



FOR SALE

1212 BROAD STREET

1212 Broad Street, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

AVAILABLE
SHERMAN &
HEMSTREET
Real Estate Company
(706) 722-8334
http://www.shermanandhemstreet.com
Matt Aitken

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

This Broad Street property offers a first-floor retail space complete with a warehouse and rear parking. While the second floor has been cleared for potential renovation, the third floor retains its original historic charm. With its prime location and income potential, the property may qualify for historic tax credits, enhancing its investment value.

PROPERTY HIGHLIGHTS

- Central Location in Downtown Augusta
- Historic Tax Credit Opportunity
- Street Parking Readily Available

LOCATION DESCRIPTION

This historic building sits on the 1200 block of Broad Street. The block is set to welcome over 50 new lofts, a planned hotel, and new retail and restaurant spaces.

OFFERING SUMMARY

Sale Price:	\$849,000
Lot Size:	0.22 Acres
Building Size:	9,900 SF

Additional Photos



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Additional Photos



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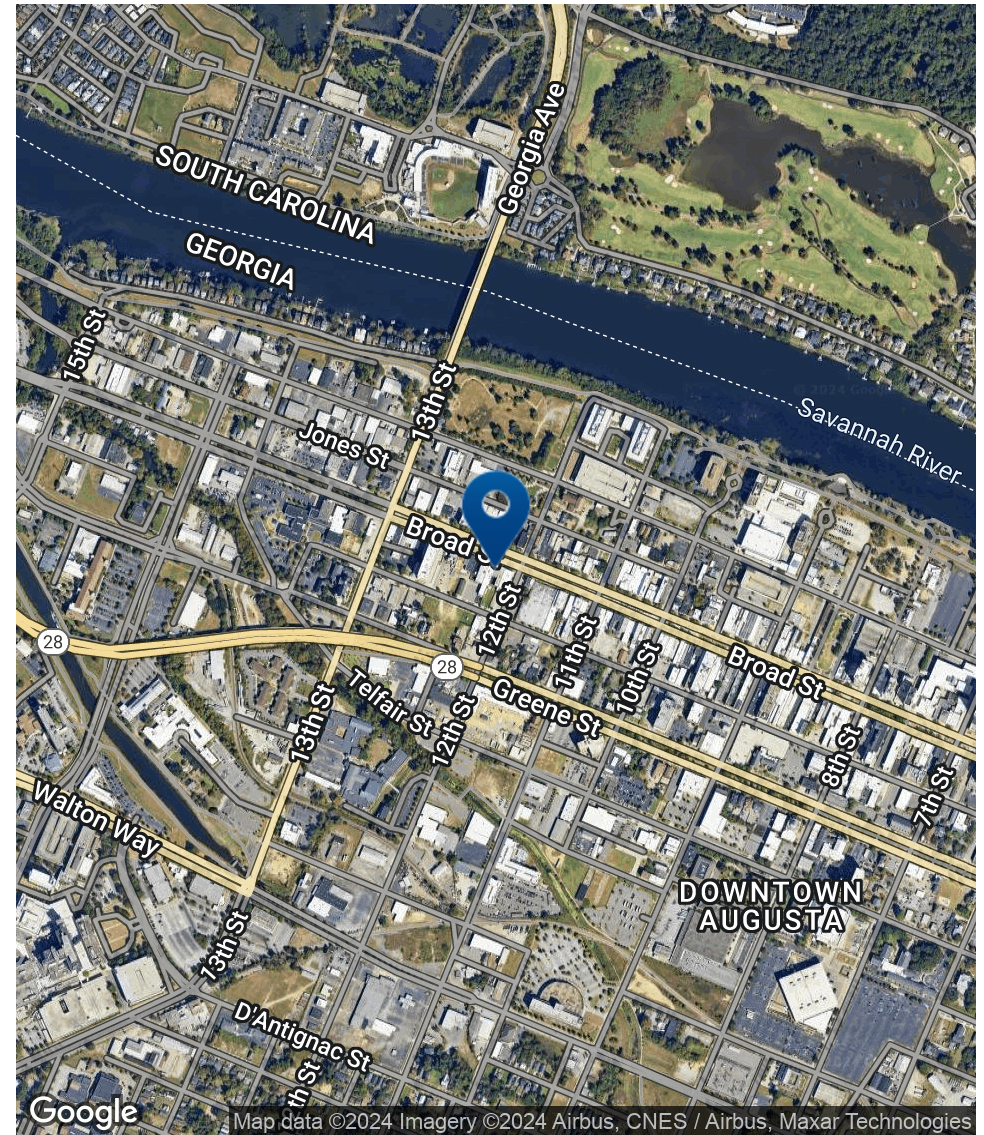
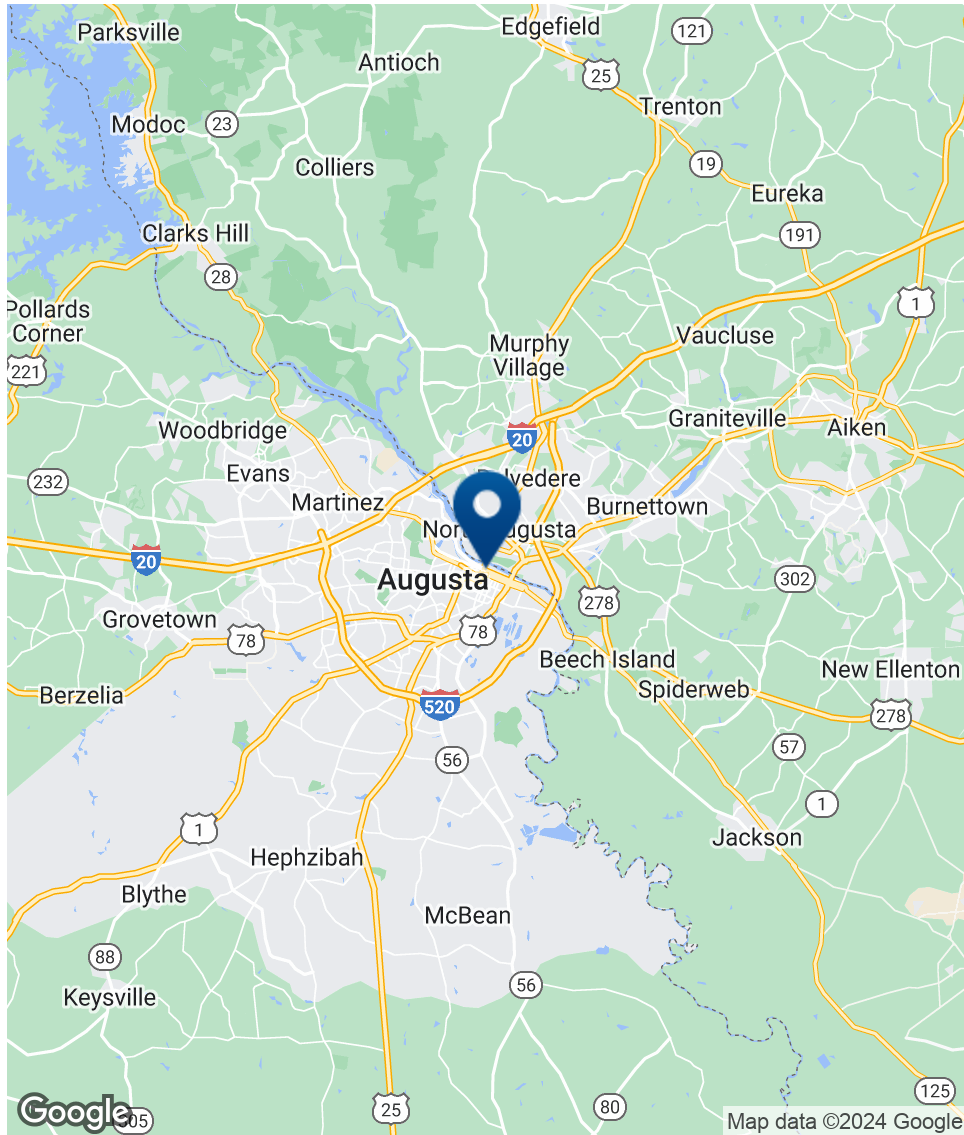
Additional Photos



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Location Map



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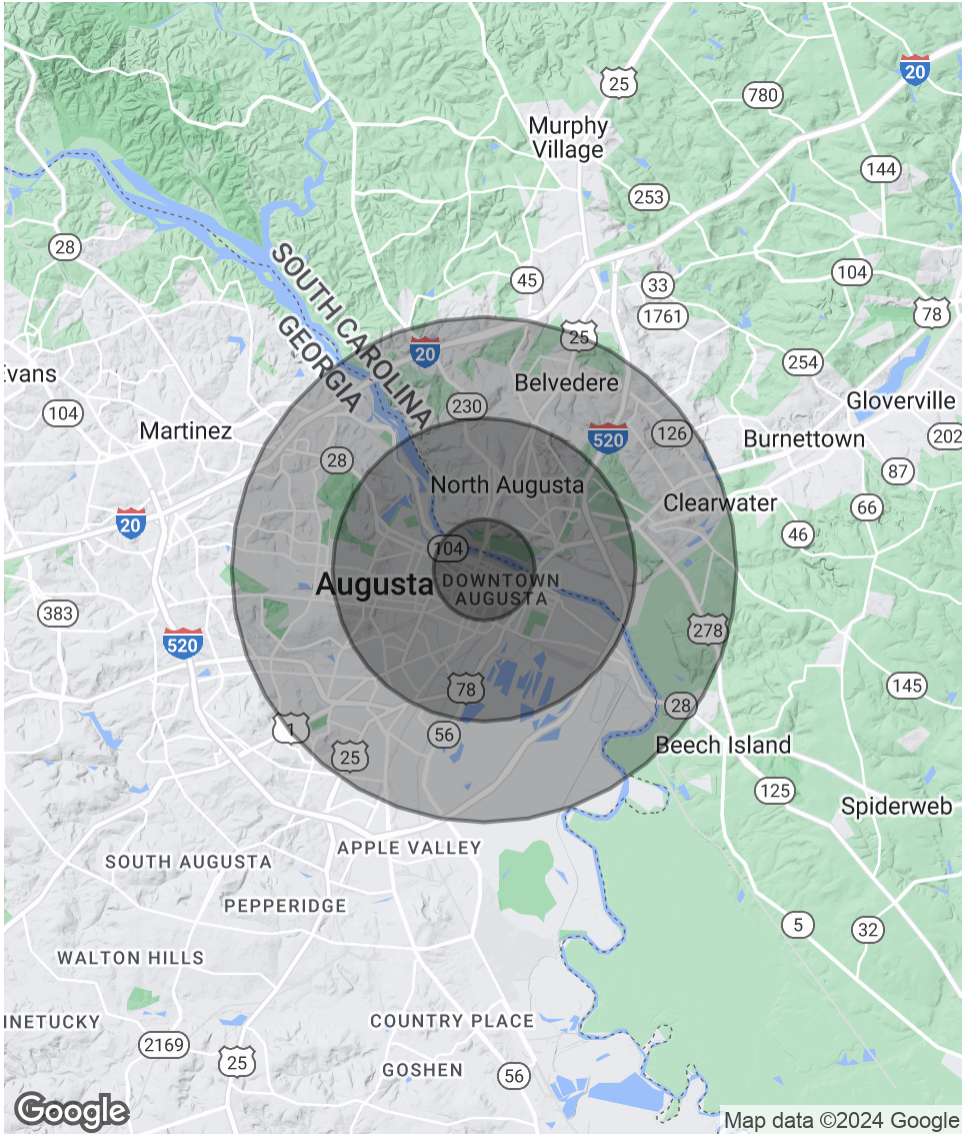
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,331	47,188	101,845
Average Age	46.2	38.6	37.1
Average Age (Male)	42.1	35.6	35.3
Average Age (Female)	46.2	41.4	39.8

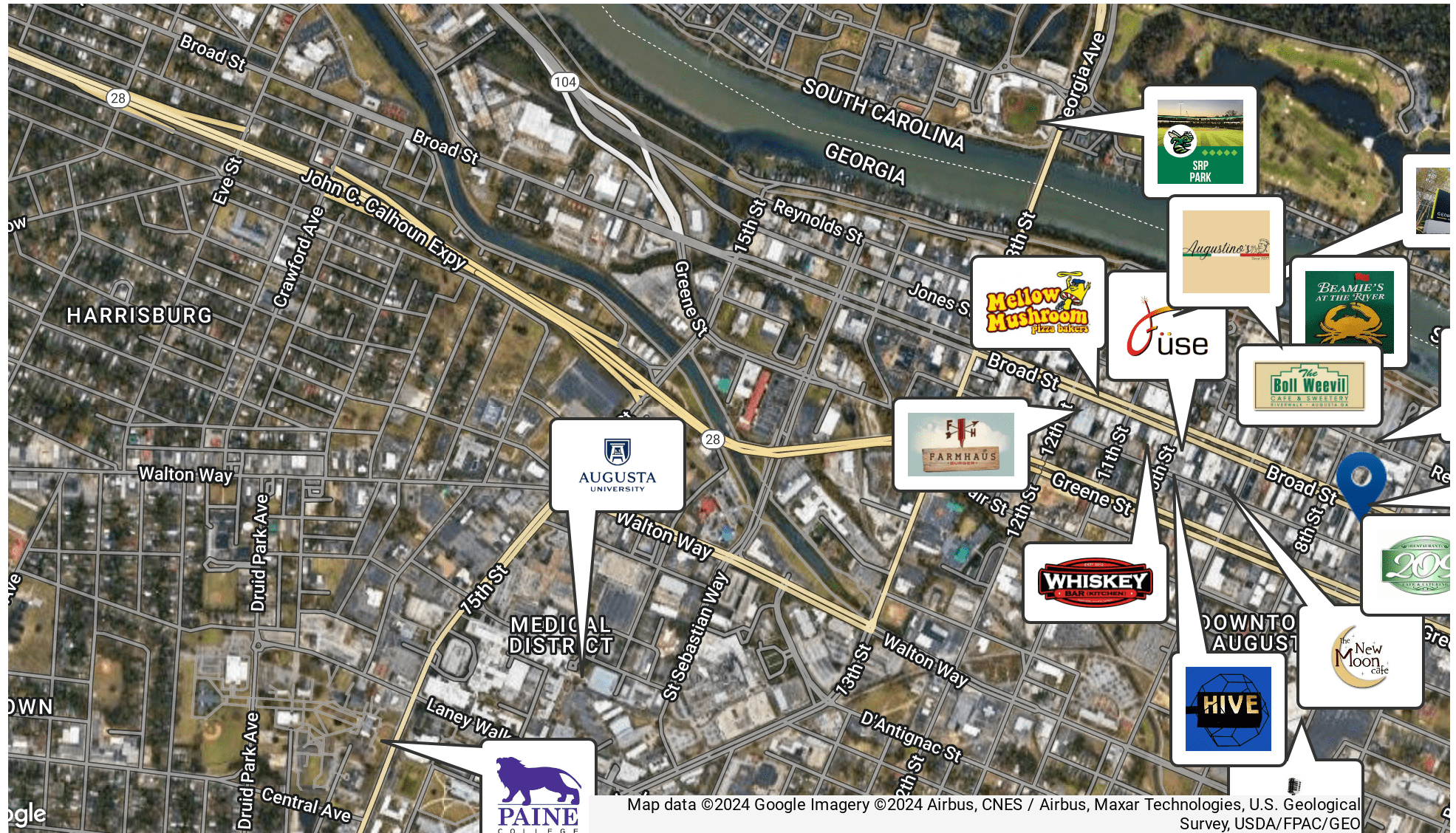
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,328	23,797	50,152
# of Persons per HH	1.6	2.0	2.0
Average HH Income	\$35,108	\$44,628	\$47,986
Average House Value	\$156,523	\$121,676	\$130,146

* Demographic data derived from 2020 ACS - US Census



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Retailer Map with pics



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Advisor Bio



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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

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