



WASHINGTON PLACE RETAIL

4070 Washington Road, STE 4 | Martinez, GA 30907

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JORDAN TROTTER

COMMERCIAL REAL ESTATE



SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



This combination retail and warehouse space is conveniently located on Washington Road in Martinez, GA. The space features excellent visibility, and this location on Washington Road between Columbia Road and Owens Road sees an average of 36,000 VPD. This stretch of Washington Road is a major commercial corridor with multiple established nearby shopping centers including the Target, Belk, Marshalls, and Chick-fil-A anchored Mullins Crossing and the Kroger anchored Merchants Village. Other surrounding businesses include Academy Sports & Outdoors, Safelite AutoGlass, Club Car, Starbucks, and Petco.

These two adjoining retail suites of 2,000 SF and 3,000 SF are a part of Washington Place, a 12,500 SF neighborhood shopping center on 1.55 acres along the Washington Road corridor in Martinez. The suites sit side by side in the center's inline with glass storefronts facing the parking field and monument signage at the street.

The pairing suits a service or convenience retailer that wants a visible storefront on a high-count corridor without carrying a freestanding building. Each suite works on its own and the two are contiguous, so one tenant can take all 5,000 SF behind a single storefront line. The 3,000 SF suite occupies the center's raised parapet tower with an arched entry surround, the tallest frontage in the building. The 2,000 SF suite runs alongside under the covered walkway with full-height storefront glass and a recessed entry.

COLUMBIA COUNTY

APN | 079 097D

ZONE | C-2 GENERAL COMMERCIAL

YEAR BUILT | 2002

5,000 SF

LEASE | \$16.50/SF/YR
MODIFIED GROSS

The center was built in 2002 and carries a 2007 effective year on the Columbia County tax roll.

Ownership took the keys back on both suites in August 2026 and will deliver them in as-is condition. Surface parking is shared across the center and sits between the storefronts and Washington Road.

Zoned C-2 (General Commercial) in Columbia County, which carries retail, restaurant, personal service, office, and medical uses. Both suites last operated as vape and CBD retail, so the existing buildout is open sales floor rather than fixed to a specialty use. Asking rent is \$16.50/SF/YR modified gross. Both suites are vacant and available now.



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- Monument signage at the street
 - 2,000 SF space has rear dock high door for truck deliveries
 - Covered walkway and recessed entry on the 2,000 SF suite
 - Full-height glass storefronts facing the parking field
 - Raised parapet tower with arched entry surround on the 3,000 SF suite
 - Washington Road frontage, approx. 38,600 VPD (GDOT Station 073-0143)
 - Between Columbia Road and Owens Road in Martinez, Columbia County

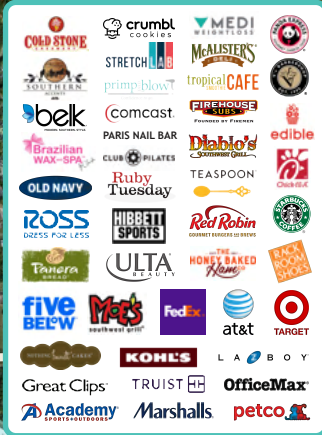
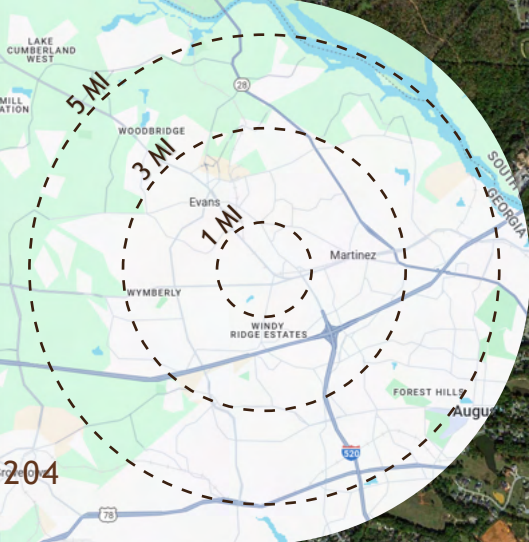


1 MI 3 MI 5 MI

TOTAL POPULATION
8,006 60,709 135,480

TOTAL HOUSEHOLDS
3,270 25,444 55,256

AVERAGE INCOME/HOUSEHOLD
\$92,969 \$103,591 \$115,204



U SITE



RIVER REGION STATISTICS



River Region
Population:
767,478



Annual
Growth Rate:
0.89%



Trade Area
Population:
767,478



Medium
Income:
\$55,049



Average
Commute:
23.5 mins



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

