



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

## RETAIL SPACE AVAILABLE

4090 Washington Road | Martinez, GA 30907


SALE | \$1,190,000

10,000 SF ON 1.03 AC

APN | 079 097H

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This property is located on Washington Road between Martinez and Evans, GA on one of the most heavily trafficked corridors in all of the CSRA. Just south of the Mullins Crossing & Colony shopping center, this property stands at the gateway to the affluent Evans market.

This property is 1.03 AC with a 10,000 SF building, 8,000 SF of which is retail/showroom space on one level and the remaining 2,000 SF of storage on the split level. There is 150' of frontage on Washington Road with an average daily traffic count of 35,700 VPD. The site has shared access with Kid to Kid. Sewer easement has been executed and plans have been permitted with Columbia County.

- 10,000 SF retail building with potential for various uses
- Zoned C2 for flexible commercial use
- Prime location in the bustling Martinez/Evans area
- Ample parking space for customers and employees
- High visibility to Washington Rd with AADT of 35,700 cars per day
- Single-unit property but could be divided for multi-tenant use
- Ideal for retail, restaurant, or office space investment





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FURYS FERRY ROAD

EVANS TO LOCKS ROAD

NORTH BEAVER ROAD



EVANS TOWN CENTER PARK



MULLINS COLONY

MULLINS CROSSING

RIVERWATCH PARKWAY

OLD EVANS ROAD



GIBBS ROAD

HEREFORD FARM ROAD

COX ROAD

OWENS ROAD

WASHINGTON ROAD

**JSITE**



520



**Population    1 mi    3 mi    5 mi**

Total Population	8,410	60,461	132,142
Median Age (m)	39	40	39
Median Age (f)	42	43	41

**Households & Income    1 mi    3 mi    5 mi**

Total Households	3,415	25,092	53,836
Persons per HH	2.5	2.4	2.5
Average Income	\$94,141	\$261,693	\$116,088
Average Value	\$230,471	\$261,693	\$298,984

