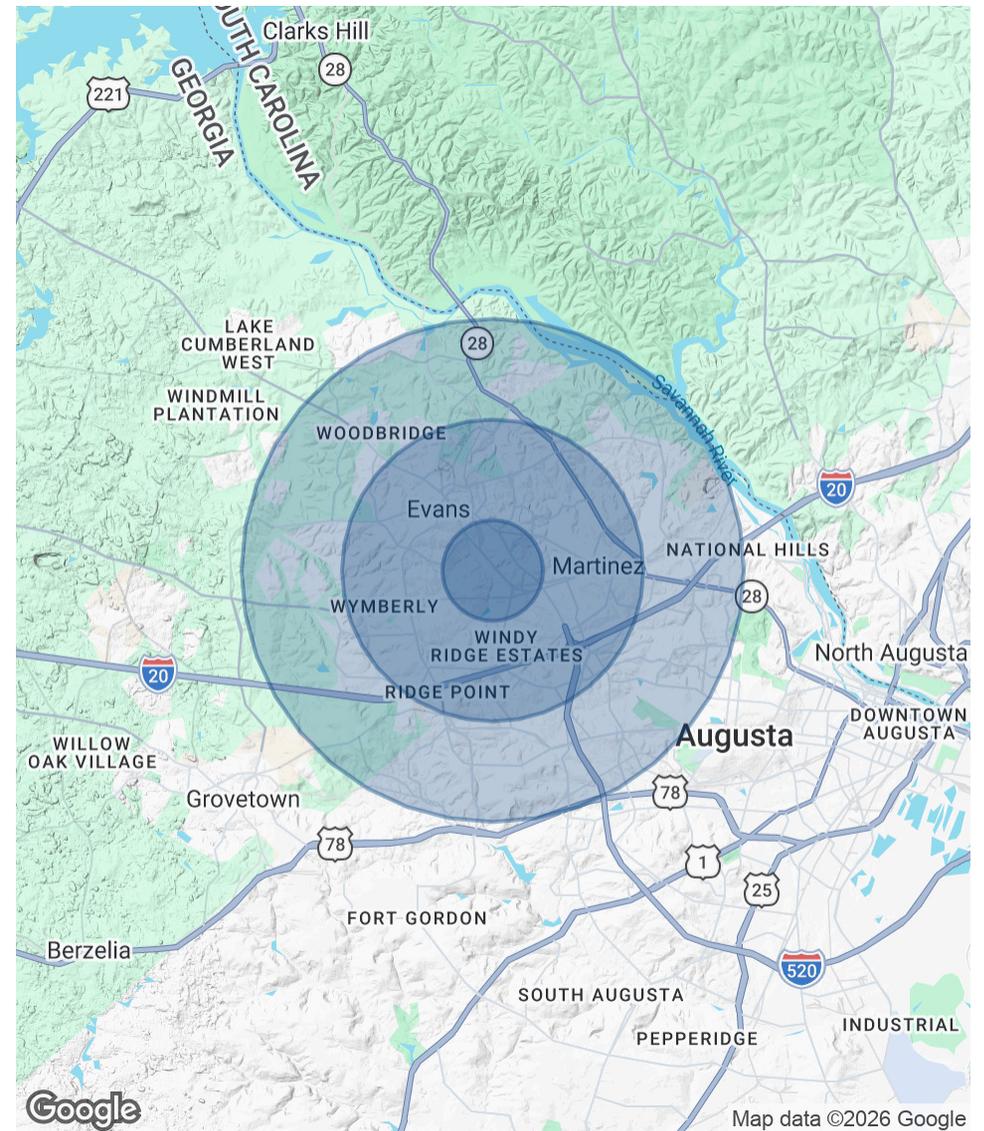
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,435	59,903	132,180
Average Age	41	41	40
Average Age (Male)	39	40	39
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,401	24,747	53,797
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$96,651	\$104,251	\$116,101
Average House Value	\$237,821	\$259,141	\$299,032

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 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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