



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](mailto: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

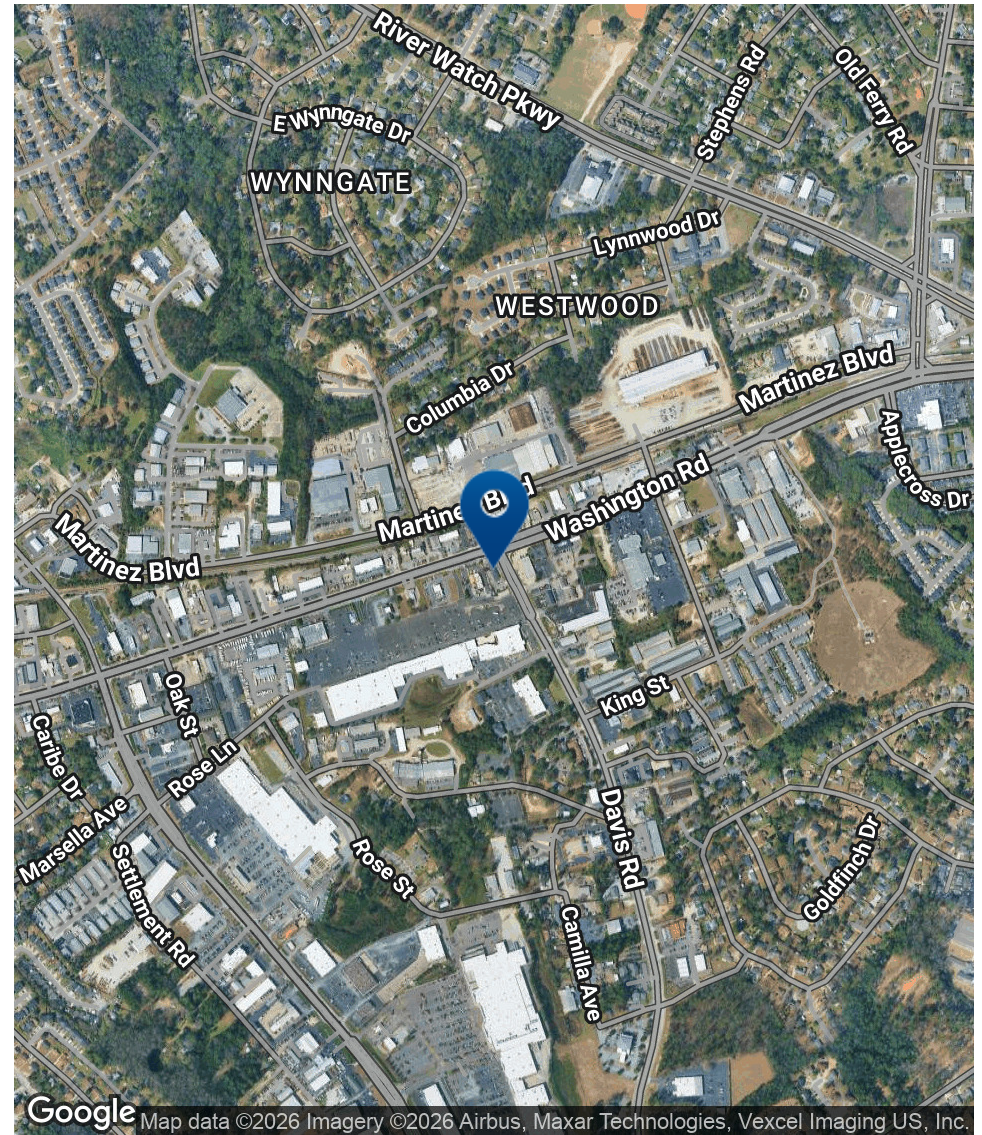
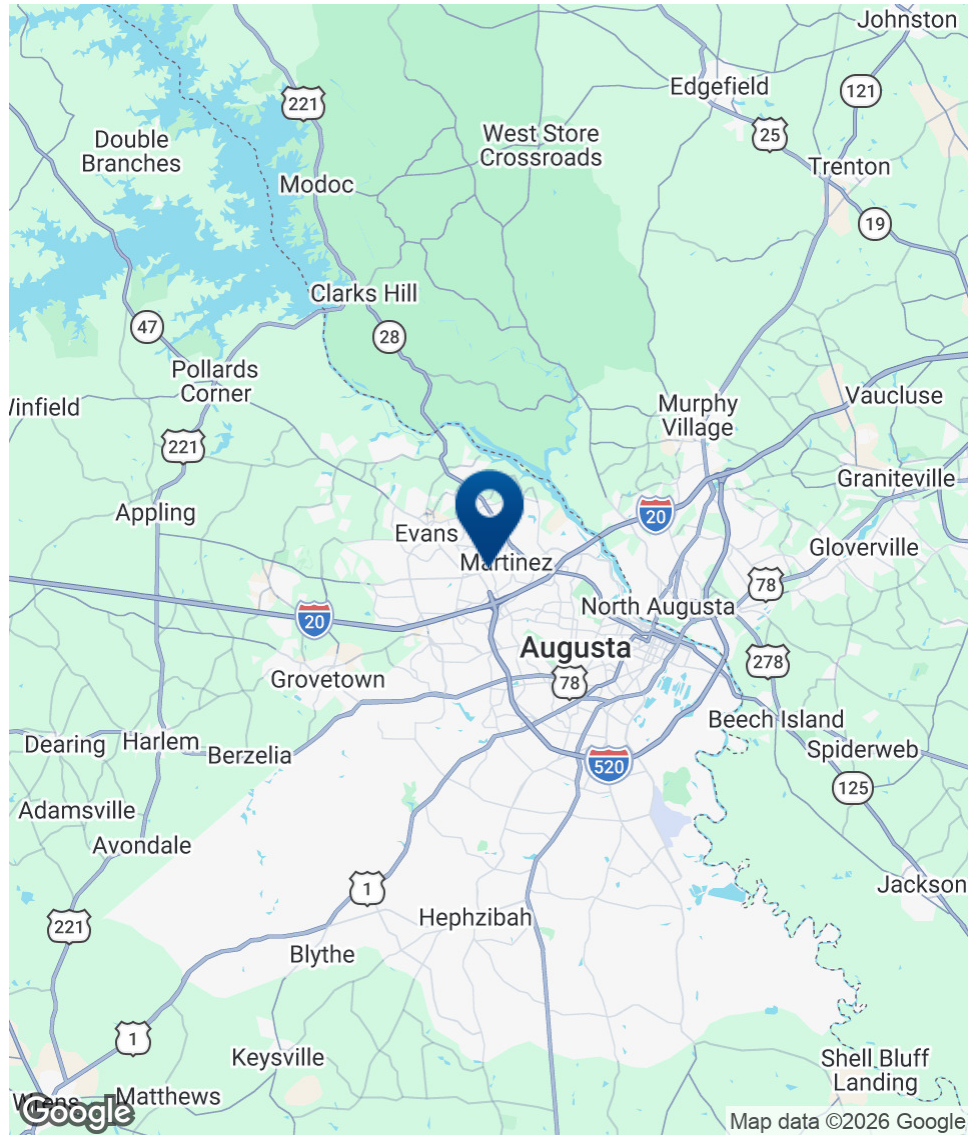
Lease Rate:	\$19.00 SF/yr (MG)
Number of Units:	4
Available SF:	900 SF
Lot Size:	0.42 Acres
Building Size:	2,100 SF

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



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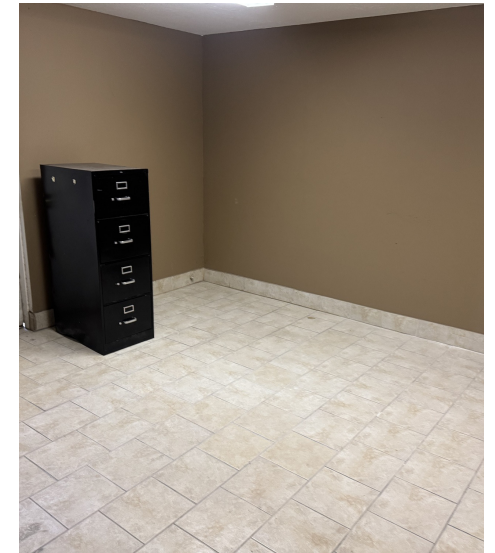
# Location Map



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# Additional Photos



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# 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

