



FOR LEASE

1028 BROAD ST.

Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

This 1,850 SF property presents an opportunity for a retail or office space. Site offers unparalleled visibility and access in one of the city's most sought-after areas.

LOCATION DESCRIPTION

Set in the heart of historic downtown Augusta's business district, this retail/office space boasts an ideal location. This retail/office space is surrounded by various restaurants and Augusta's newly renovated Convention and Visitors office.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,850 SF
Lot Size:	0.3 Acres
Building Size:	1,850 SF

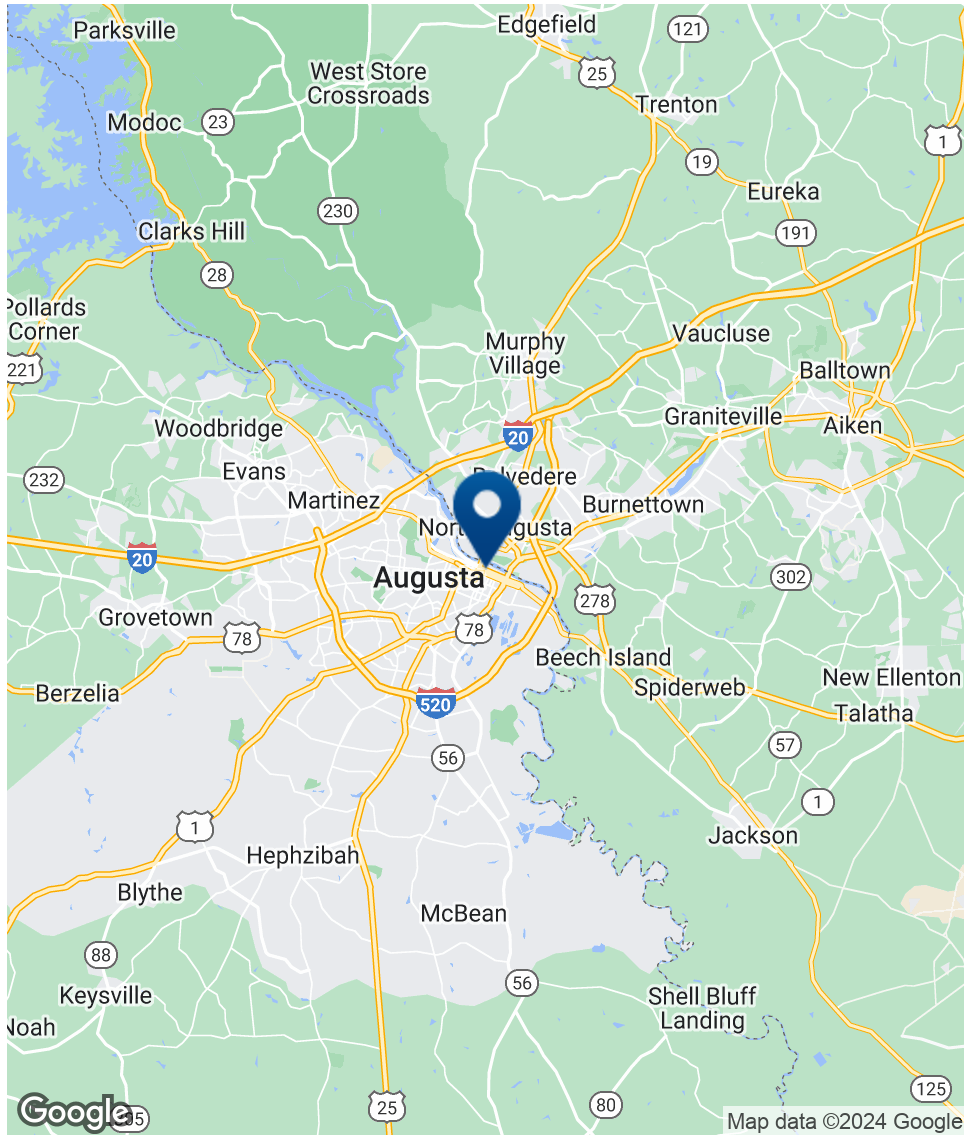
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,461	22,954	48,590
Total Population	5,605	45,554	98,819
Average HH Income	\$33,914	\$43,892	\$47,826



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Location Map



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Additional Photos



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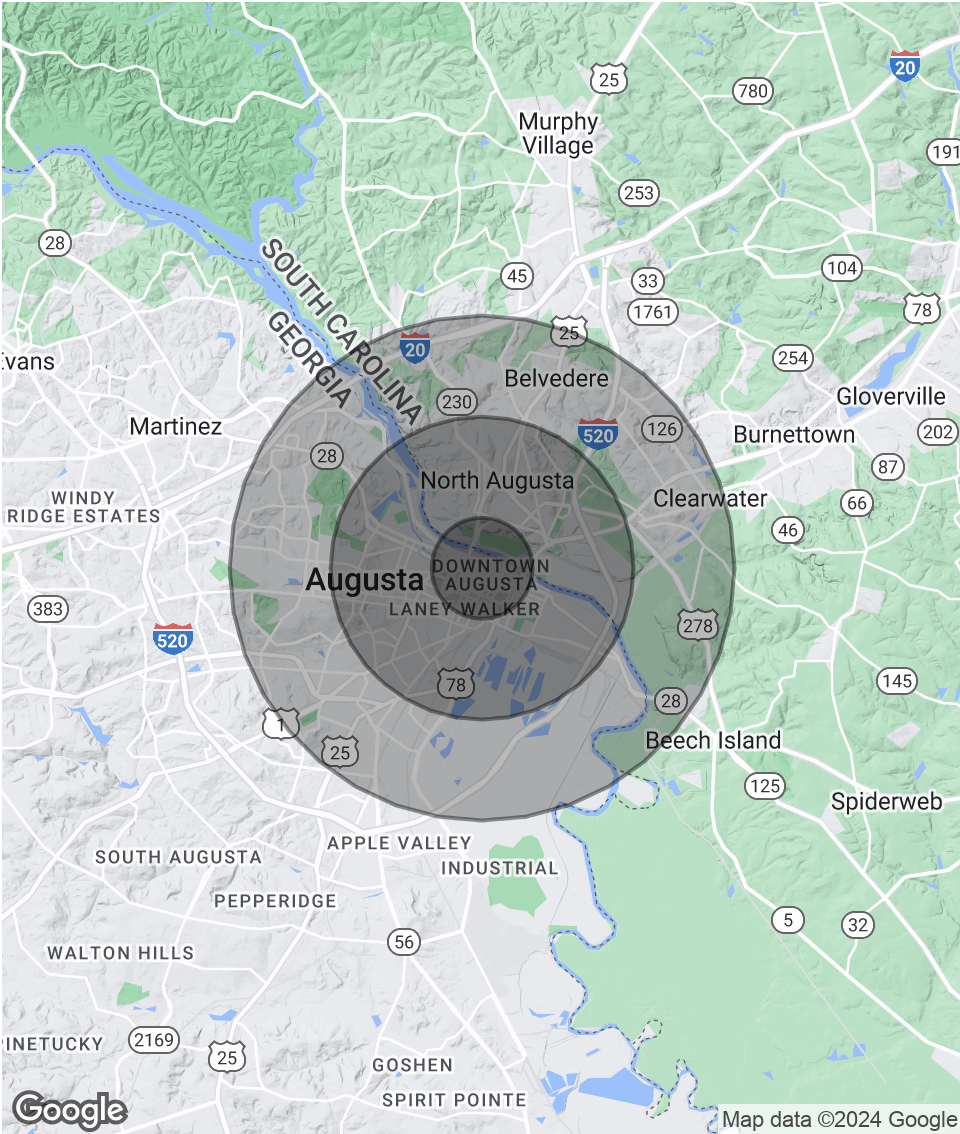
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,605	45,554	98,819
Average Age	45.0	38.6	37.0
Average Age (Male)	41.0	35.6	35.1
Average Age (Female)	44.8	41.1	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,461	22,954	48,590
# of Persons per HH	1.6	2.0	2.0
Average HH Income	\$33,914	\$43,892	\$47,826
Average House Value	\$147,660	\$120,149	\$129,310

* Demographic data derived from 2020 ACS - US Census



Retailer Map



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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.

Sherman & Hemstreet Real Estate Company

4316 Washington Road
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