

Riverwatch Strip Center

3556 Riverwatch Parkway, Martinez, GA 30907



OFFERING SUMMARY

Available SF: 800 SF

Lease Rate: \$17.75 SF/yr (MG)

Lot Size: 0.71 Acres

Year Built: 2007

Building Size: 7,000

Zoning: Commercial

PROPERTY OVERVIEW

This shopping center has one space available. Space is setup as general retail for one 800 SF suite. The property is an ideal spot for someone looking for space for a salon, boutique shop, or other small retail shop. Property has great signage along Riverwatch Parkway and has ample parking for tenants on site.

LOCATION OVERVIEW

This shopping strip center is located on Riverwatch Parkway near the intersection of Baston Road and Washington Road. Close access to I-20 and Furys Ferry Road. The site has ample parking and a high traffic count. passing by the location.

PROPERTY HIGHLIGHTS

- Great retail location near the Columbia County/Richmond County line
- Signage available on site
- Variety of other tenants to include a tattoo parlor, CBD store, and a small grocery store.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
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JOE EDGE, SIOR, CCIM

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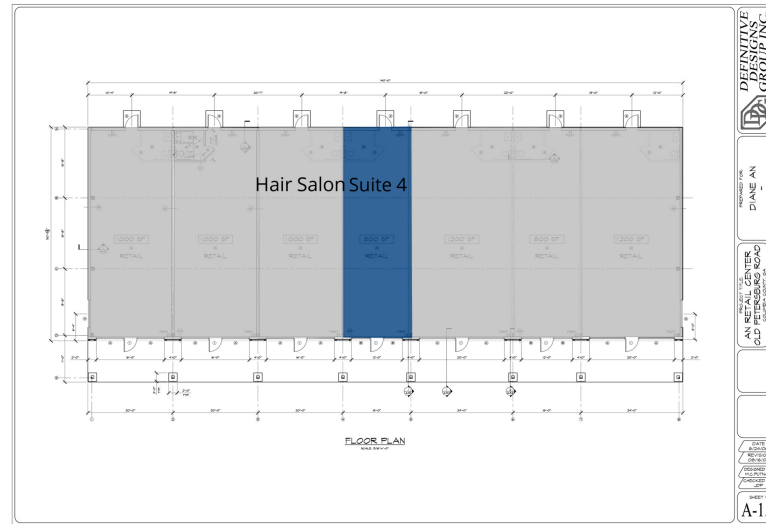
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LEGEND

Available

Unavailable



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 1	Augusta Deshi Grocerty	1,000 SF	Modified Gross	-
Suite 2	CBD Store	1,000 SF	Modified Gross	-
Suite 3	Hair Salon	1,000 SF	Modified Gross	-
Suite 4	Available	800 SF	Modified Gross	\$17.75 SF/yr
Suite 5	Ayers Tattoo	1,200 SF	Modified Gross	-
Suite 6	Hair Salon	800 SF	Modified Gross	-
Suite 7	Latin Flavor Restaurant	1,200 SF	Modified Gross	-

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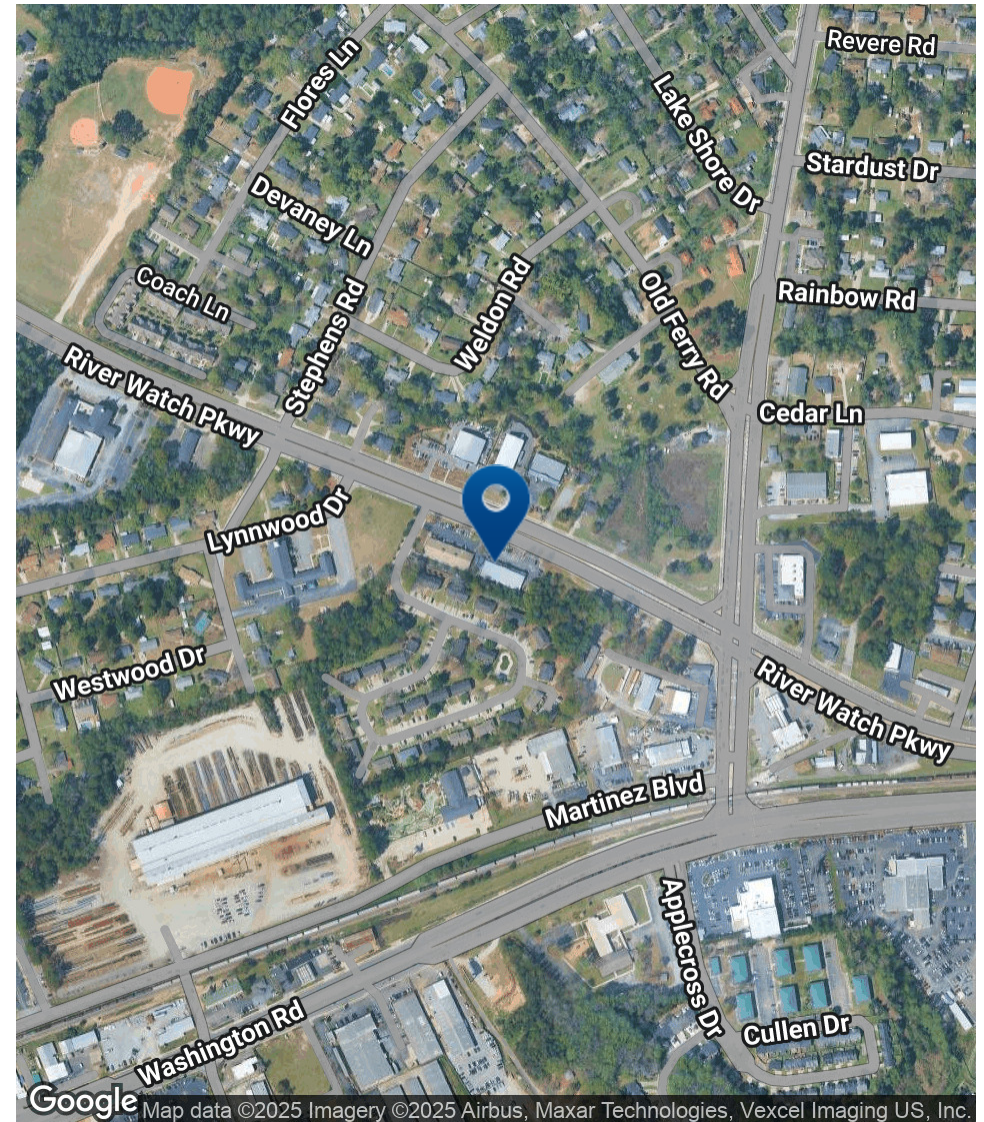
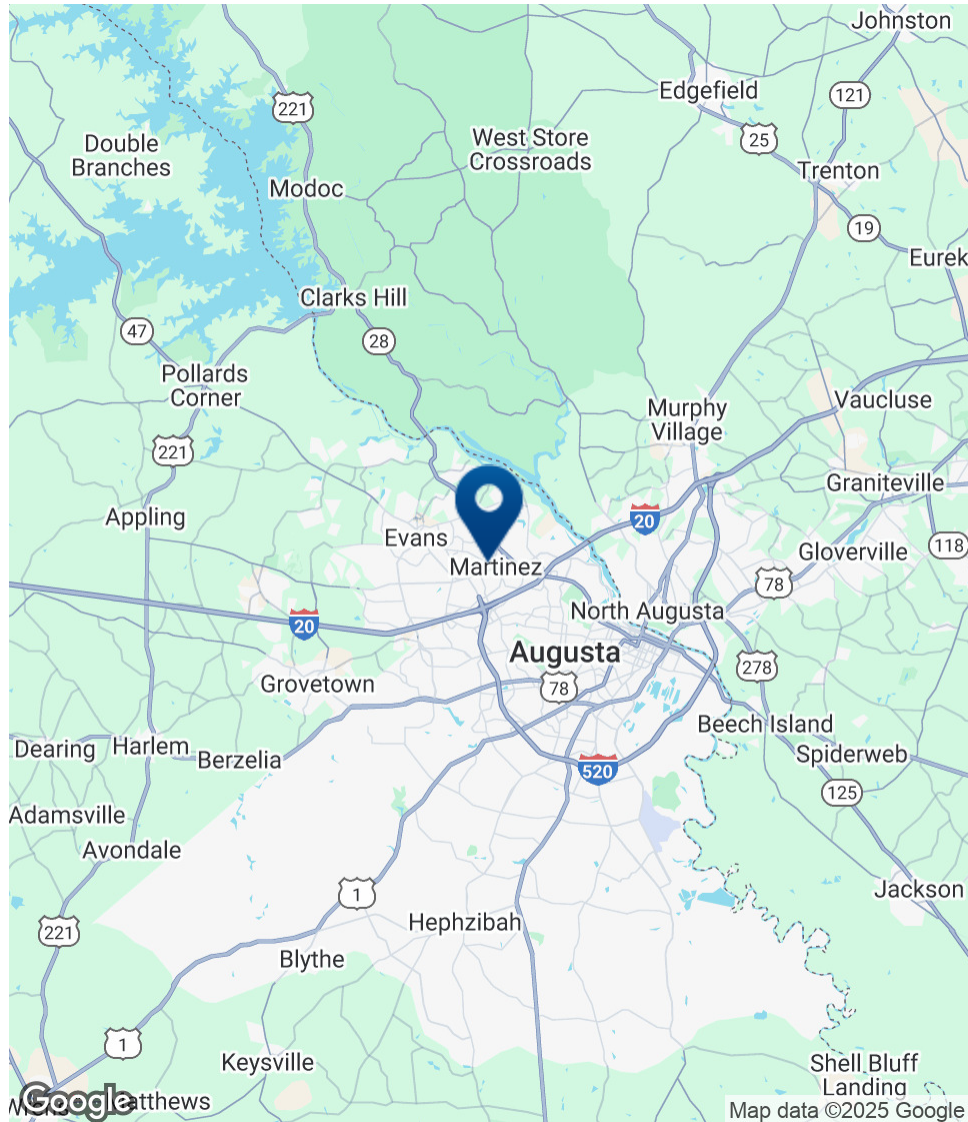
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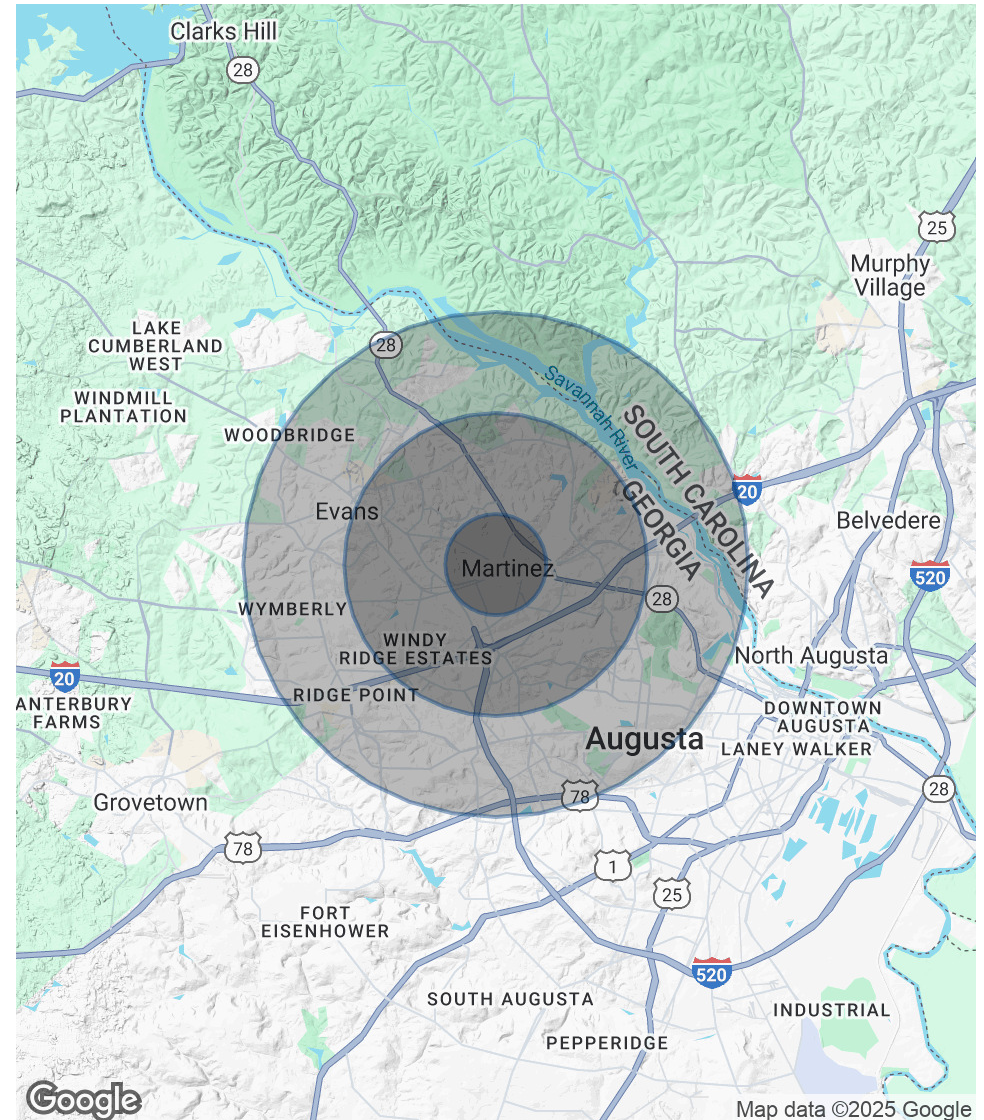
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,898	61,329	137,028
Average age	41	41	41
Average age (Male)	39	40	39
Average age (Female)	42	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,829	26,273	58,481
# of persons per HH	2.4	2.3	2.3
Average HH income	\$97,749	\$119,613	\$109,233
Average house value	\$228,209	\$303,170	\$293,923

* Demographic data derived from 2020 ACS - US Census



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JOE EDGE, SIOR, CCIM

President & Broker



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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)

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