



JORDAN TROTTER
COMMERCIAL REAL ESTATE

MARTINEZ OFFICE SPACE

109 Shaw Street | Martinez, GA 30907

FOR LEASE

2,270 SF

APN | 077C027

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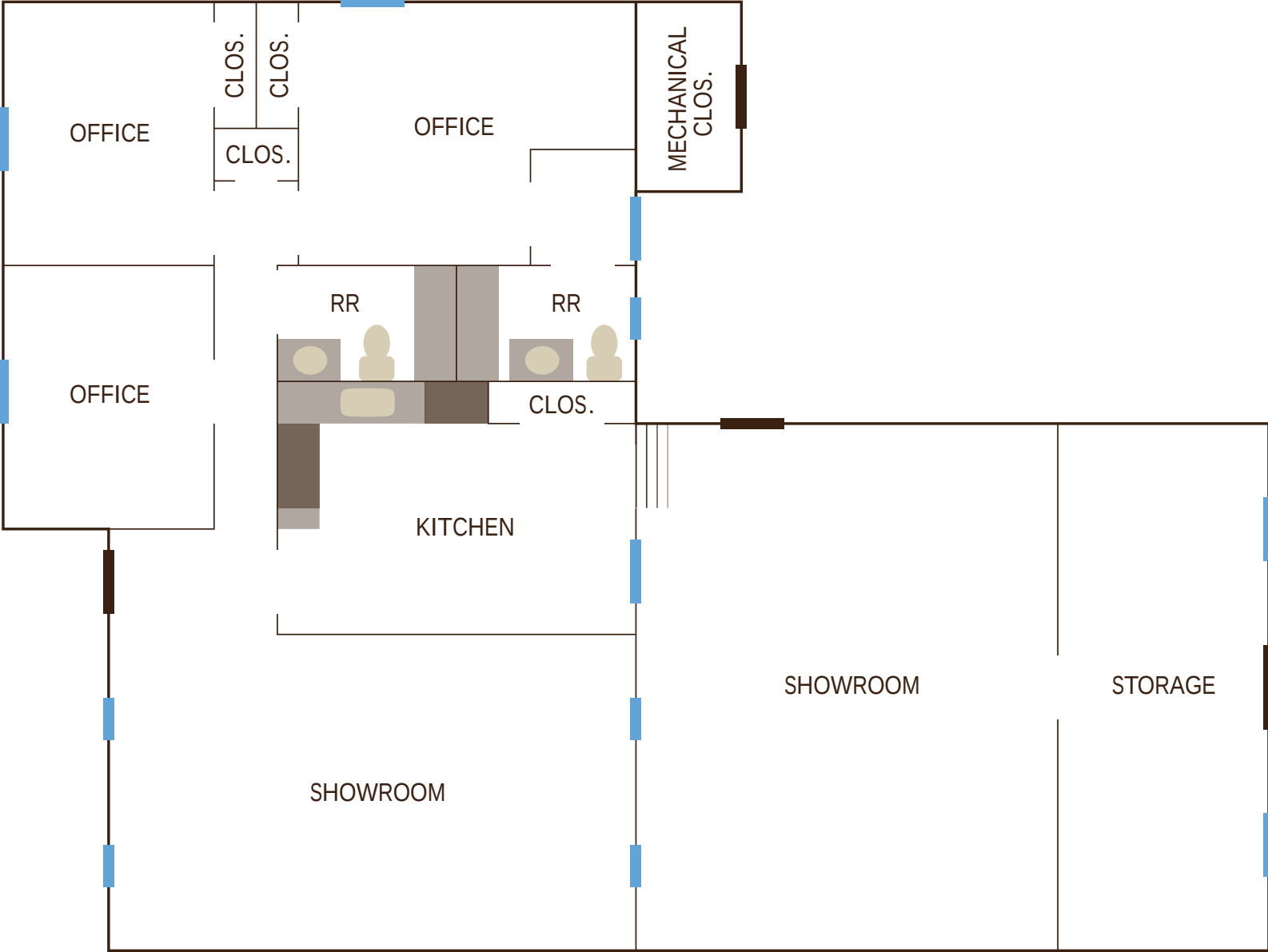
RYAN MARTIN
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This office building in Martinez, GA and is centrally located with quick access to Washington Road and I-520 (Bobby Jones Expressway). Surrounding businesses include a mix of retail and industrial businesses including Cornerstone Early Learning Center, Harvard Wine & Beverage, Petsch Respiratory, United States Postal Service, Grayco Window & Door Center, and Maner Builders Supply.

Great office building available for lease in the heart of Martinez, GA which conveniently sits between Augusta and Evans. The property is situated at the corner of Shaw Street and Martinez Boulevard with quick access to major thoroughfares. The interior of the property features multiple offices, showroom, storage, and two full bathrooms.

- Located close to:
Washington Road (VPD 32,400),
Bobby Jones Expressway VPD 40,400),
& Old Evans Road (VPD 13,400)
- Location in central area of Augusta









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JSITE

EVANS

MARTINEZ

WASHINGTON ROAD

FURYS FERRY ROAD
RIVERWATCH PARKWAY

COLUMBIA ROAD

DAVIS ROAD

BELAIR ROAD

20

520

RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



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 Eisenhower

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%.

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks

Population

1 mi

3 mi

5 mi

Total Population	6,793	63,478	136,351
Median Age (m)	37	40	39
Median Age (f)	41	43	42

Households & Income

1 mi

3 mi

5 mi

Total Households	2,702	27,047	57,207
Persons per HH	2.5	2.3	2.4
Average Income	\$90,355	\$112,024	\$111,336
Average Value	\$217,834	\$280,305	\$291,545

