SCAN THE QR TO VIEW THIS LISTING ONLINE

MERCHANTS VILLAGE

4115 Columbia Road | Martinez, GA 30907

ZONE | C-2	1,400 - 5,600 SF	FOR LEASE

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Merchants Village is located at 4115 Columbia Road in the Martinez neighborhood, GA, Augusta, 30907.

This retail center features a total of 84,696 SF. There is 1,400 - 5,600 SF of space available. The center is anchored by Kroger with current tenants including Happy China, Lush Nail Bar, Jackson Hewitt Tax Service, The UPS Store, and Evans Package.

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AVAILABLE FOR LEASE (left to right):

- 1,400 SF retail space
- 5,600 SF retail space
- 2,380 SF retail space
- 1,400 SF retail space

Kroger
18
17
16
15
14
13
HAPPY CHINA
AVAILABLE
AVAILABLE
8
7
6
5
4
2
1
LUSH NAIL BAR
Sylvan Learning
Jackson Hewitt
The UPS Store
AVAILABLE
EVANS PACKAGE
AVAILABLE
MARTINEZ GROCERY & TOBACCO
EVANS CLEANERS
Pizza Hut
SOUTH STATE BANK
KROGER ROAD
COLUMBIA ROAD

MERCHANTS VILLAGE
Kroger
PHARMACY DRIVE THRU
2.55 3.32
Blue Ribbon Awards
Lush Nail Bar
Evans Package
The UPS Store
Jackson Hewitt
Happy China
Washington Road — 31,800 VPD
4115 Columbia Road, Martinez GA 30907
MERCHANTS VILLAGE
Kroger
PHARMACY DRIVE THRU
3.28 3.69
Blue Ribbon Awards
Lush Nail Bar
Evans Package
Jackson Hewitt
The UPS Store
Happy China
Sylvan Learning
Columbia Road — 19,500 VPD

	1 MI	3 MI	5 MI
TOTAL POPULATION	8,168	60,470	127,628
TOTAL HOUSEHOLDS	3,414	27,870	58,212
AVERAGE INCOME	$62,884	$69,210	$74,597

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