

FOR SALE

586 BROAD STREET

Augusta, GA 30901

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**MATT AITKEN**

Commercial Broker

[maitken@shermanandhemstreet.com](mailto:maitken@shermanandhemstreet.com)

706.288.1079 x314

# Property Summary



## PROPERTY DESCRIPTION

This prime retail/office location presents a compelling investment opportunity for investors or those seeking a live-work space in the thriving Downtown Augusta area. While the building is offered in as-is condition, there's potential to leverage historic tax credits to assist with renovation costs. Additionally, the property is subject to an architectural and preservation easement through Historic Augusta, ensuring its enduring character and value.

## LOCATION DESCRIPTION

Located in Downtown Augusta's Lower Broad area, this property is poised for growth. Property is surrounded by numerous shops, restaurants, and entertainment venues.

## OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	0.08 Acres
Building Size:	5,428 SF

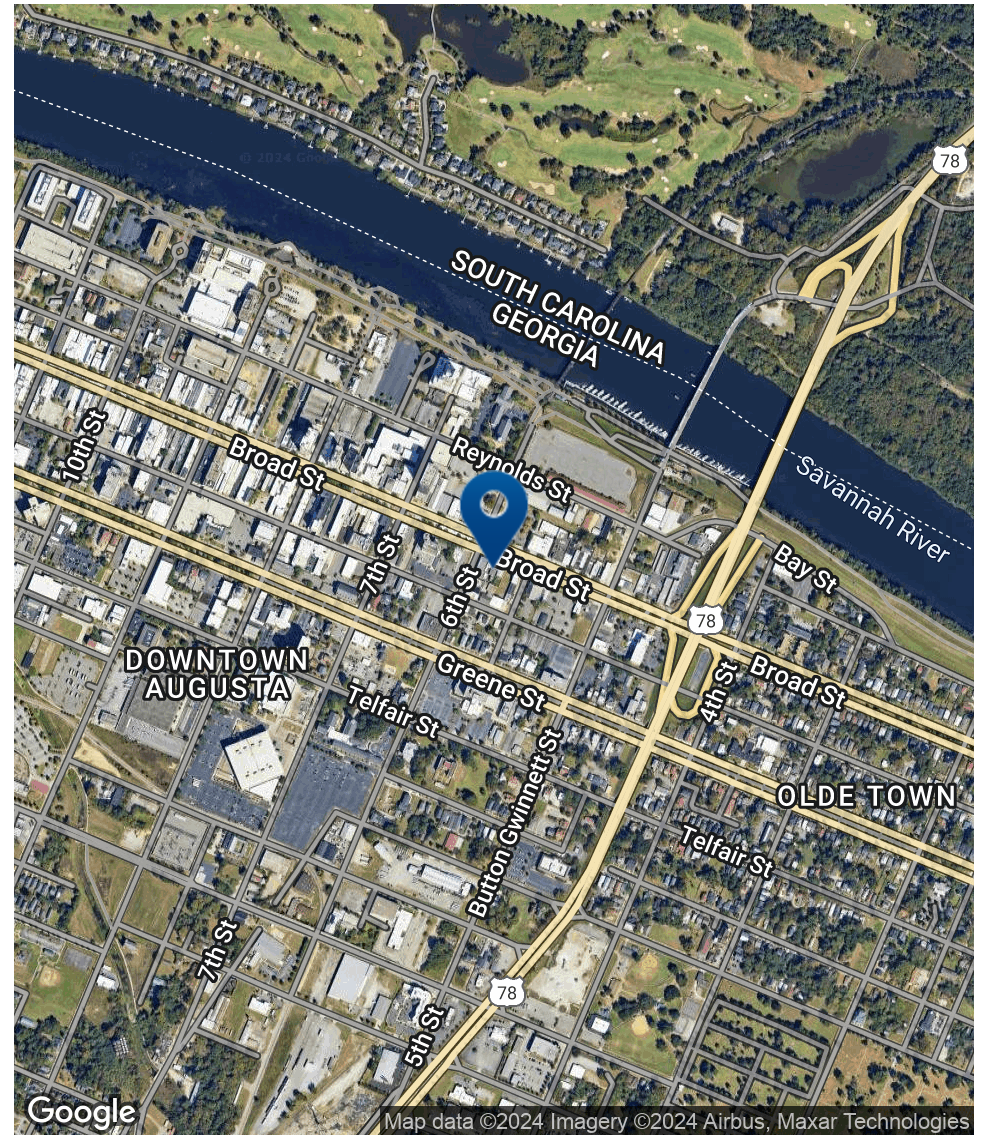
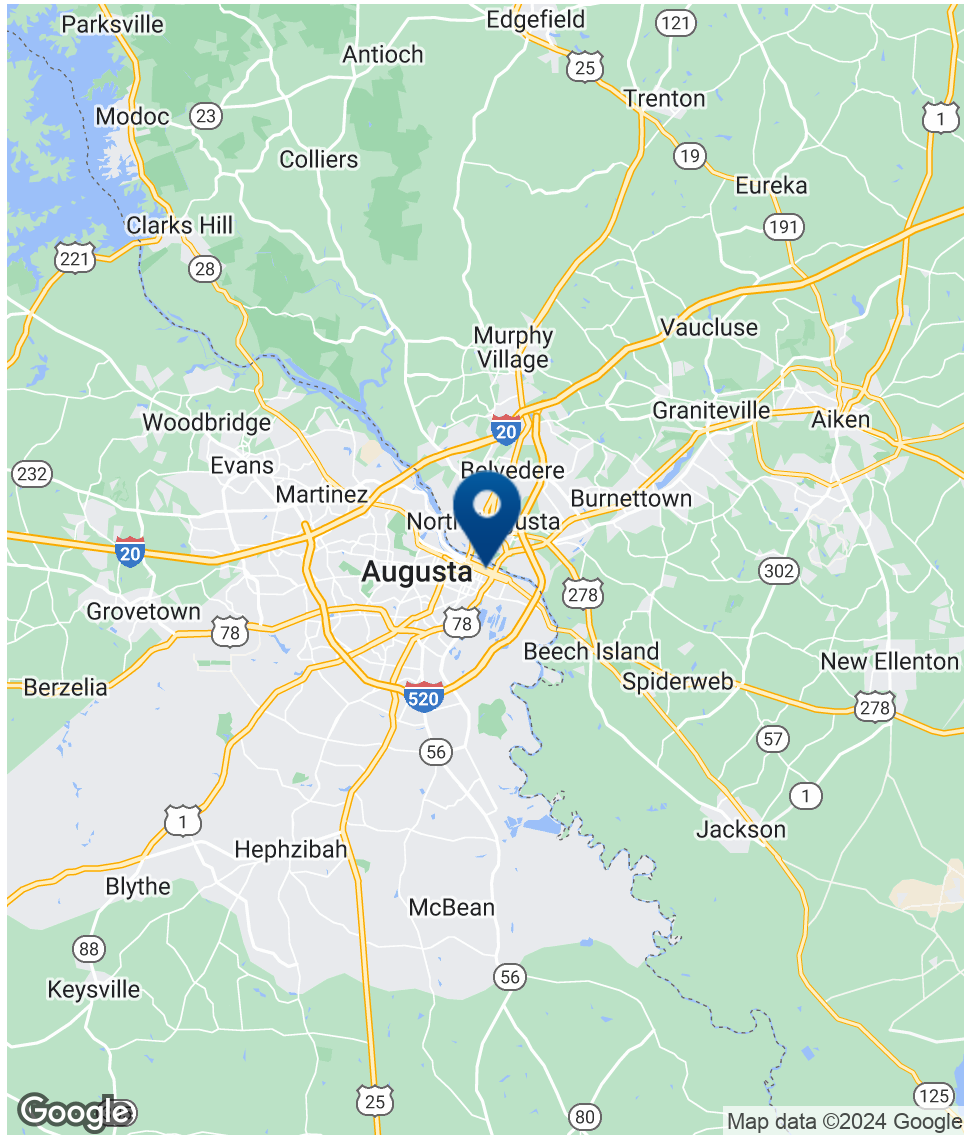
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,733	20,085	44,086
Total Population	6,682	39,963	90,576
Average HH Income	\$29,765	\$40,835	\$47,019



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# Location Map



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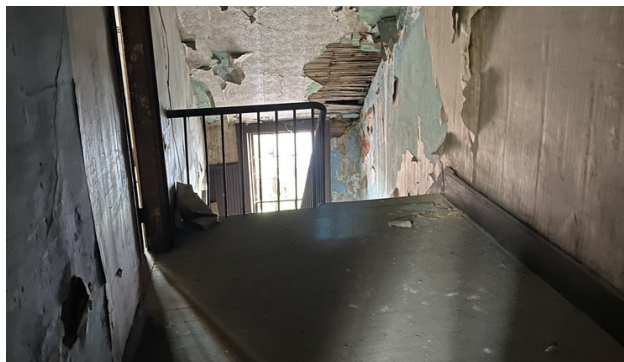
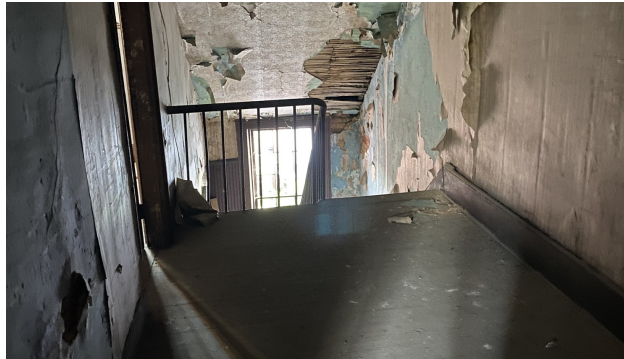
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# Additional Photos



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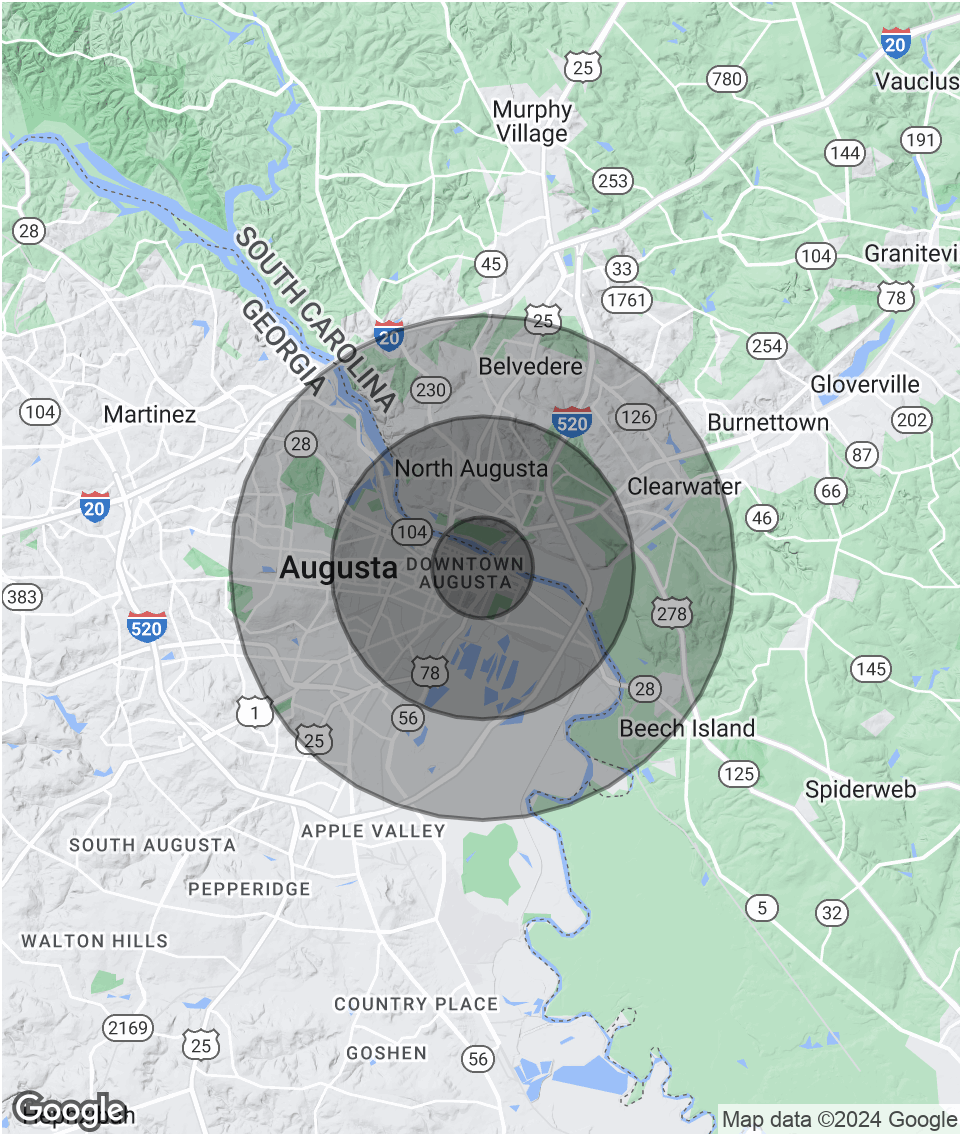
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,682	39,963	90,576
Average Age	40.1	38.3	37.0
Average Age (Male)	36.5	35.6	34.9
Average Age (Female)	39.5	40.0	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,733	20,085	44,086
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$29,765	\$40,835	\$47,019
Average House Value	\$128,517	\$113,788	\$128,132

\* Demographic data derived from 2020 ACS - US Census





# Retailer Map



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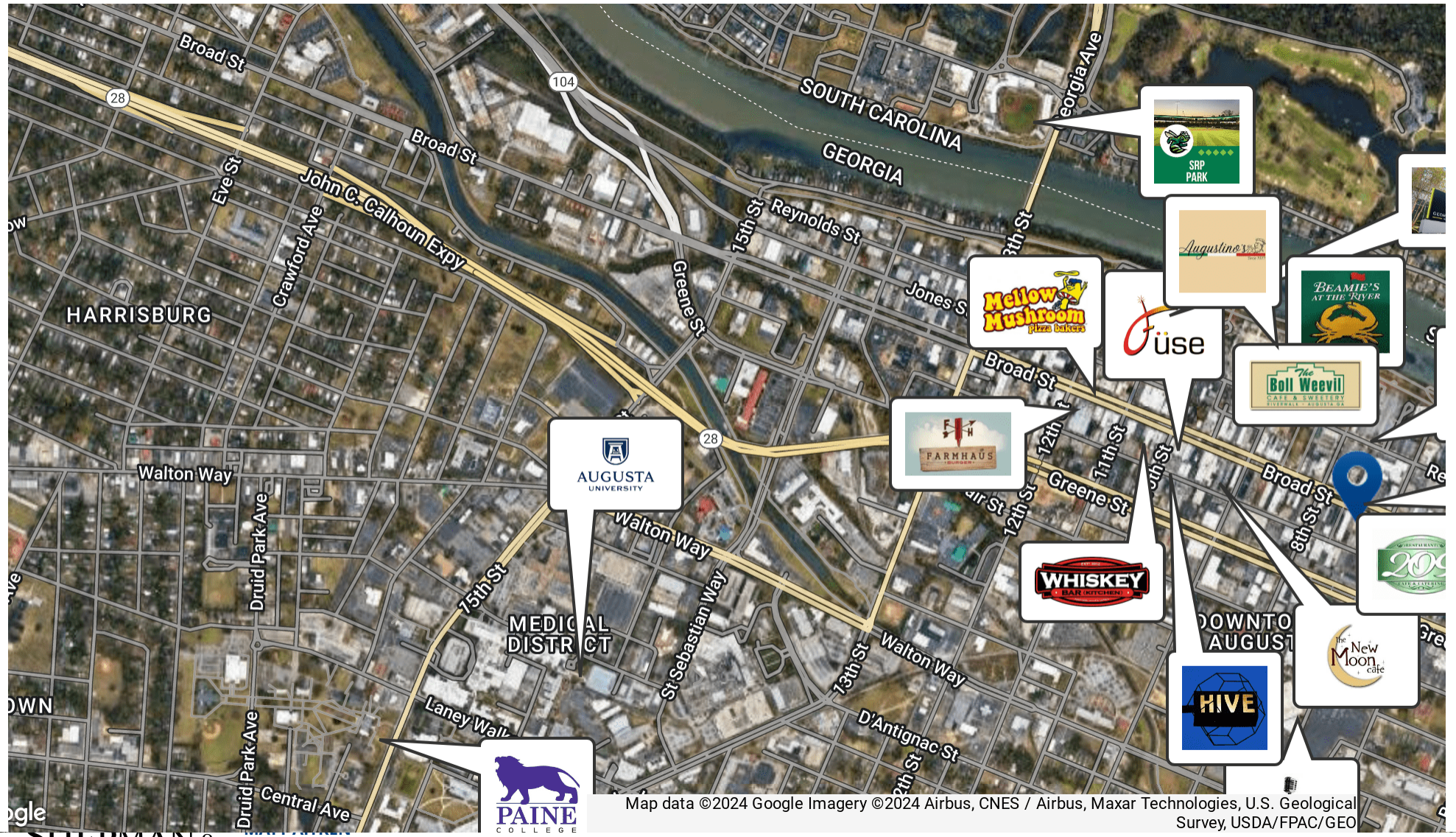
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# Retailer Map with pics



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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

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