



FOR LEASE

PROFESSIONAL CIRCLE
OFFICE COMPLEX

3506 Professional Circle, Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
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Property Summary



PROPERTY DESCRIPTION

Currently two 1,400 SF spaces and one 3,230 SF space are available. All spaces are ADA compliant and in A+ condition. This office complex off of Fury's Ferry Road is located in the heart of Martinez near the Publix shopping center. Access is convenient and easy.

PROPERTY HIGHLIGHTS

- Plenty of parking
- Move in ready
- Break rooms
- ADA compliant
- Easy access for clients

OFFERING SUMMARY

Lease Rate:	\$18.75 - 21 SF/yr (NNN)
Available SF:	1,400 - 3,230 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,744	23,580	49,380
Total Population	7,307	55,781	115,646
Average HH Income	\$153,439	\$122,725	\$115,243



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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 3,230 SF	Lease Rate:	\$18.75 - \$21 SF/yr

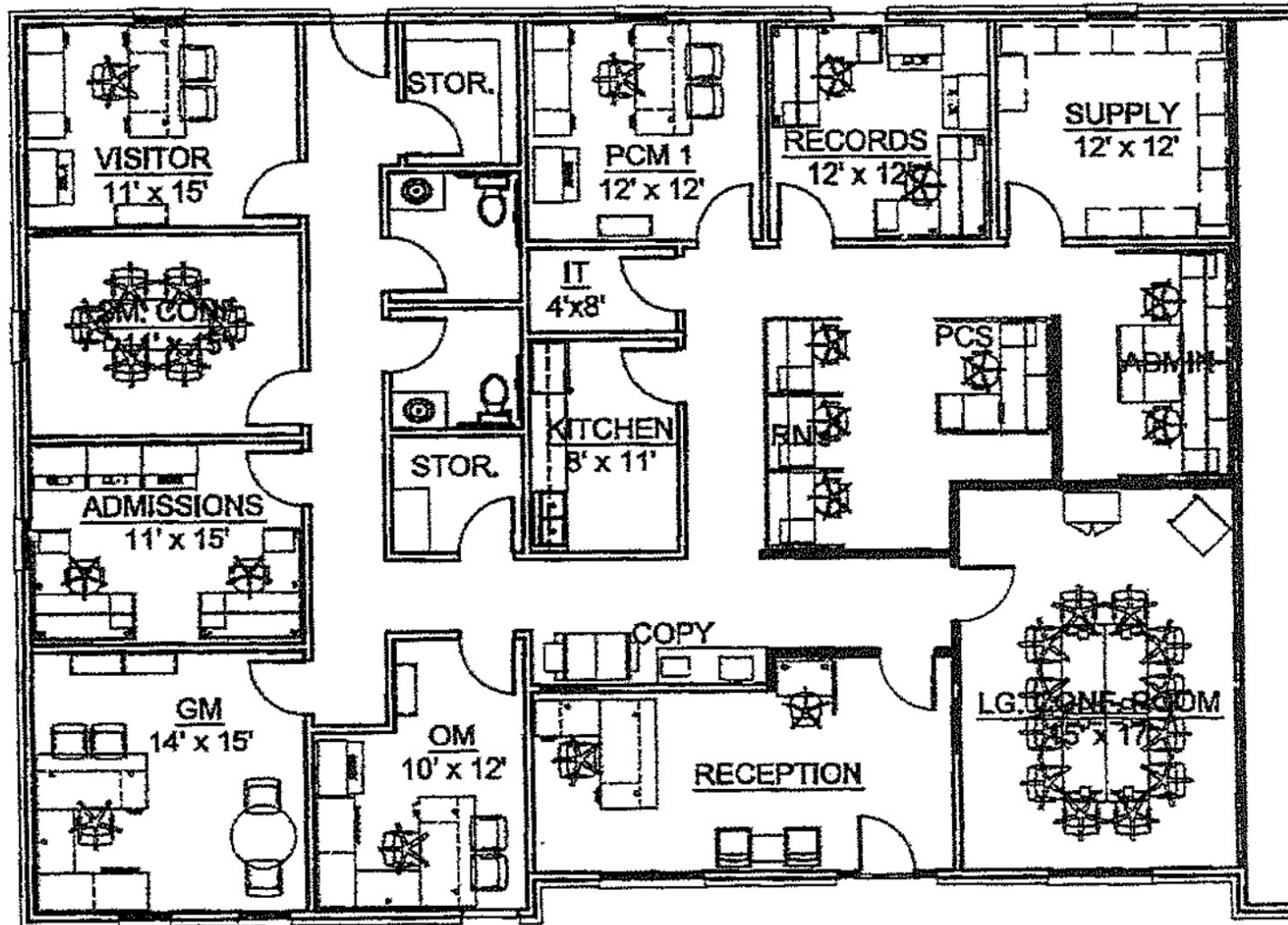
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3504-A Professional Cir	Available	1,400 SF	NNN	\$21.00 SF/yr	Space consists of 5 offices, 2 ADA restrooms, waiting room, and a break room
3504-C Professional Cir	Available	1,400 SF	NNN	\$21.00 SF/yr	Space consists of 5 offices, 2 ADA restrooms, waiting room, and a break room
3508-A Professional Cir	Available	3,230 SF	NNN	\$18.75 SF/yr	Space has 9 large offices and open area in the center, 2 ADA bathrooms, kitchen, reception area and a massive conference room. Space has new carpet and paint.



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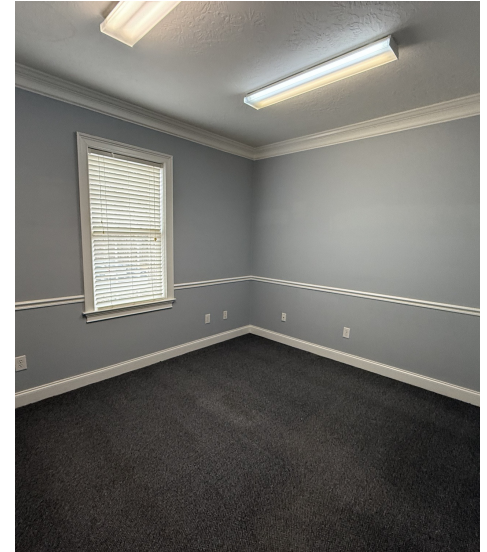
Floorplan



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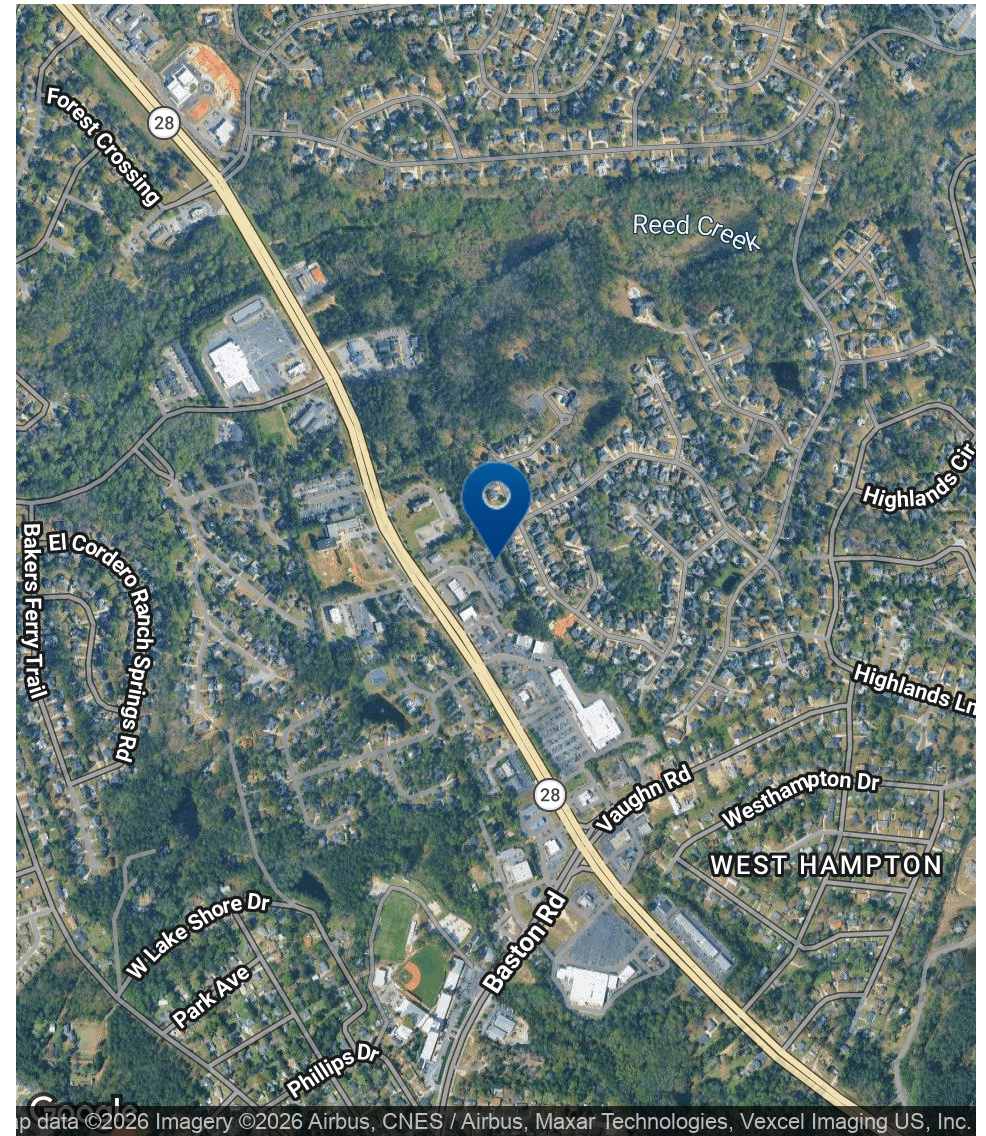
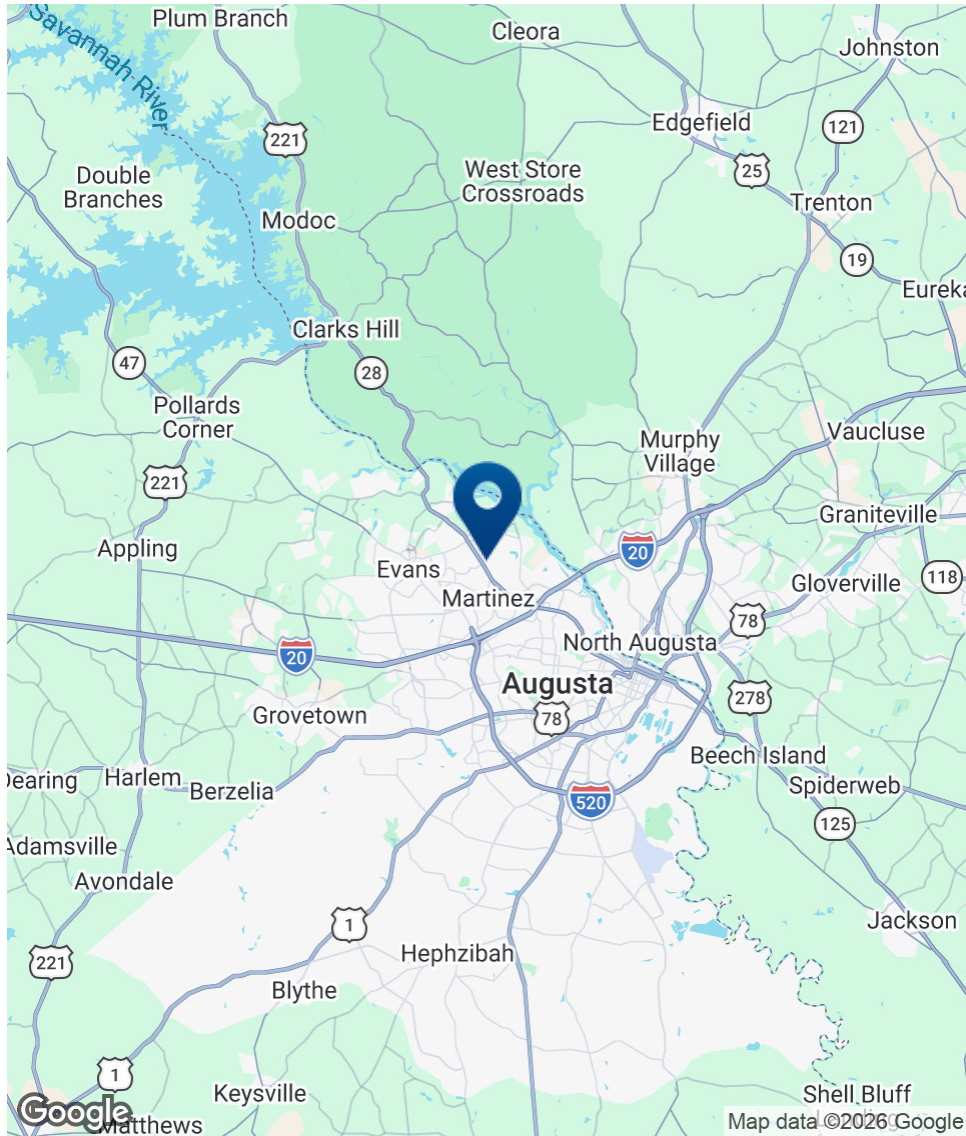
Additional Photos



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Location Map



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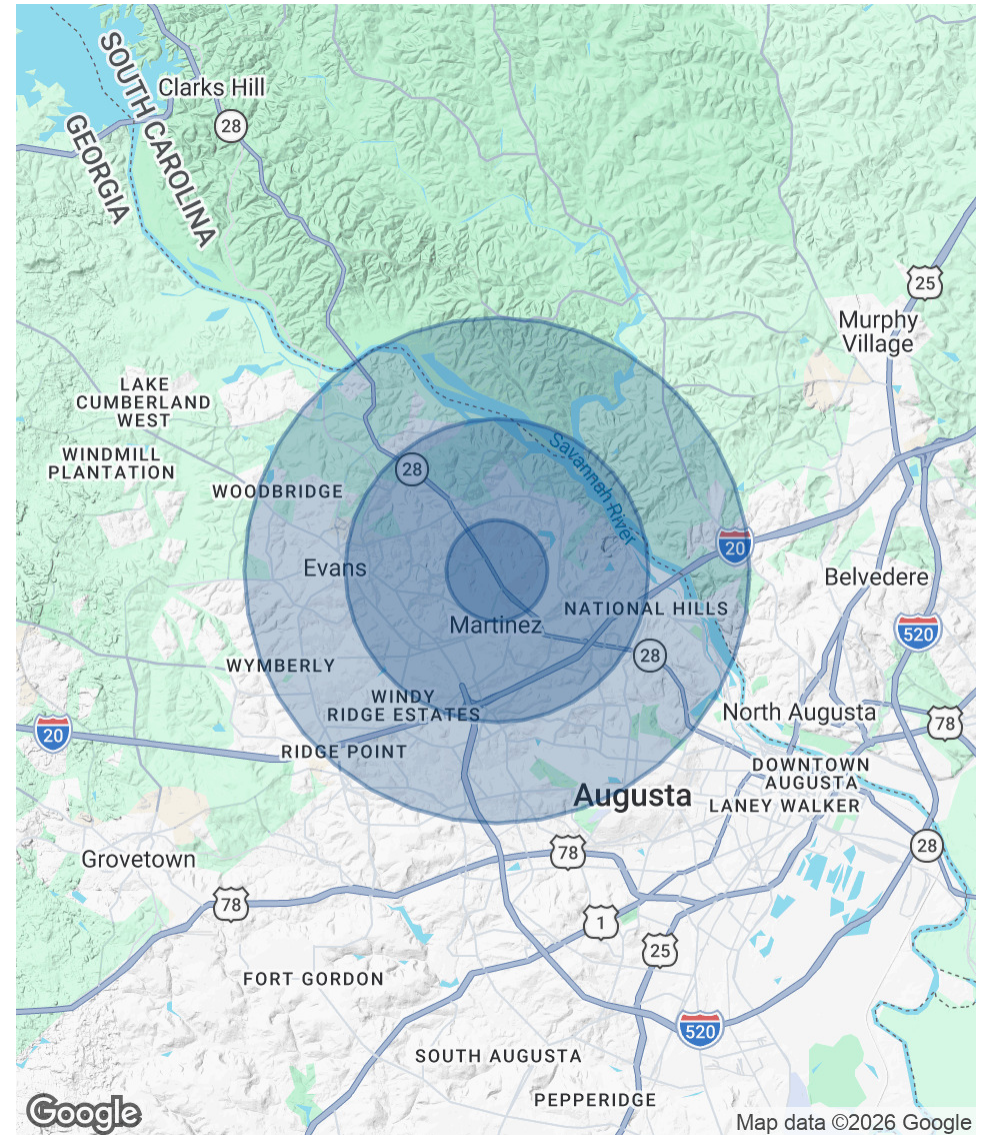
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,307	55,781	115,646
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,744	23,580	49,380
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$153,439	\$122,725	\$115,243
Average House Value	\$340,150	\$306,898	\$303,290

2020 American Community Survey (ACS)



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

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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

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
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