



FOR SALE

# SPECIALIZED PERSONAL CARE FACILITY

339 Marshall Street, Martinez, GA 30907



# Property Summary



## PROPERTY DESCRIPTION

This facility has been operated as a personal care facility for over 20 years. The site consists of three buildings estimated to be 3,026 square feet each. Buildings are ADA compliant, sprinklered, and laid out for wheelchair access throughout. Site has been approved by Columbia County for a fourth building that was never built. The facility operates under a very special zoning that allows for personal care homes for severely physically handicapped individuals or people with developmental disabilities. The property is approved for between 6 and 11 individuals per building per the county zoning records. Site is 3.31 acres.

The current operator has been in place for ten years and recently vacated at the end of the lease period. This property is ideal for an investor seeking to lease to a single operator on a long term lease basis. Site could also be ideal for an operator who wishes to own their own facility in Columbia County instead of leasing.

## LOCATION DESCRIPTION

Property is located in Columbia County off Washington Rd in Martinez. Site is situated behind Club Car with frontage on Marshall St. The area is residential on three sides with a seasoned neighborhood. Site is near I-520 & I-20 with easy access to Richmond County and other major thoroughfares in the area. There is close access to shopping and dining as well as other amenities including the Evans Towne Center Park and Columbia County library.

## OFFERING SUMMARY

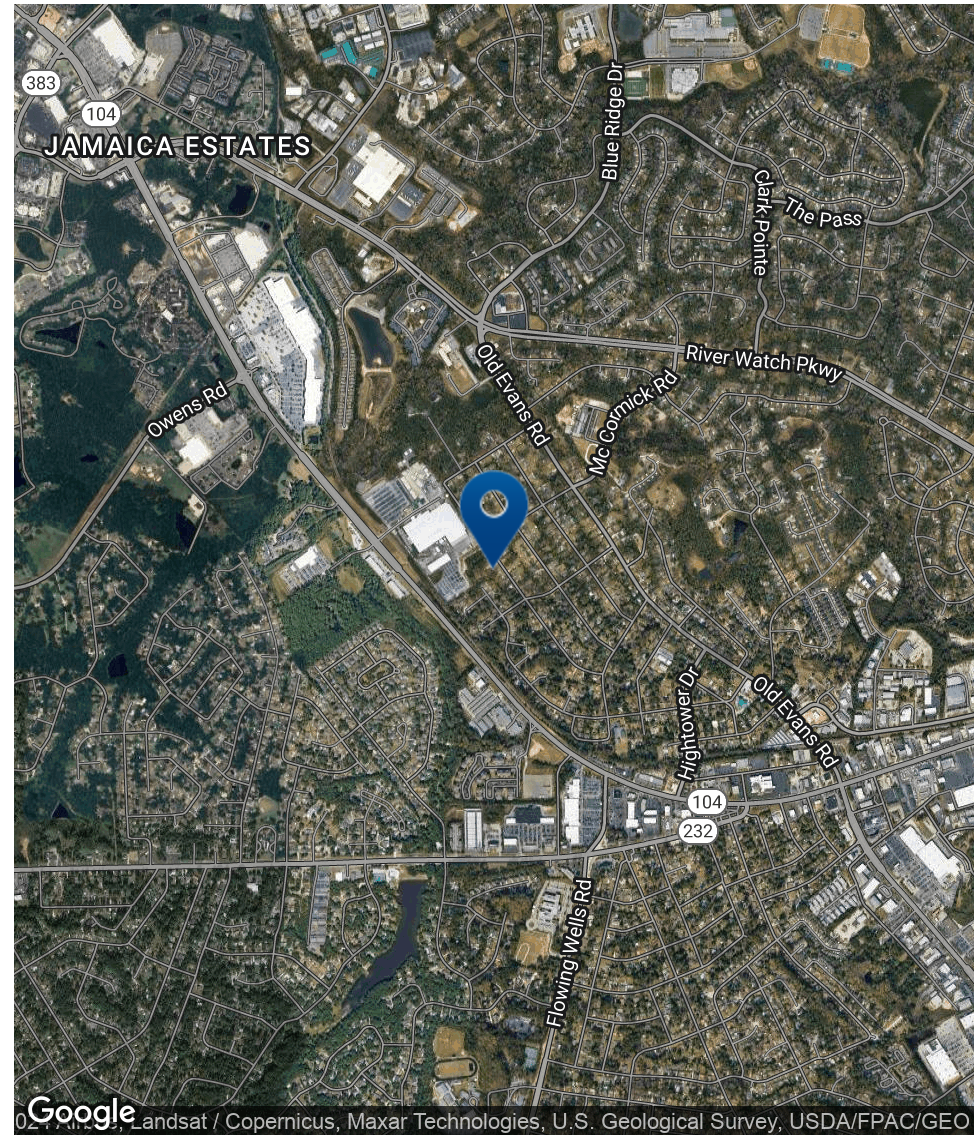
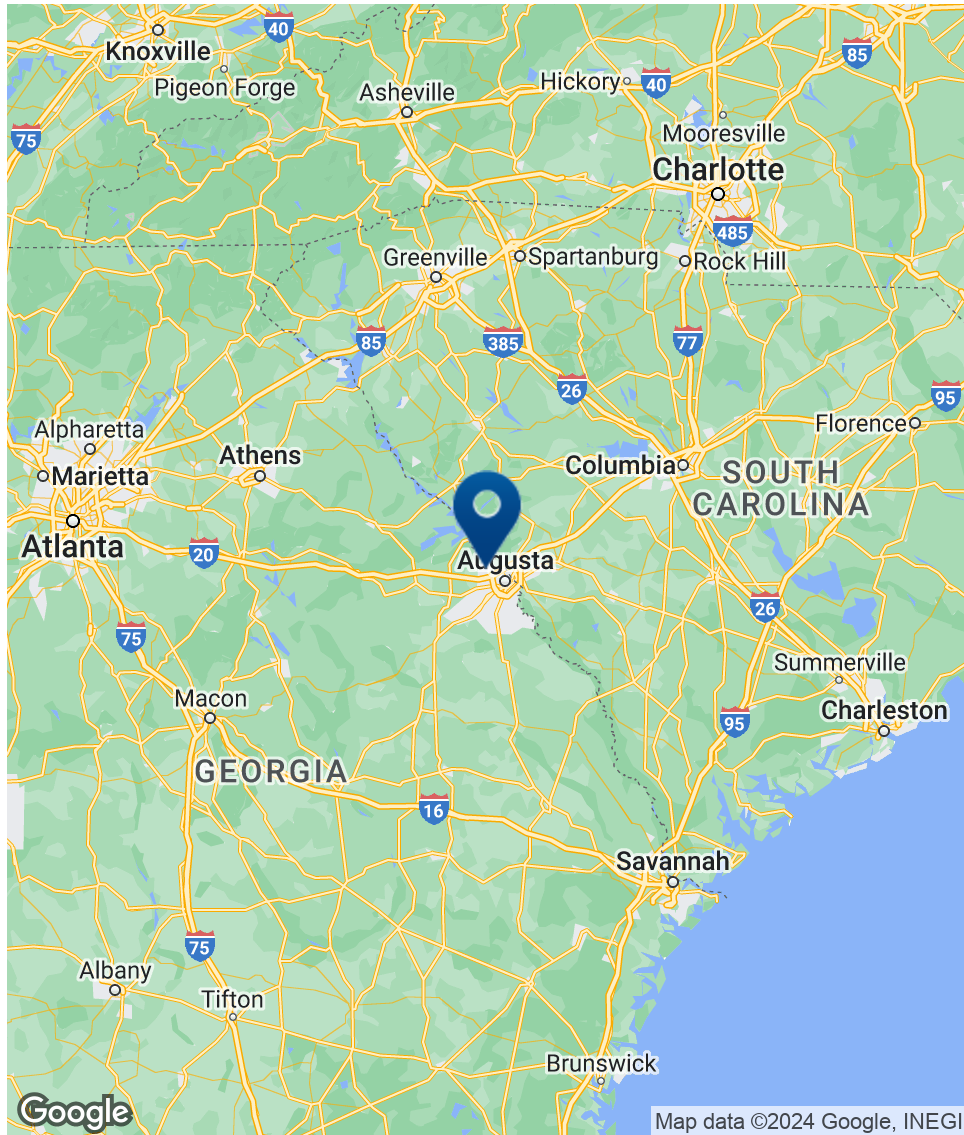
Sale Price:	\$1,350,000
Number of Beds:	30
Lot Size:	3.31 Acres
Building Size:	9,108 SF



**JOE EDGE, SIOR, CCIM**  
President & Broker  
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# Location Map



**SHERMAN &  
HEMSTREET**  
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# Additional Photos



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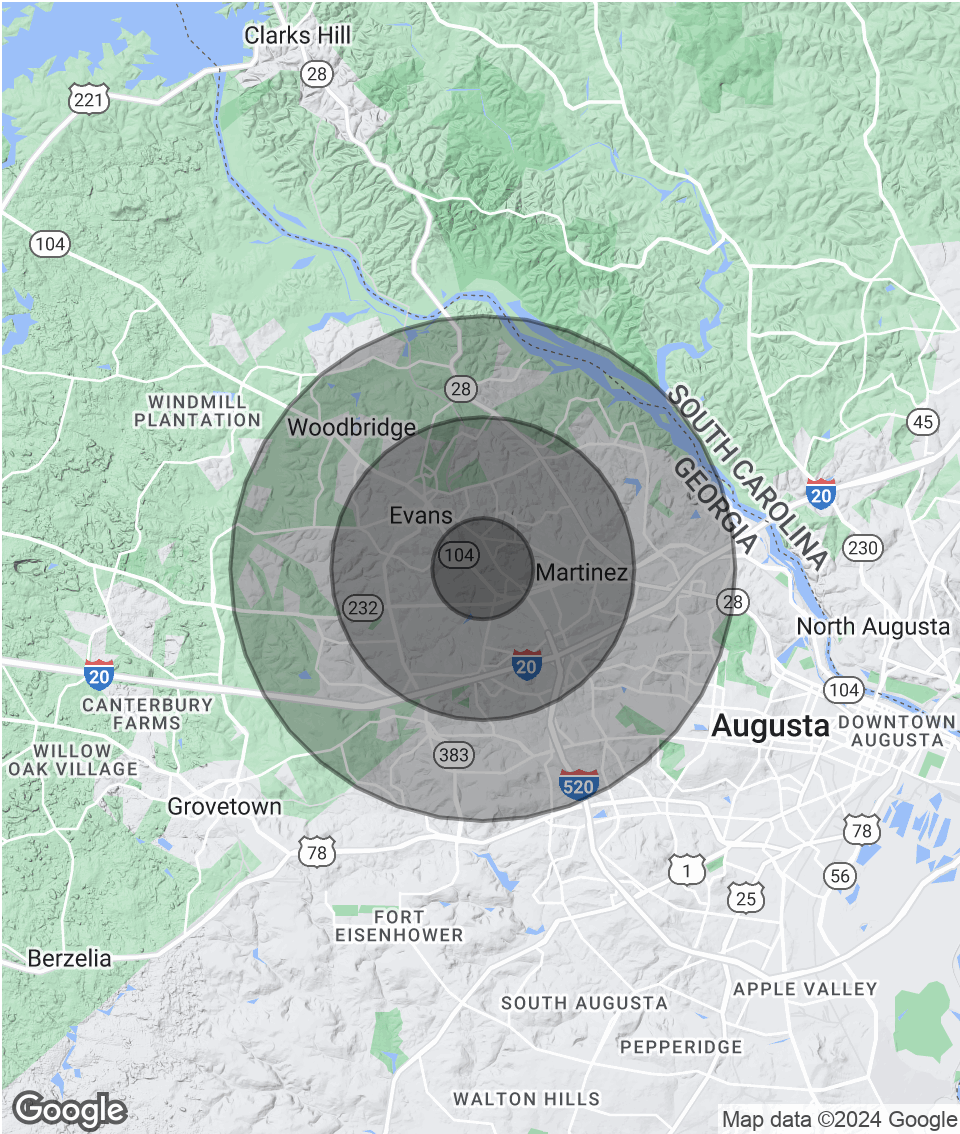


# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,567	60,922	126,220
Average Age	38.4	40.8	39.6
Average Age (Male)	34.0	39.2	38.9
Average Age (Female)	41.3	42.7	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,513	26,754	56,693
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$65,086	\$74,815	\$77,028
Average House Value	\$157,144	\$171,242	\$202,892

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio 1



## **JOE EDGE, SIOR, CCIM**

President & Broker

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### **PROFESSIONAL BACKGROUND**

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to [www.ccim.com](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

### **MEMBERSHIPS**

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

#### **Sherman & Hemstreet Real Estate Company**

4316 Washington Road  
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