



FOR LEASE

3550 RIVERWATCH
PKWY

3550 River Watch Pkwy, Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

JODI LYLES
Sales Administrator
creads@shermanandhemstreet.com
706.288.1067

Property Summary



PROPERTY DESCRIPTION

NOW PRE-LEASING. Construction of Columbia County's newest shopping center is expected to be completed in Q4 2027. Spaces will be delivered in a modified vanilla box with ADA bathroom, HVAC, and drop ceilings installed. Spaces will have drywall primed ready for paint and concrete floors. Get in early and landlord can make modifications during construction. TI may be available. Only uses compliant with C-1 zoning are acceptable. Currently it is anticipated that there will be 5 units ranging from 1,100 SF to 1,250 SF. Units can be combined and modified if lease commitments are received early. Property has county sewer and all other utilities. All leases will be NNN and require a 3-5 year initial lease term commitment.

LOCATION DESCRIPTION

Center is located near the intersection of Baston Rd and River Watch Pkwy. The site is very close to Washington Rd. Site is located very close to the line between Columbia and Richmond Counties. Area has a very high traffic count and great demographics for retail use.



JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077



OFFERING SUMMARY

Lease Rate:	\$27 SF/yr (NNN)
Number of Units:	5
Available SF:	1,100 - 5,800 SF
Lot Size:	0.69 Acres
Building Size:	5,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,616	21,750	47,942
Total Population	6,370	52,973	123,479
Average HH Income	\$96,899	\$107,947	\$103,885

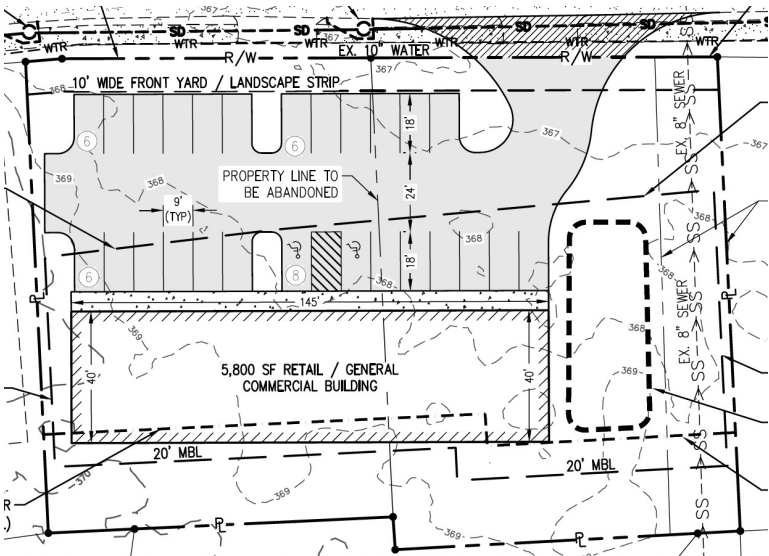
Retailer Map



SHERMAN & HEMSTREET
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedg@shermanandhemstreet.com
706.288.1077

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,100 - 5,800 SF	Lease Rate:	\$27 SF/yr

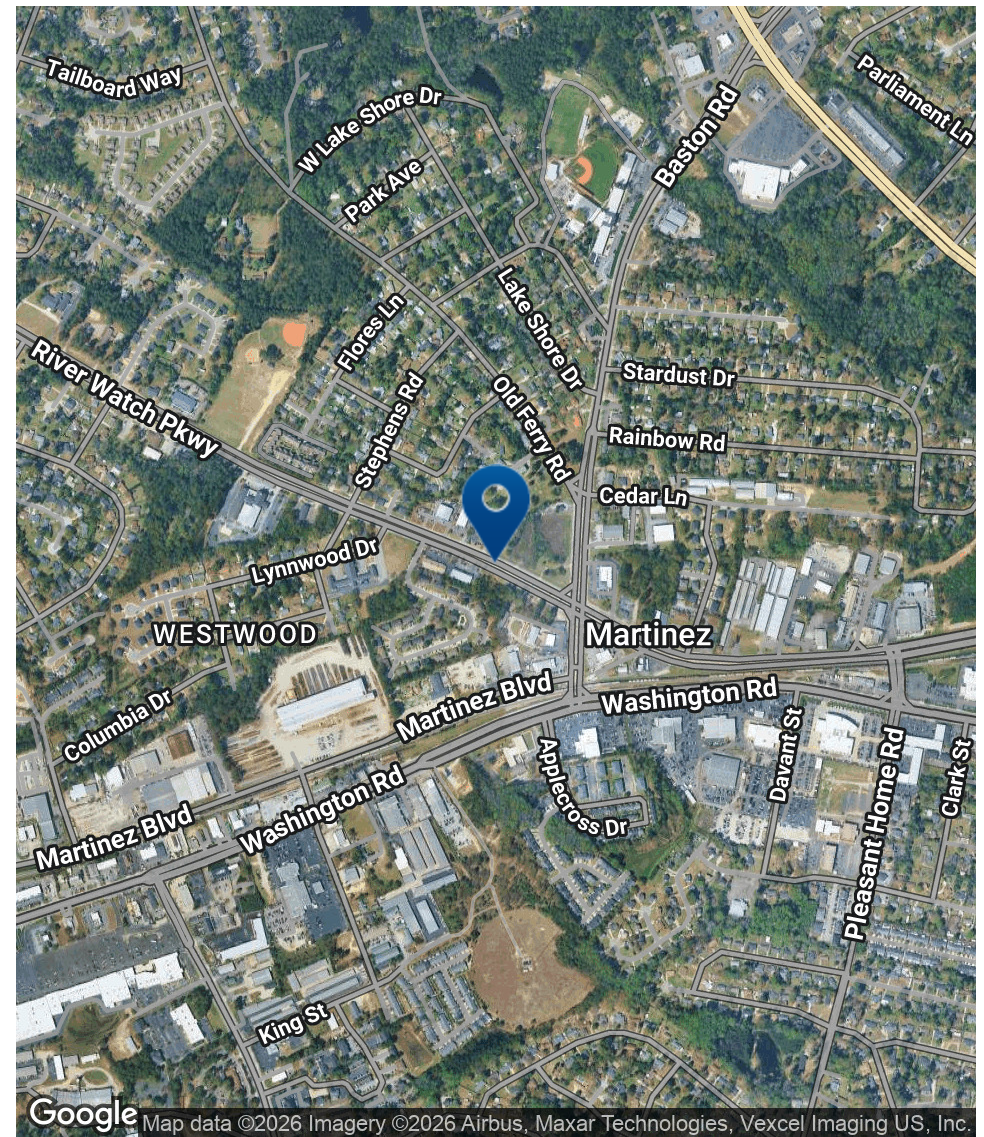
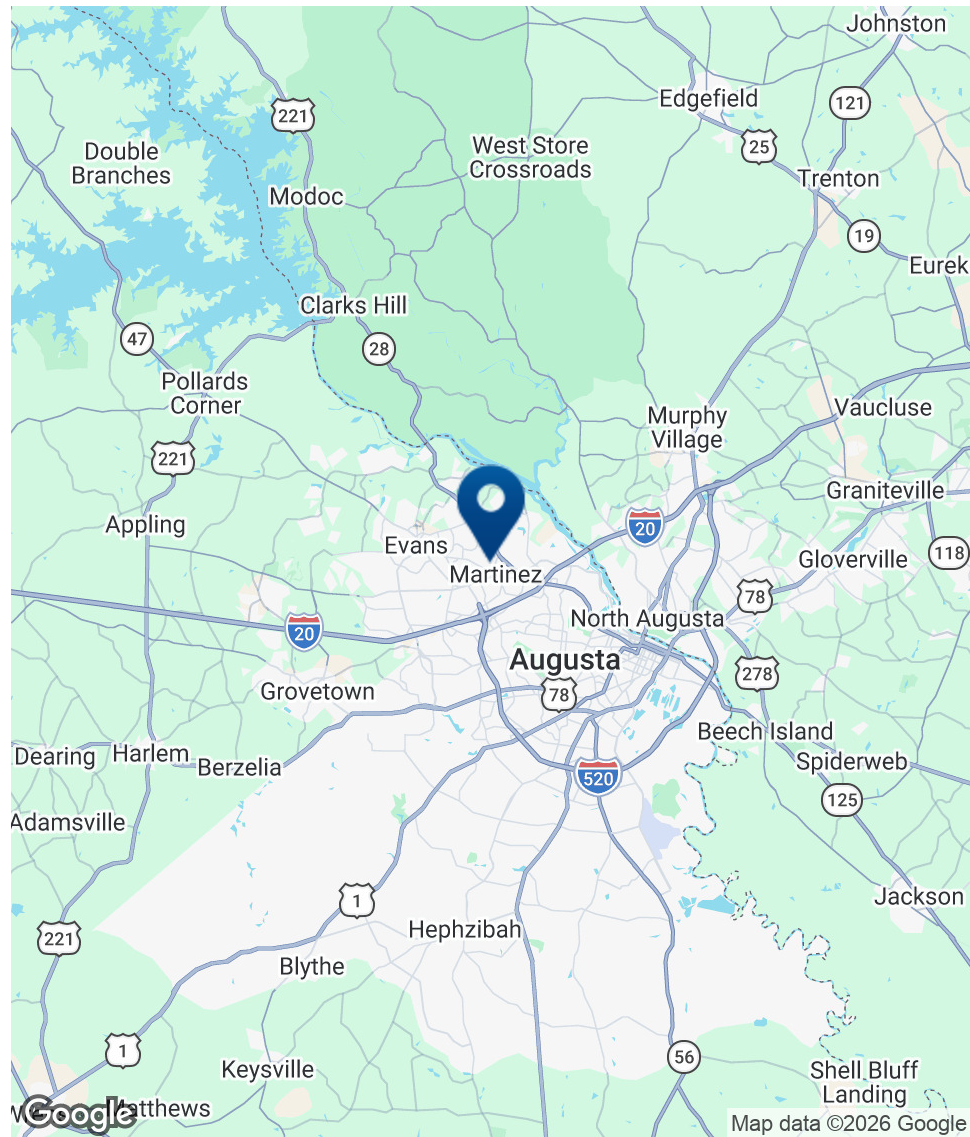
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	1,250 - 5,800 SF	NNN	\$27.00 SF/yr	End cap unit. Can be combined with other units.
Suite 2	1,100 - 5,800 SF	NNN	\$27.00 SF/yr	Inline unit. Can be combined with other units.
Suite 3	1,100 - 5,800 SF	NNN	\$27.00 SF/yr	Inline unit. Can be combined with other units.
Suite 4	1,100 - 5,800 SF	NNN	\$27.00 SF/yr	Inline unit. Can be combined with other units.
Suite 5	1,250 - 5,800 SF	NNN	\$27.00 SF/yr	End cap unit. Can be combined with other units.



JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Location Map



SHERMAN & HEMSTREET
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedg@shermanandhemstreet.com
706.288.1077

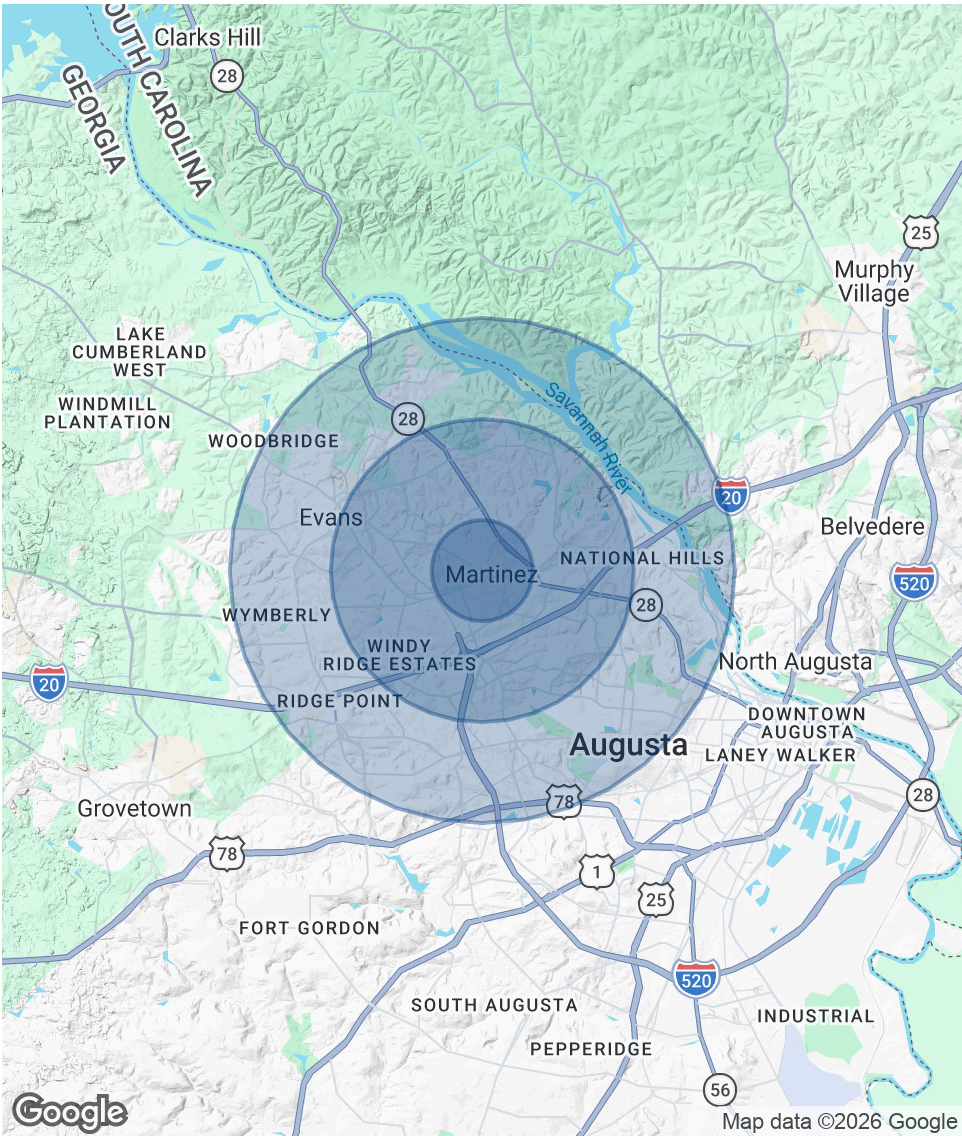
FOR LEASE | 3550 RIVERWATCH PKWY | 3550 RIVER WATCH PKWY, MARTINEZ, GA 30907

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,370	52,973	123,479
Average Age	41.3	41.8	41.1
Average Age (Male)	40.2	39.4	38.8
Average Age (Female)	41.9	43.0	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,616	21,750	47,942
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$96,899	\$107,947	\$103,885
Average House Value	\$235,944	\$283,032	\$269,464

2023 American Community Survey (ACS)



JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: **706.288.1077** | Cell: **706.627.2789**

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
Evans, GA 30809
706.722.8334



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077