

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



9,332 SF FOR SALE

339 Marshall Street | Martinez, GA 30907

ROBERT MCCRARY
robert@jordantrotter.com
706 • 736 • 1031

ZONE | S-1

2.9 AC

PRICE | \$1,533,000



JORDAN TROTTER
COMMERCIAL REAL ESTATE

Located in the Martinez area of Columbia County, this income producing property is nestled in a well established residential neighborhood with quick access to the surrounding commercial areas. With easy access to major thoroughfares, the area is ideal for an investor seeking a well-connected location. Nearby is the thriving Mullins Colony shopping center with businesses and stores such as Target, Chick-fil-a, Starbucks, Belk, and other national tenants. This property is also situated next to the Club Car world headquarters.

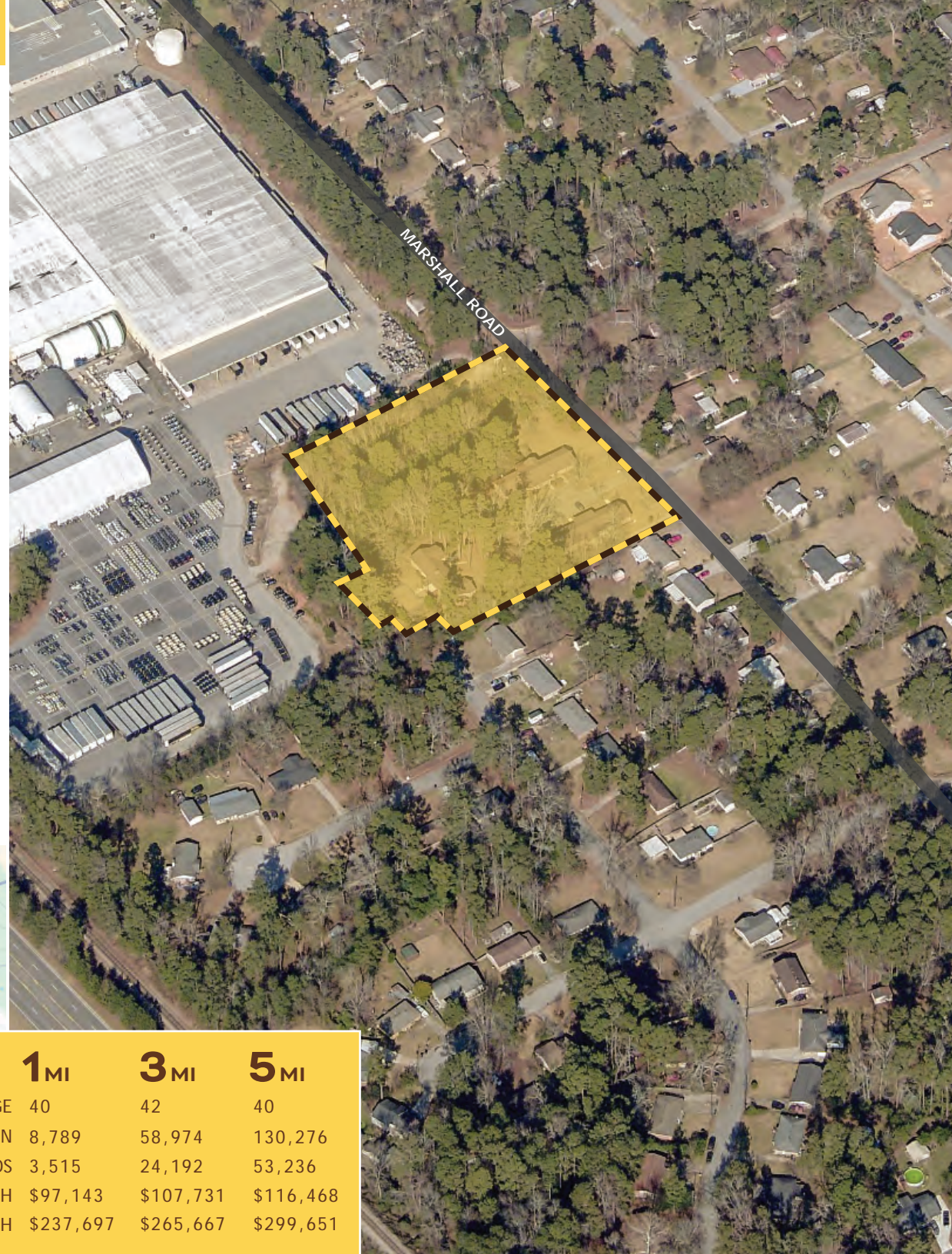
This income producing property is a great opportunity for investors seeking multiple revenue streams. Situated on 2.9 acres, the property features three individual buildings. Two of the buildings are occupied by a long-term personal care home tenant with new 5-year lease as of April 2024. The third building is operated as a short term rental by the current property owners with established income in place.



- Established Income
- Turnkey Investment
- Multiple Revenue Streams



	1 _{MI}	3 _{MI}	5 _{MI}
AVERAGE AGE	40	42	40
TOTAL POPULATION	8,789	58,974	130,276
TOTAL HOUSEHOLDS	3,515	24,192	53,236
AVG. INCOME/HH	\$97,143	\$107,731	\$116,468
AVG. VALUE/HH	\$237,697	\$265,667	\$299,651







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 Eisenhower

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 Eisenhower, 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

