

Prime Office Location For Sale



PROPERTY DESCRIPTION

This one story Belair Road 1,250 sf structure is zoned PDD (Planned Development District) and could easily be converted into an office. The zoning allows for many professional uses including medical offices, professional offices, personal services, beauty salon, hair salon, and nail salons. There is and influx of commercial growth in the immediate area driven by the solid demographics and high daily traffic counts totaling over 33,500 cars per day. Don't mis out on this opportunity to secure a highly visible location for your business along a major corridor and a great investment price.

OFFERING SUMMARY

Sale Price:	\$285,000
Address:	207 S. Belair Road, Martinez, GA 30907
Lot Size:	0.46 Acres
Zoning:	PDD (planned development District)
Building Size:	1,250 SF
County:	Columbia
Parcel:	073A186



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Area Commercial Development



**SHERMAN &
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Highlights Of Prime Office Opportunity



PROPERTY HIGHLIGHTS

- Zoned PDD (professional uses allowed).
- Over 33,500 cars per day.
- Highly visible along busy Belair Road.
- High amount of commercial growth in the area
- Over 100' of frontage on busy Belair Road.
- Major travel corridor between Evans and Fort Gordon.
- Convenient and easy to find for customers.
- Solid and well established demographics.

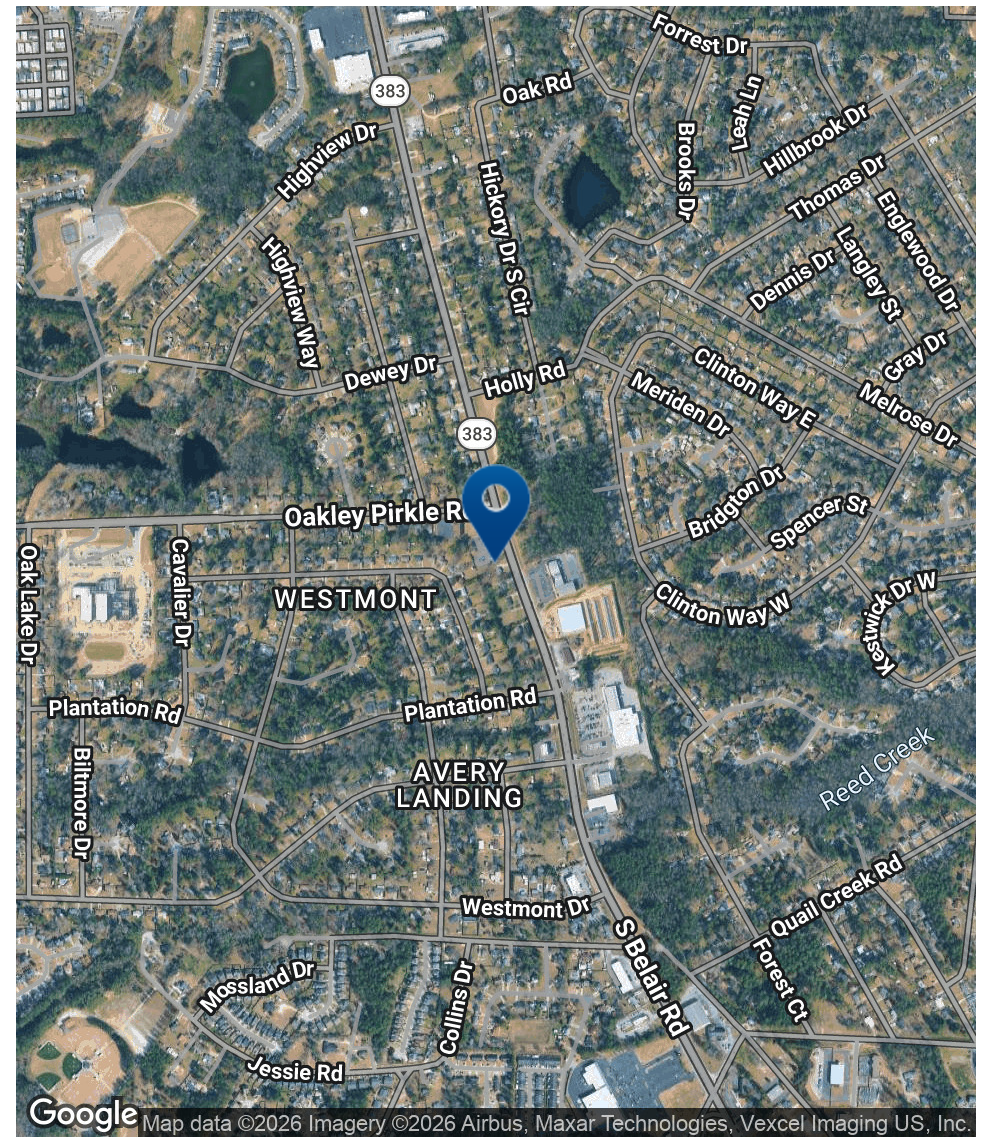
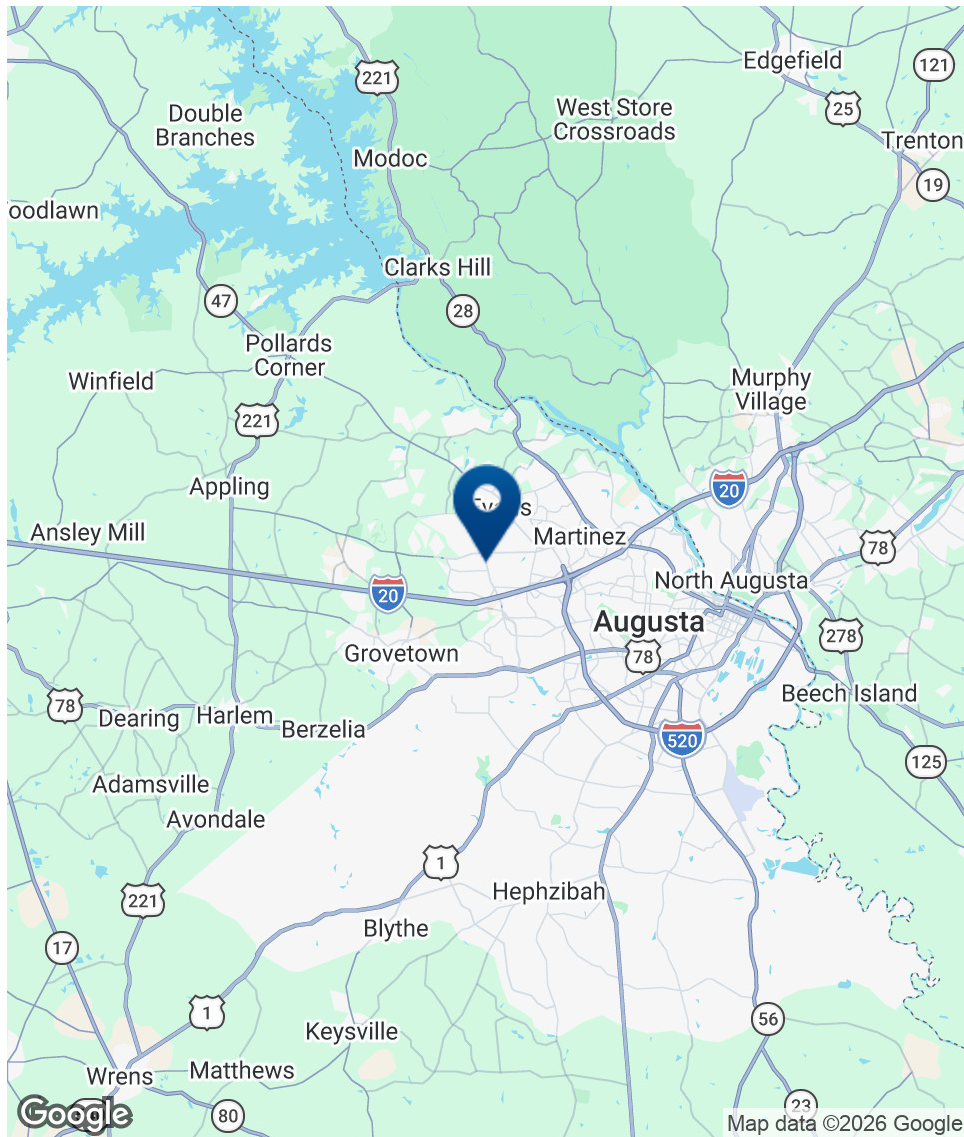
Neighboring Examples of Development For Office



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Location Map



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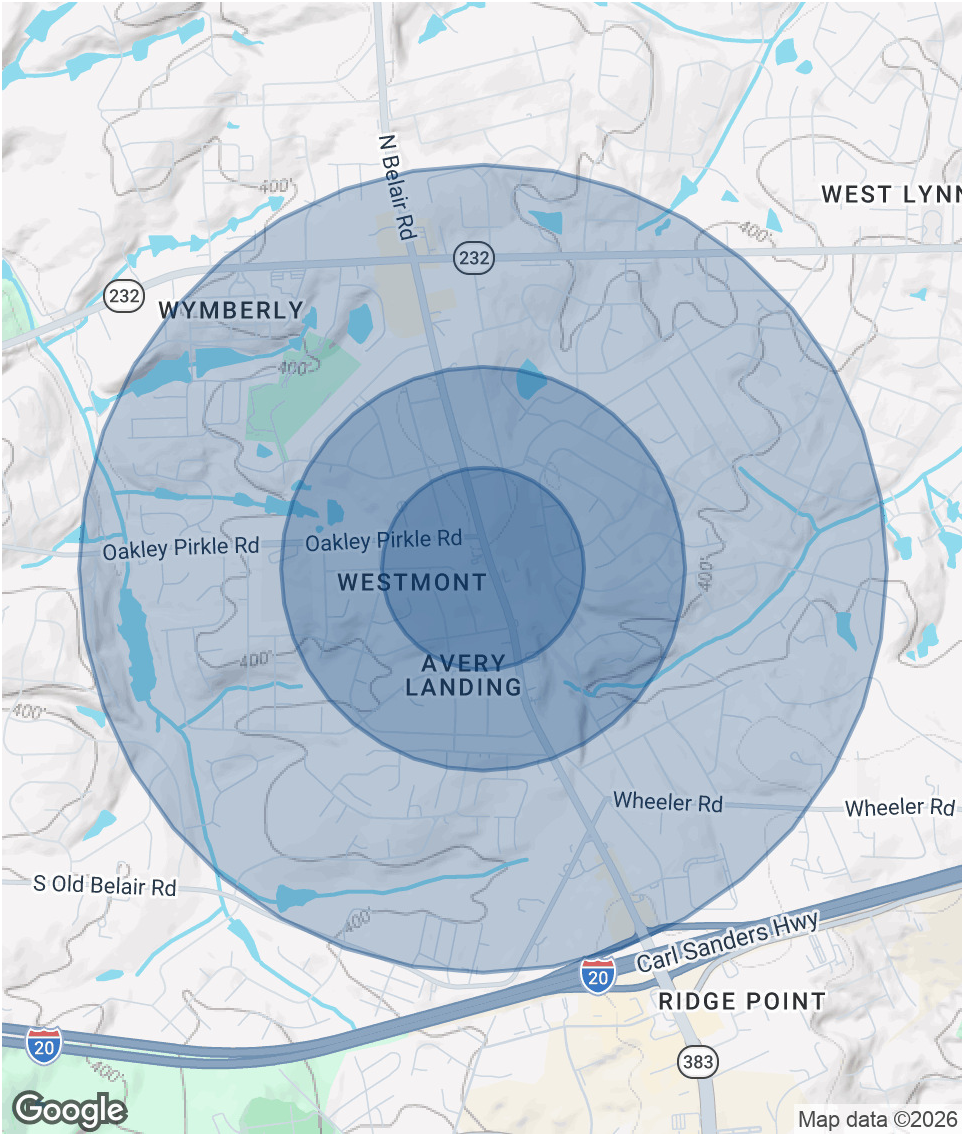
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	577	2,221	8,574
Average Age	35.3	36.8	39.3
Average Age (Male)	31.7	34.5	38.2
Average Age (Female)	41.8	42.0	43.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	184	727	2,852
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$83,166	\$82,141	\$82,834
Average House Value	\$209,394	\$214,452	\$210,333

2023 American Community Survey (ACS)



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