



FOR LEASE

3711 EXECUTIVE
CENTER DRIVE

3711 Executive Center Drive, Martinez, GA 30907

Property Summary



PROPERTY DESCRIPTION

Perfect spot for someone needing small office space for their business. There is 1 office available. All utilities are included in the monthly rate. Restrooms, kitchen, waiting area and common area are cleaned weekly and also included in monthly rate. The office building was built in 2003 and has recently been renovated. Plenty of parking offered for clients/patients with an easy in and out of said parking lot.

PROPERTY HIGHLIGHTS

- Excellent Condition
- Plenty of Parking
- Quiet Location
- Central Location

OFFERING SUMMARY

Lease Rate:	\$450.00 per month (MG)
Number of Units:	6
Available SF:	145 SF
Lot Size:	0.47 Acres
Building Size:	8,864 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,879	21,414	50,075
Total Population	7,218	55,056	124,490
Average HH Income	\$63,218	\$73,241	\$72,915



CONNIE WILSON, CCIM

Sr. VP, Associate Broker
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Additional Photos

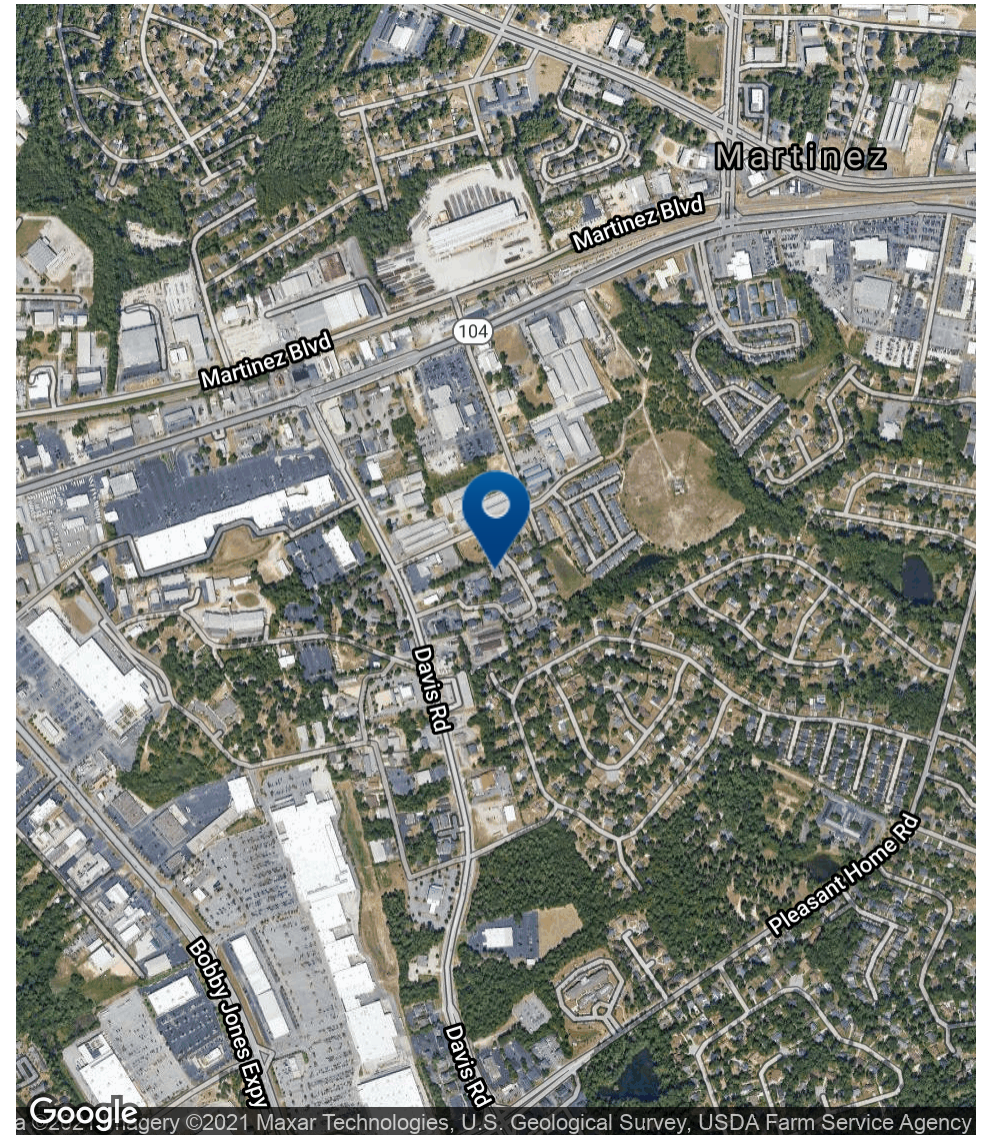
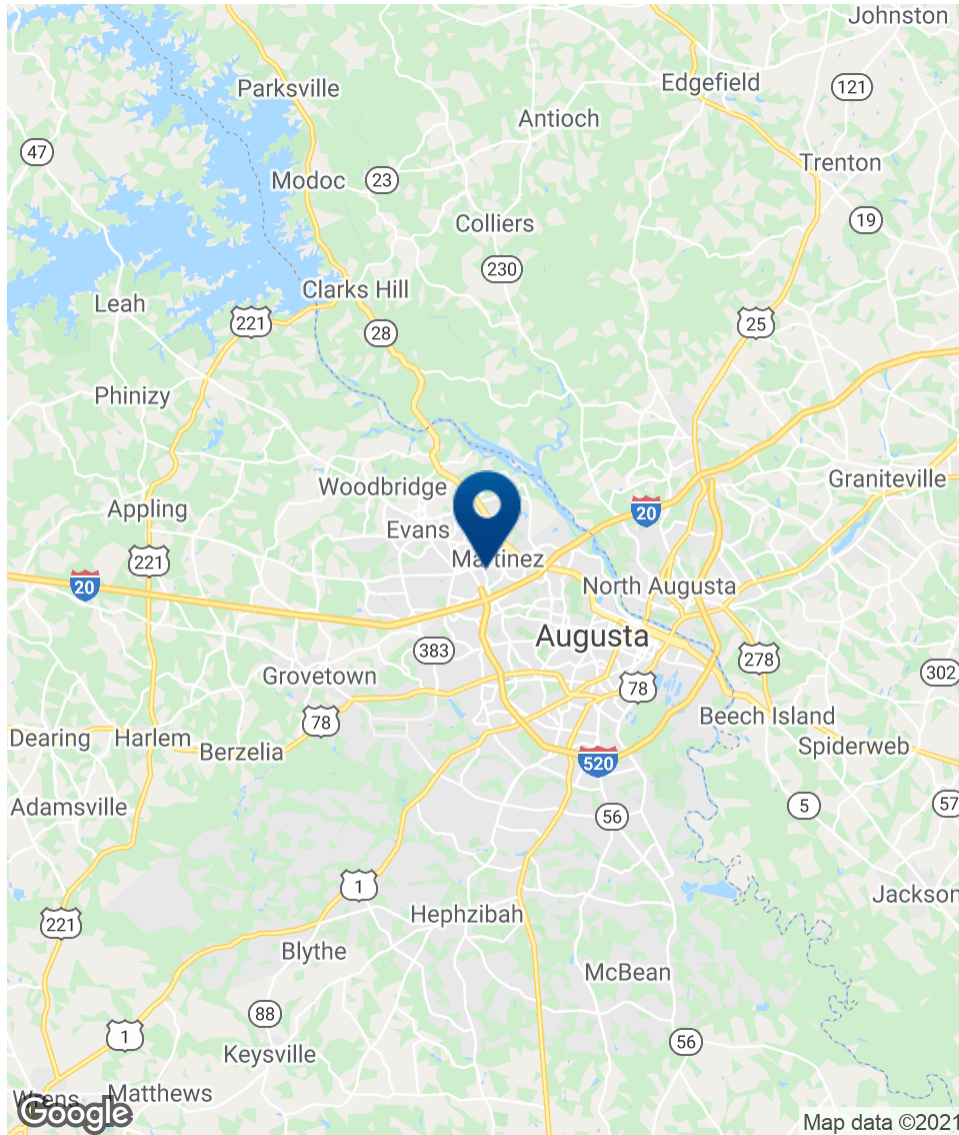


**SHERMAN &
HEMSTREET**
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Location Map



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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,218	55,056	124,490
Average Age	38.2	37.3	37.3
Average Age (Male)	37.0	36.4	36.4
Average Age (Female)	38.9	38.3	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,879	21,414	50,075
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$63,218	\$73,241	\$72,915
Average House Value	\$126,328	\$215,722	\$225,065

* Demographic data derived from 2010 US Census

