

RETAIL BUILDING FOR LEASE

37,000+ CARS PER DAY

3811 Washington Road
Martinez, GA 30907

SHERMAN & HEMSTREET

Real Estate Company

AVAILABLE IMMEDIATELY



3811 Washington Road has 5 offices, 2 storage rooms, 1 restroom and the rest is showroom. Space was previously a Titlemax location. Very good condition. 116 foot of road frontage, great access with two entrance points. Excellent signage opportunity. Next door to Pizza Hut and Goodyear. Across from Westtown shopping center. Very close to Davis Road before I:520. Across the street from McDonalds

For more information, please contact:

Joe Edge, SIOR, CCIM
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(706)627-2789
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Sherman & Hemstreet
3523 Walton Way Ext.
Augusta, GA 30909
www.shermanandhemstreet.com

3811 Washington Road

Martinez, GA 30907

FOR LEASE
3,846 SF
MARTINEZ, GA



Traffic Count Profile

3811 Washington Rd, Augusta, Georgia, 30907
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.51272
 Longitude: -82.08755

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	Washington Rd	Davis Rd (0.16 miles E)	2008	35,680
0.22	Martinez Blvd	Commercial Blvd (0.11 miles W)	2008	3,710
0.36	Davis Rd	Oak Dr (0.03 miles S)	2008	6,860
0.57	Bobby Jones Expy	Rose Ln (0.32 miles NW)	2008	51,000
0.58	Columbia Hwy	Caribe Dr (0.01 miles SW)	2008	31,940
0.73	Washington Rd	Baston Rd (0.09 miles W)	2008	26,610
0.74	Davis Rd	Toucan Rd (0.16 miles N)	2008	8,700
0.89	Old Petersburg Rd	Forest Glen Ct (0.05 miles NW)	2005	9,380
0.90	Pleasant Home Rd	Fox Hall Dr (0.06 miles SW)	2008	9,870
0.91	Stagecoach Way	Pine Ridge Run (0.02 miles SW)	2005	180
0.95	Scott Nixon Memorial Dr	Spring House Ln (0.02 miles SW)	2008	21,320
0.96	Bobby Jones Expy	Ramp (0.02 miles E)	2008	38,840
1.00	Baston Rd	Revere Pl (0.02 miles N)	2008	11,110
1.01	Old Petersburg Rd	Commerce Dr (0.02 miles W)	2005	14,690
1.06	Scott Nixon Memorial Dr	NW Frontage Rd (0.13 miles NE)	2005	4,120
1.07	Clearwater Ln	Walton Way Exd (0.00 miles E)	2008	22,270
1.09	Quaker Springs Rd	Shallowford Cir (0.00 miles E)	2005	550
1.12	River Watch Pkwy	(0.00 miles)	2008	30,350
1.34	Washington Rd	(0.00 miles)	2008	15,750
1.34	River Watch Pkwy	Cherry St (0.08 miles W)	2008	15,490
1.36	Furys Ferry Rd	Twin Lakes Dr (0.06 miles SE)	2008	16,520
1.53	Pleasant Home Rd	Buckhead Rd (0.02 miles E)	2008	3,090
1.53	I- 20	Scott Nixon Blvd (0.28 miles E)	2008	46,800
1.55	Warren Rd	Kings Chapel Rd (0.02 miles SW)	1997	56,700
1.56	Flowing Wells Rd	Flintrock Way (0.02 miles N)	2005	16,250
1.58	Furys Ferry Rd	Riverwatch Pkwy (0.06 miles SE)	2008	16,800
1.61	Furys Ferry Rd	Village West Sc (0.02 miles S)	2008	7,920
1.69	I- 520	I- 20 (0.32 miles N)	2008	66,610
1.70	Walton Way Exd	Spicewood Dr (0.05 miles SE)	2008	18,490
1.78	Old Evans Rd	Blue Ridge Dr (0.09 miles SE)	2008	9,950



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2016 TOTAL POPULATION	6,800	66,316	139,064
MEDIAN HOUSEHOLD INCOME	\$48,059	\$56,284	\$54,934
AVERAGE HOUSEHOLD INCOME	\$58,481	\$79,722	\$77,441

For more information, please contact:

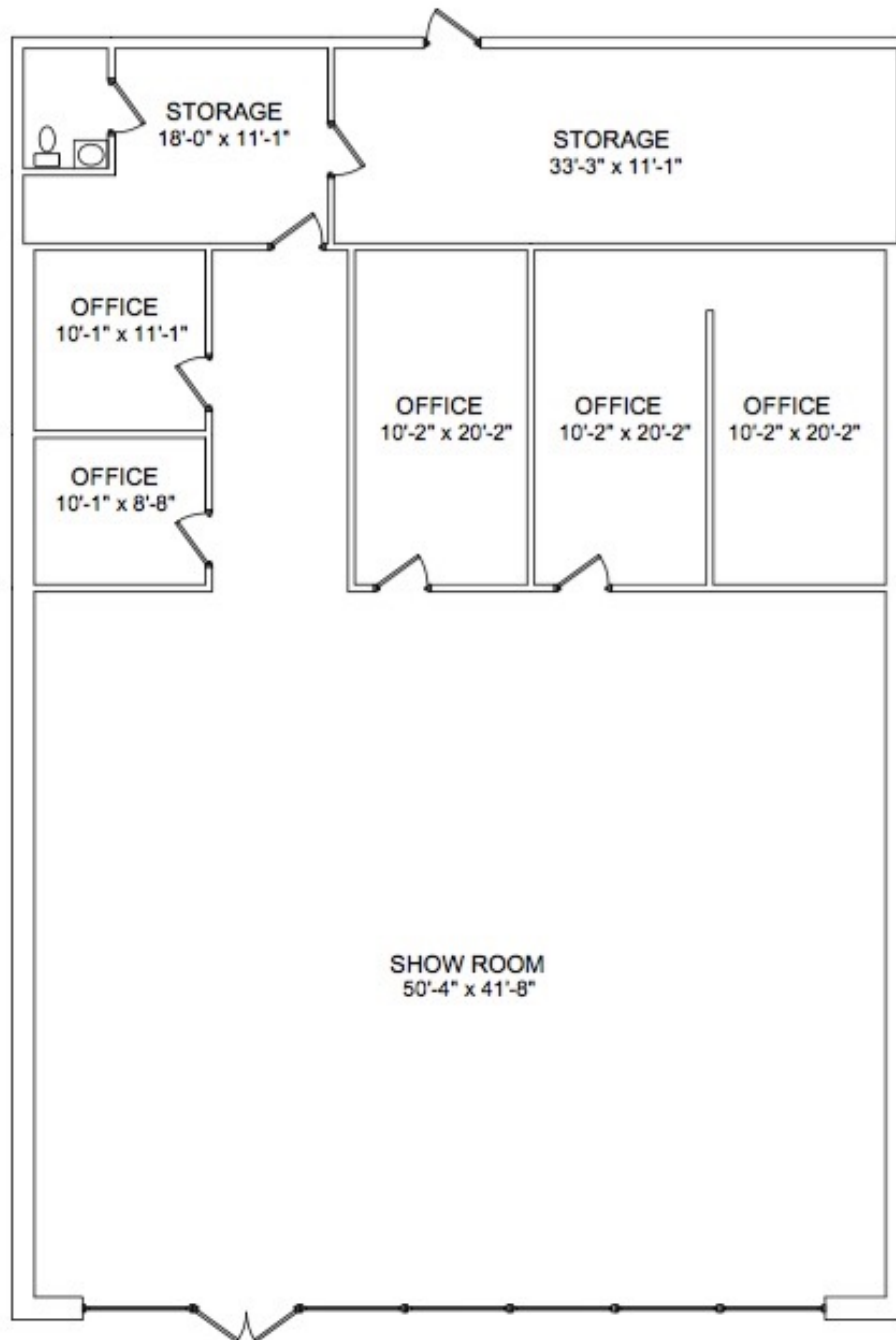
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3,846 SF
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Approx. 3,850 SF

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