

FOR LEASE

3802 WASHINGTON
ROAD

3802 Washington Road, Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM

Sr. VP, Associate Broker

cwilson@shermanandhemstreet.com

706.722.8334 x202

Property Summary



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 3802 Washington Road, Martinez, GA, 30907. This impressive property boasts versatile spaces designed to meet the needs of a wide range of businesses. With high visibility, and convenient access to major thoroughfares, the location offers unparalleled convenience for both tenants and clients. The well-maintained facilities provide a professional and inviting environment, while the flexible floor plans cater to various office configurations. Additionally, the property's proximity to key business and retail centers makes it a prime choice for companies seeking a strategic and dynamic workplace. Unlock the potential of this remarkable property and elevate your business to new heights.

OFFERING SUMMARY

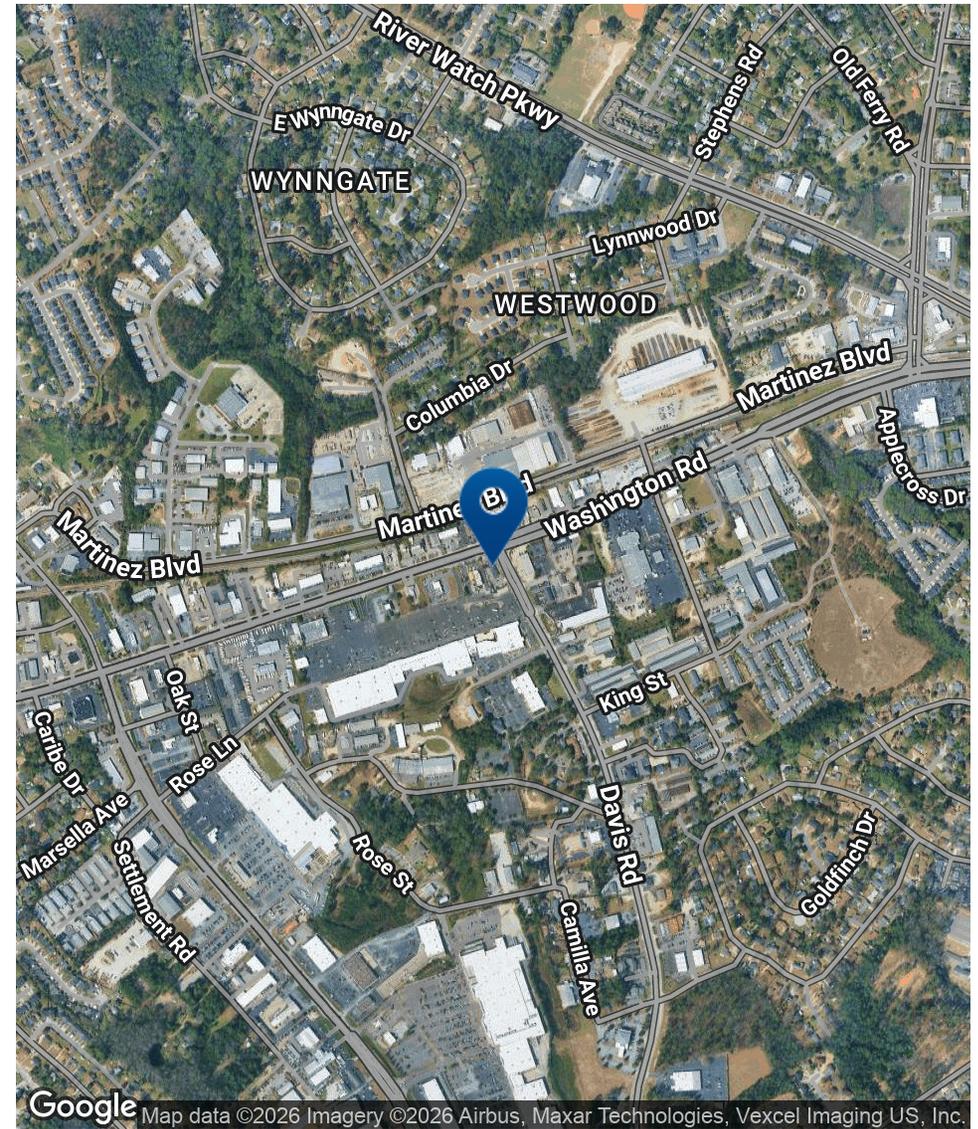
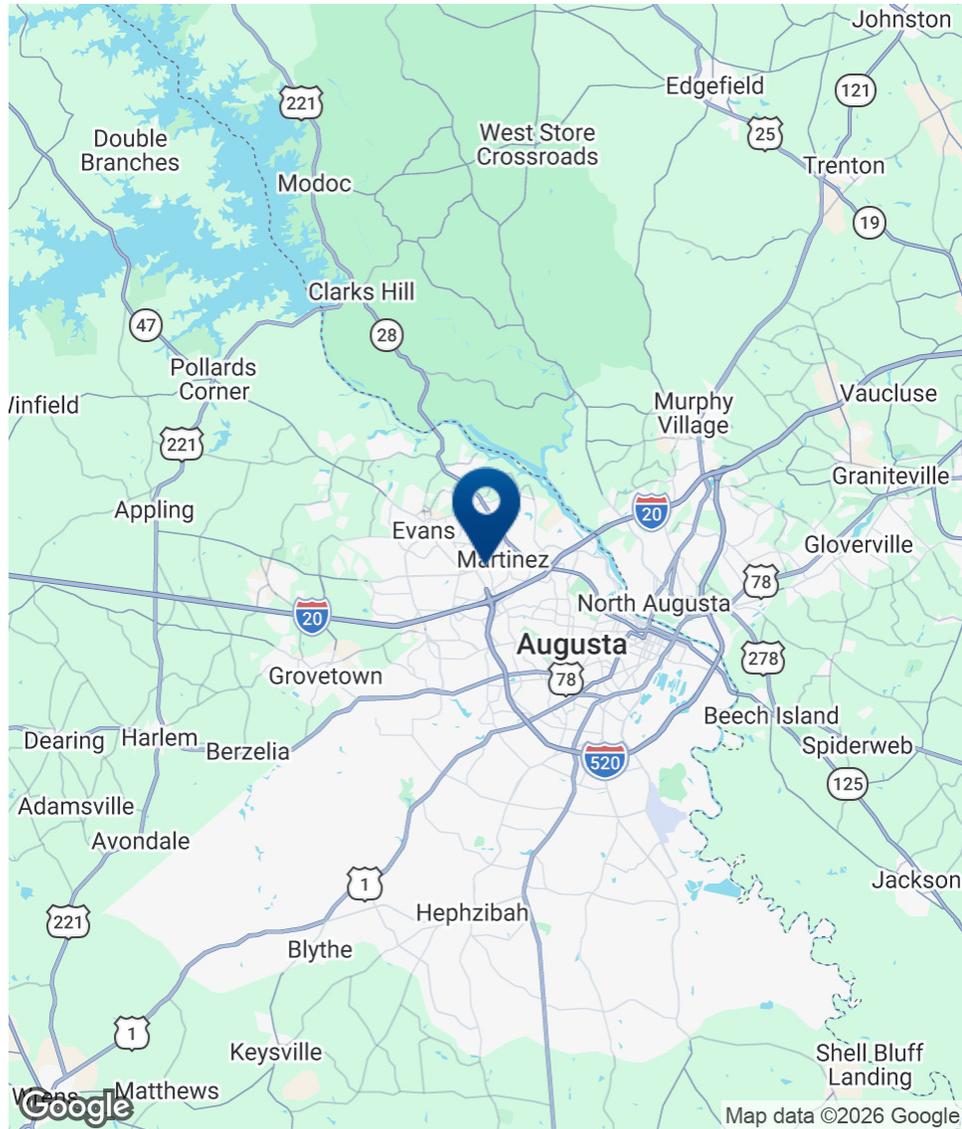
Lease Rate:	\$19.00 SF/yr (MG)
Number of Units:	4
Available SF:	1,000 SF
Lot Size:	0.42 Acres
Building Size:	3,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,752	28,265	58,467
Total Population	6,668	65,345	138,320
Average HH Income	\$84,816	\$111,985	\$109,067



CONNIE WILSON, CCIM
 Sr. VP, Associate Broker
 cwilson@shermanandhemstreet.com
 706.722.8334 x202

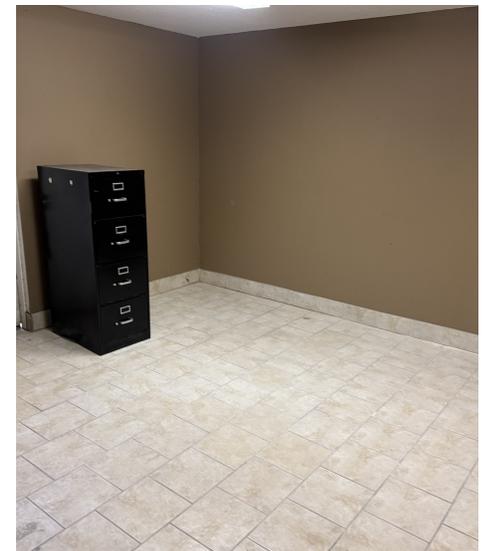
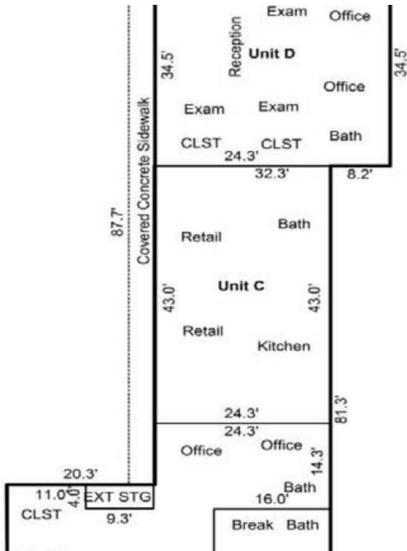
Location Map



SHERMAN & HEMSTREET
Real Estate Company

CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

Additional Photos



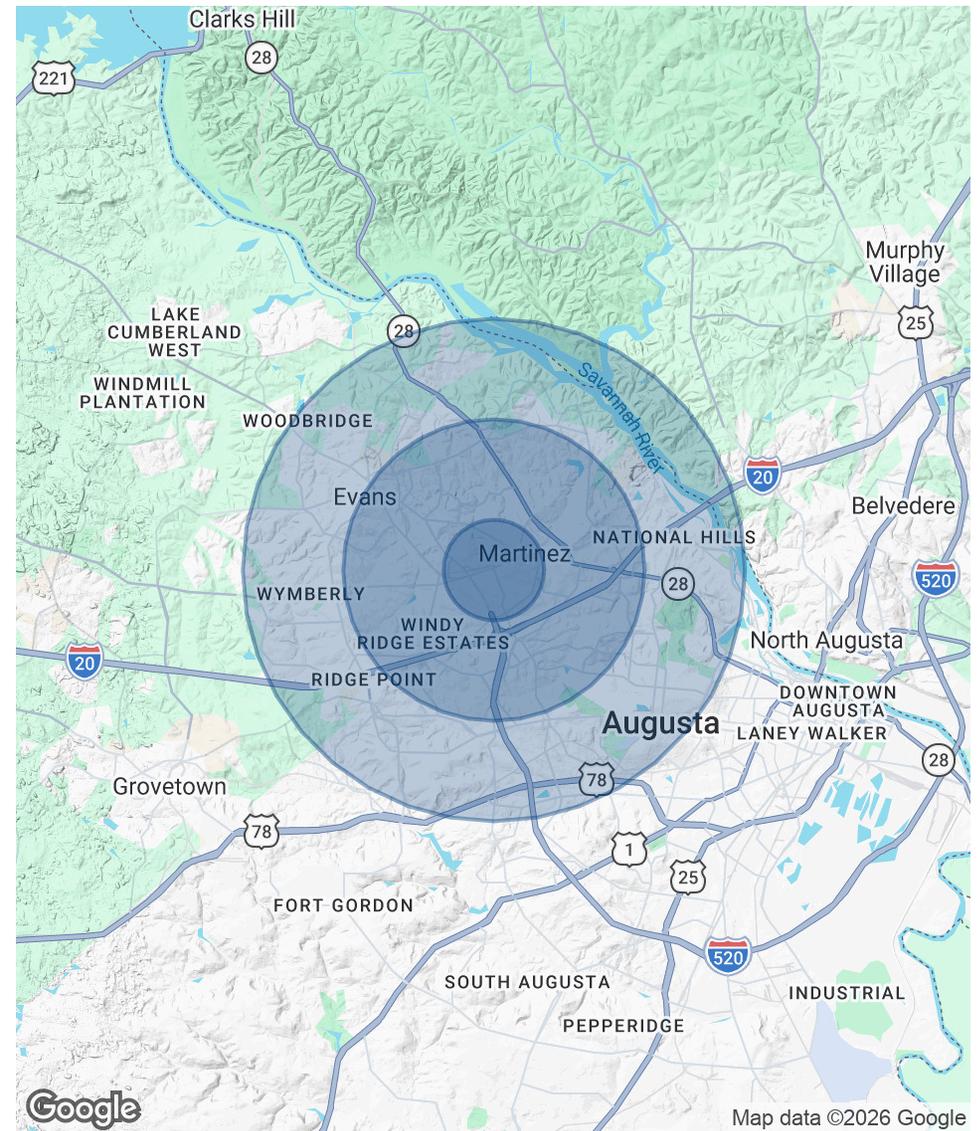
SHERMAN & HEMSTREET
Real Estate Company

CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,668	65,345	138,320
Average Age	41	41	41
Average Age (Male)	39	40	39
Average Age (Female)	42	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,752	28,265	58,467
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$84,816	\$111,985	\$109,067
Average House Value	\$205,563	\$287,741	\$288,114

Demographics data derived from AlphaMap



CONNIE WILSON, CCIM
 Sr. VP, Associate Broker
 cwilson@shermanandhemstreet.com
 706.722.8334 x202