

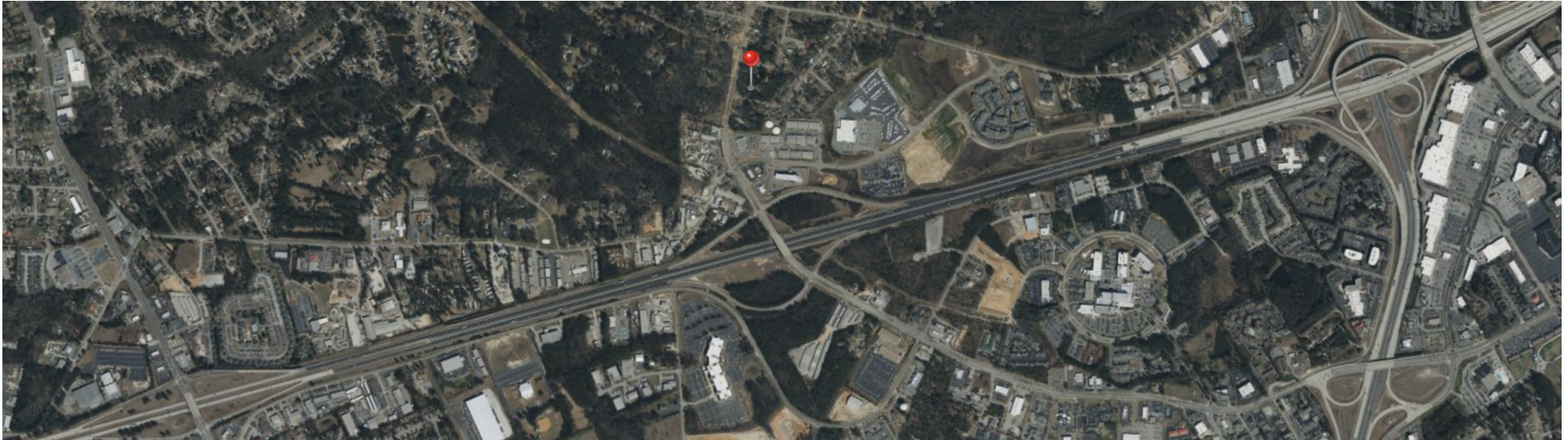


FOR SALE

OFFICE DEVELOPMENT SITE

452 Flowing Wells Rd., Martinez, GA 30907

Property Summary



PROPERTY DESCRIPTION

Prime 1.95-acre corner lot, zoned P-1 for office use, has 163 feet of road frontage and is ideal for commercial development. After the road widening on Flowing Wells, it offers high visibility and sits amidst rapidly growing commercial areas to the south, including restaurants near I-20. The flat land is perfect for one or two office buildings with high traffic exposure. Additionally, the property is free from wetlands or floodplain and has county water and sewer connections.

OFFERING SUMMARY

Sale Price:	\$549,900
Lot Size:	1.95 Acres

LOCATION DESCRIPTION

Located near I-20 and Augusta Exchange which houses over a million square feet of retail space. Positioned on Flowing Wells, a major connector road, the site benefits from high traffic and recent growth. It's nestled between the retail hubs of I-520 (Bobby Jones Expressway) and Belair Road, and Washington Road and Robert C. Daniel Jr.'s Augusta Exchange, offering prime visibility in a thriving commercial area.

PROPERTY HIGHLIGHTS

- High Traffic Location
- County Water/Sewer
- Corner lot
- Rapid Retail Growth Area
- Flat Lot Ideal For Development
- Already Zoned



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Retailer Map



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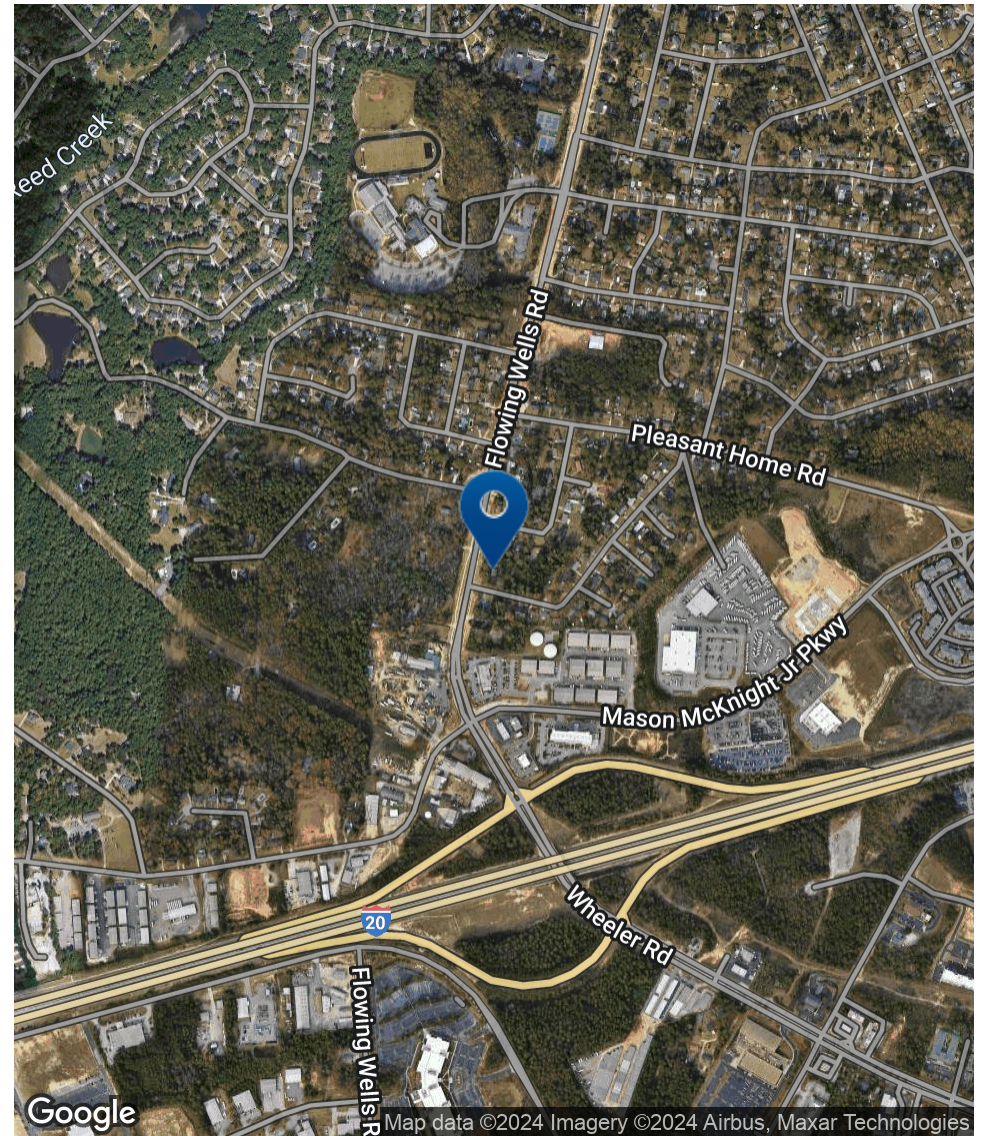
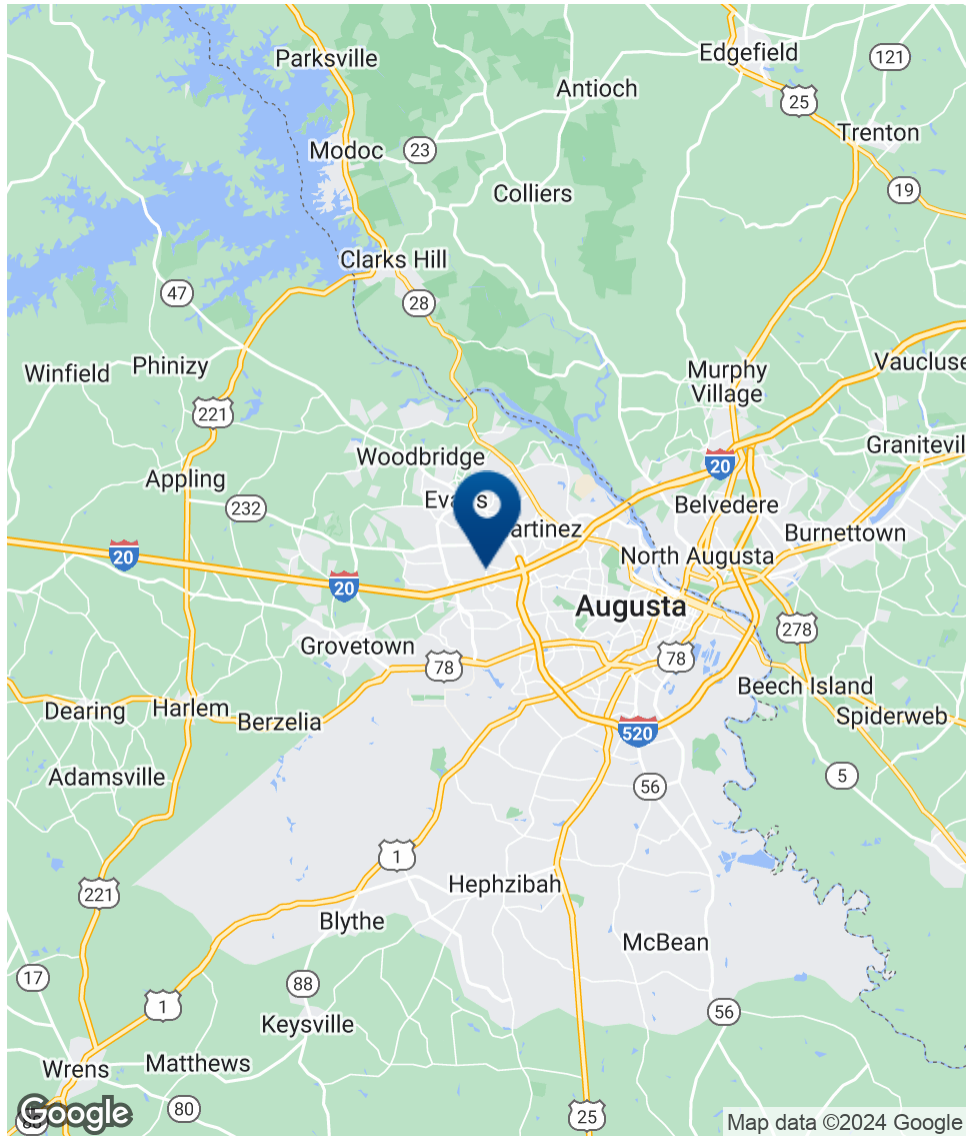
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Location Map



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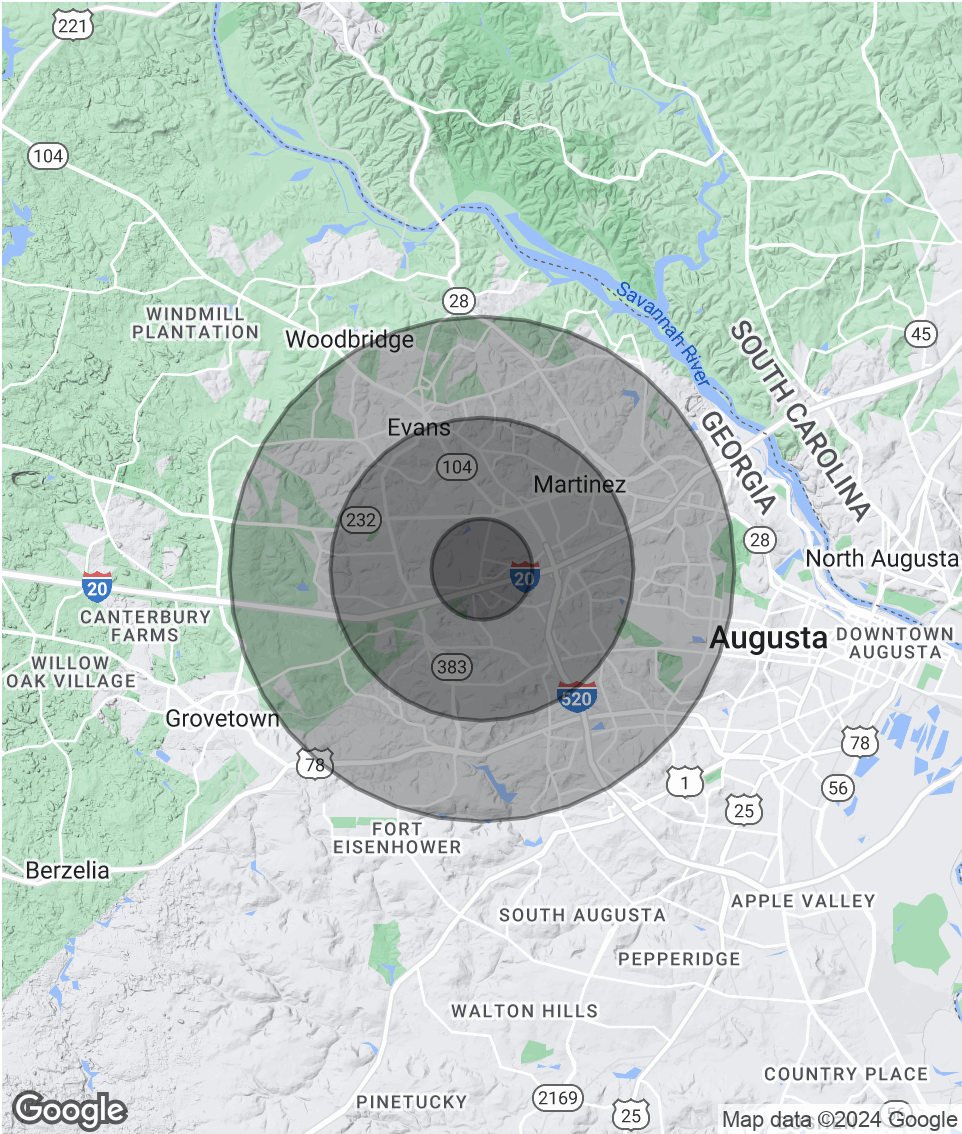
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,716	57,850	129,906
Average Age	37.5	39.9	38.9
Average Age (Male)	34.1	38.1	38.5
Average Age (Female)	40.6	42.1	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,677	27,533	59,114
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$60,609	\$62,511	\$70,353
Average House Value	\$150,531	\$162,642	\$184,779

2020 American Community Survey (ACS)



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Advisor Bio 1



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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.

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