



FOR SALE

1234 FURY FERRY
ROAD

1234 Furys Ferry Road, Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

Motivated to sell

PROPERTY HIGHLIGHTS

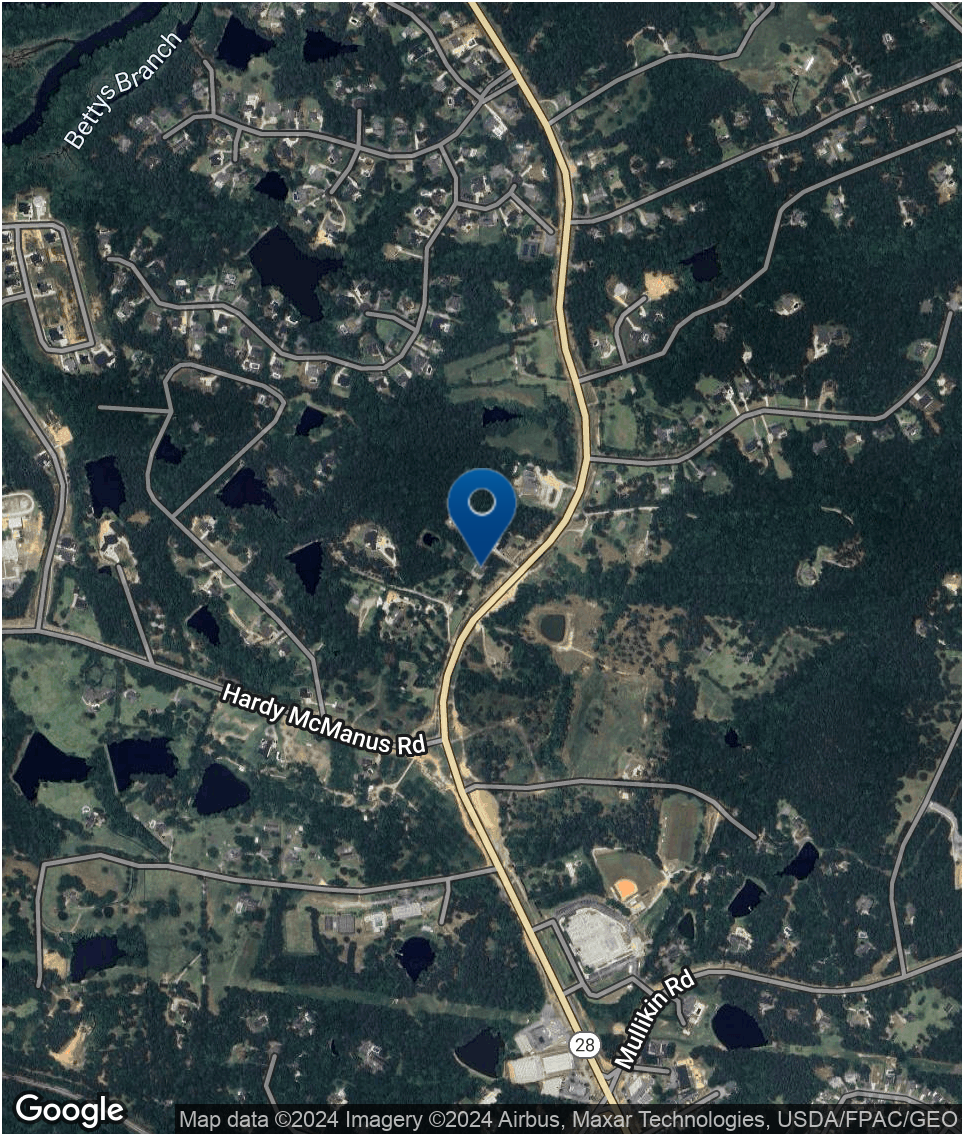
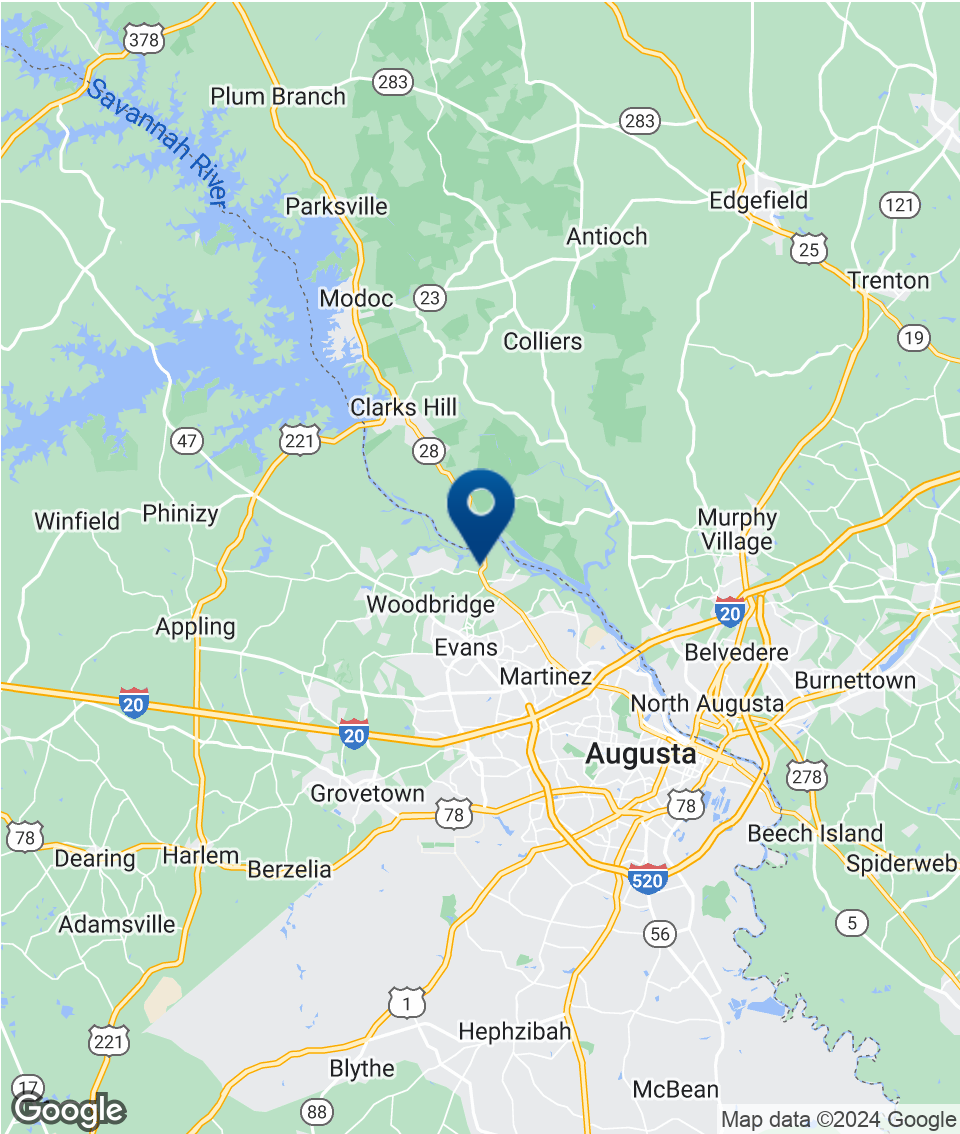
- Great location
- Beautiful home
- Mutiple utilities building
- Pond

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	1.75 Acres
Building Size:	2,682 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	196	985	2,347
Total Population	846	3,647	7,738
Average HH Income	\$143,871	\$137,677	\$129,355

Location Map



SHERMAN & HEMSTREET
Real Estate Company

MATT AITKEN
Commercial Broker
maitken@shermanandhemstreet.com
706.288.1079 x314

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

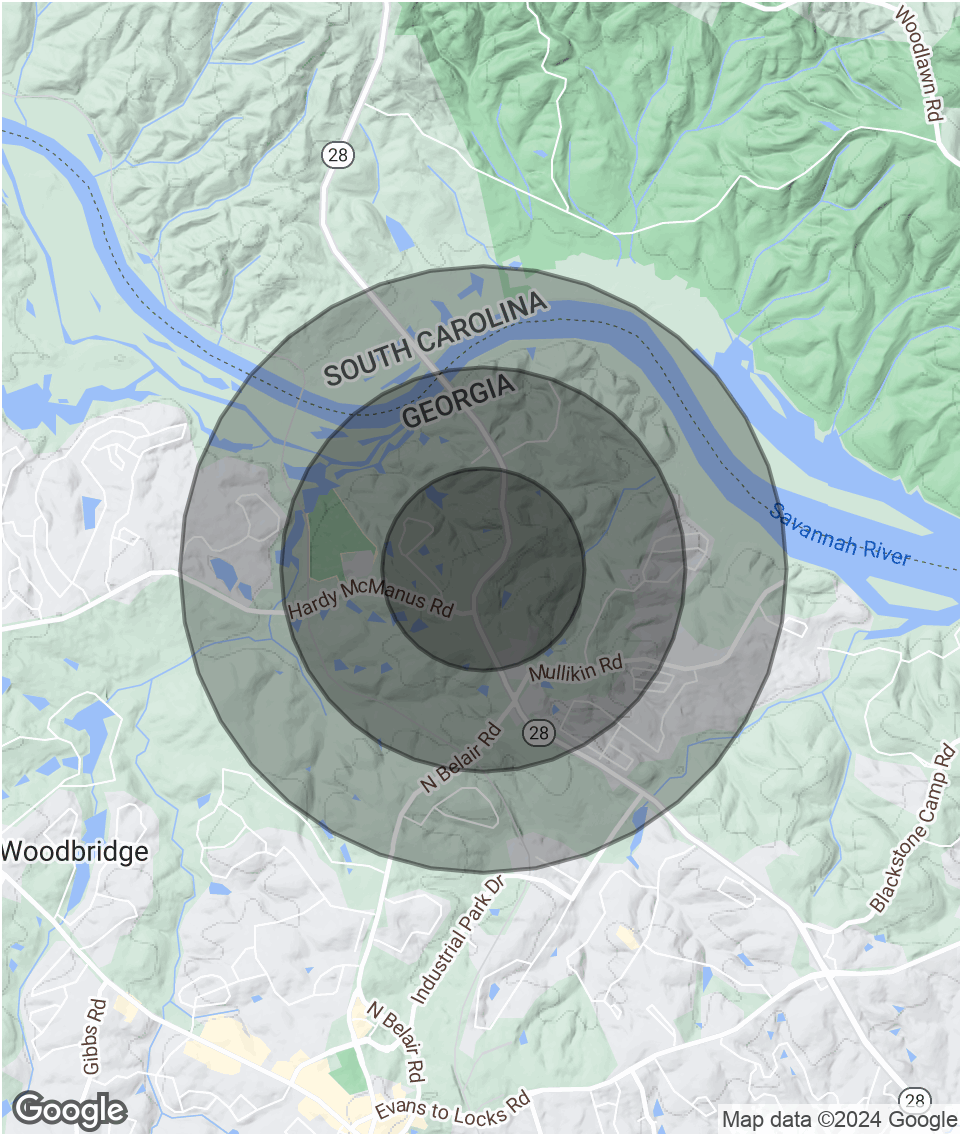
MATT AITKEN
Commercial Broker
maitken@shermanandhemstreet.com
706.288.1079 x314

Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	846	3,647	7,738
Average Age	30.7	33.4	35.9
Average Age (Male)	26.4	30.4	33.4
Average Age (Female)	43.5	42.4	41.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	196	985	2,347
# of Persons per HH	4.3	3.7	3.3
Average HH Income	\$143,871	\$137,677	\$129,355
Average House Value	\$313,091	\$290,023	\$280,242

* Demographic data derived from 2020 ACS - US Census



Advisor Bio 1



MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

Direct: 706.288.1079 x314 | **Cell:** 706.267.0107

PROFESSIONAL BACKGROUND

Matt Aitken is a commercial real estate agent for Sherman and Hemstreet and specializes in Augusta's historic Downtown market. He and his family reside in Downtown Augusta. Through his community involvement with various non-profits in the area and his tenure serving as the District 1 Commissioner in Augusta (which encompasses the downtown business district) from 2010-2012, Matt has a very keen understanding of the growing business community downtown. His role in government has given him first-hand knowledge of how the process works for commercial developments. Matt's other governmental service was exemplified through his tenure on the City of Augusta's Engineering Committee, the Augusta-Richmond County Planning Commission, and the Augusta Aviation Board. Matt's passion is to see the Augusta market continue to grow and become an economic engine for this region of Georgia. His accomplishments with the expansion of the Augusta Convention Center have attracted great conferences, including sold-out cyber events. With the recent completion of the Georgia Cyber Center and the U.S. Army Cyber Command campuses, these assets create new jobs, educational opportunities, and economic growth for Augusta and the region. Currently Matt is running for his old Augusta Richmond County District 1 Commission seat, that election is May 21, 2024.

MEMBERSHIPS

Augusta Metro Chamber of Commerce, Columbia County Chamber of Commerce, Augusta Home Builders Association, and the Rotary Club of Augusta.

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314