



FOR SALE

578 BROAD STREET

578 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 historic building in Downtown Augusta is a prime spot for someone looking for an investment property for a mixed use with ground floor retail and upstairs residential potential. The property has great opportunities to qualify for grants for renovations to offset costs.

## LOCATION DESCRIPTION

Located in Downtown Augusta, this property is surrounded by a vibrant nightlife community with multiple dining and retail options nearby. The property located in the 500 block of Broad Street is in a center of revitalization on Lower Broad with numerous new projects and businesses opening up in the area.

## OFFERING SUMMARY

Sale Price:	\$245,000
Lot Size:	0.13 Acres
Building Size:	6,800 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,322	3,738	6,418
Total Population	1,980	6,704	12,178
Average HH Income	\$27,529	\$29,789	\$33,516



**MATT AITKEN**

Commercial Broker

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

706.288.1079 x314



# Additional Photos

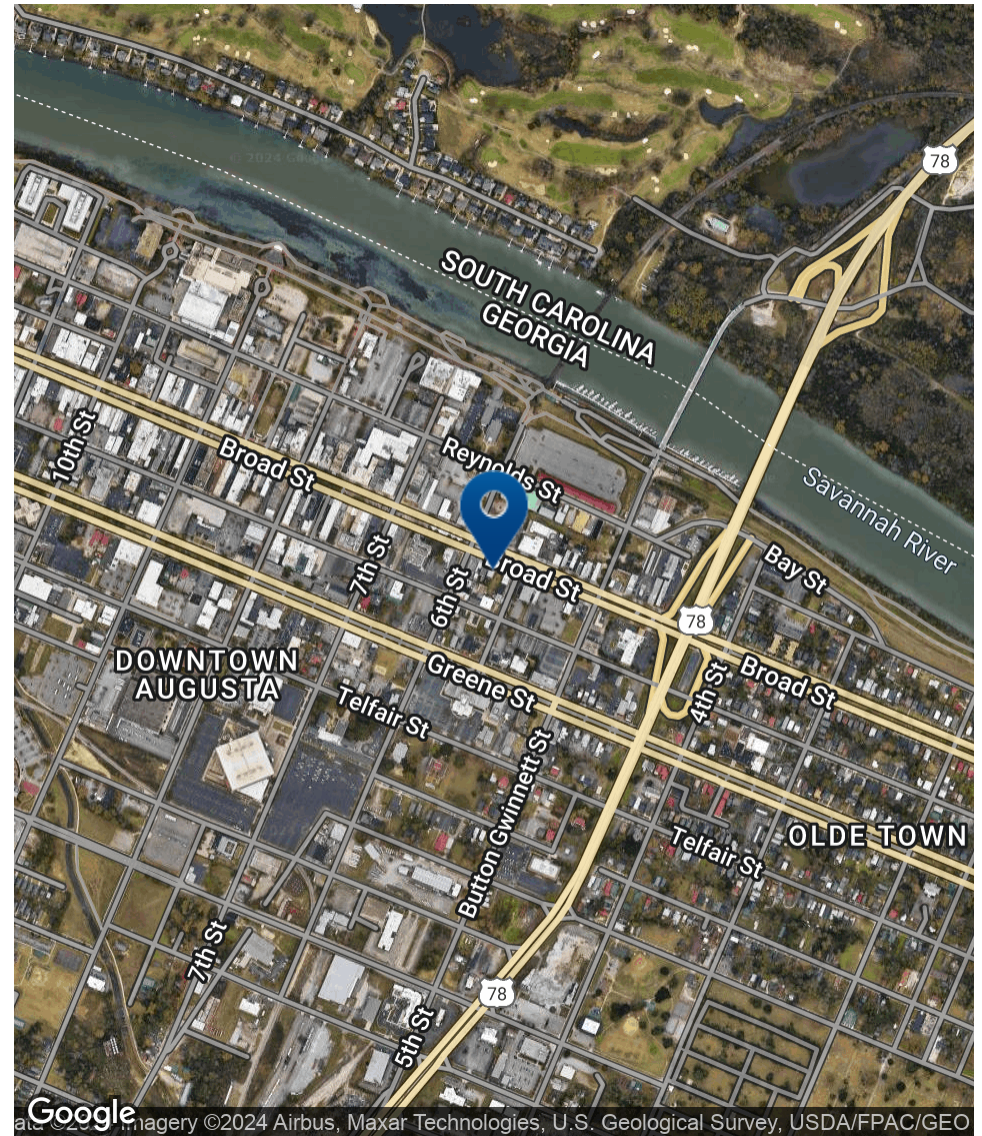
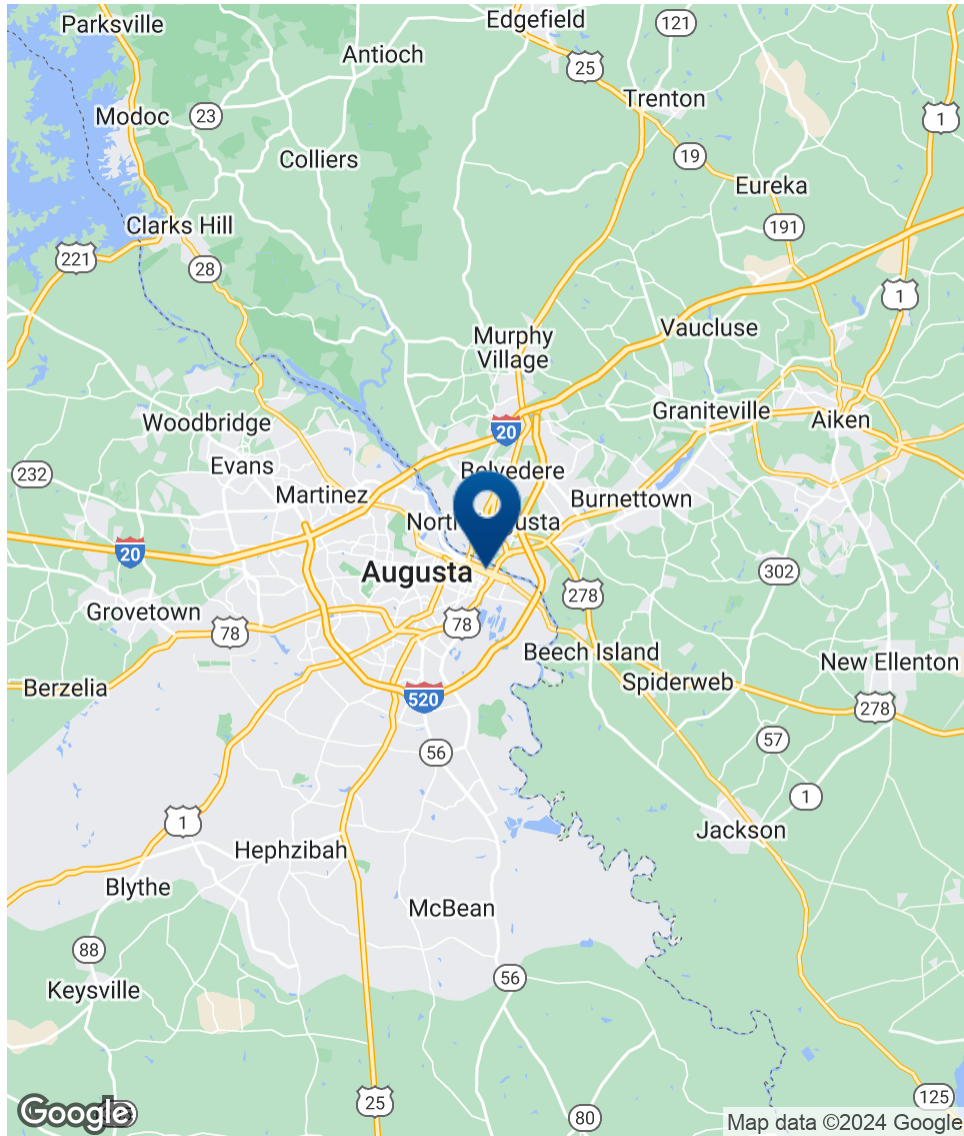


**SHERMAN &  
HEMSTREET**  
Real Estate Company

**MATT AITKEN**  
Commercial Broker  
maitken@shermanandhemstreet.com  
706.288.1079 x314



# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

**MATT AITKEN**

Commercial Broker

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

706.288.1079 x314

FOR SALE | 578 BROAD STREET | 578 BROAD STREET, AUGUSTA, GA 30901



# Retailer Map



**SHERMAN &  
HEMSTREET**  
Real Estate Company

**MATT AITKEN**

Commercial Broker  
maitken@shermanandhemstreet.com  
706.288.1079 x314

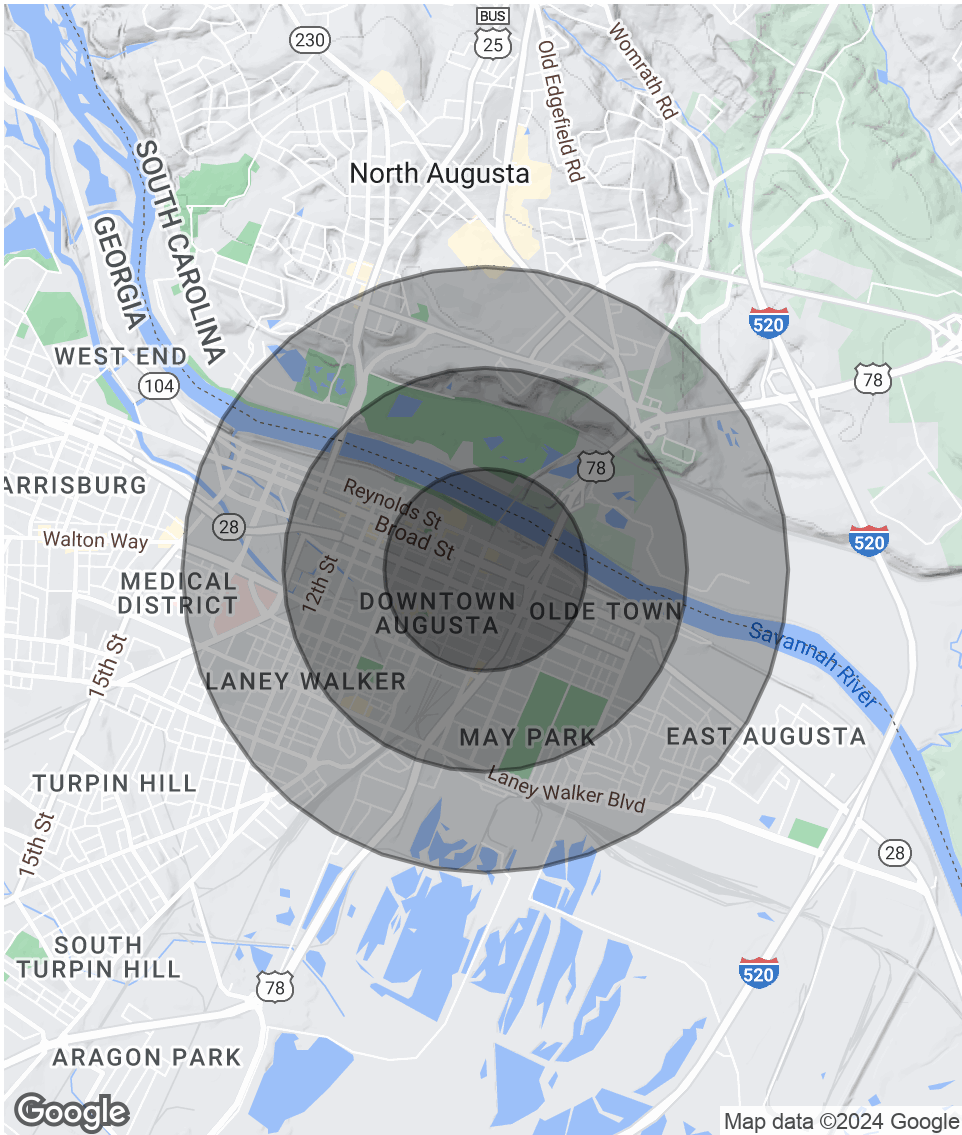
FOR SALE | 578 BROAD STREET | 578 BROAD STREET, AUGUSTA, GA 30901

# Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,980	6,704	12,178
Average Age	43.6	40.0	39.1
Average Age (Male)	38.6	36.4	36.1
Average Age (Female)	43.0	39.4	39.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,322	3,738	6,418
# of Persons per HH	1.5	1.8	1.9
Average HH Income	\$27,529	\$29,789	\$33,516
Average House Value	\$169,909	\$128,537	\$117,796

\* Demographic data derived from 2020 ACS - US Census





# Advisor Bio



**MATT AITKEN**

Commercial Broker

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

**Direct:** 706.288.1079 x314 | **Cell:** 706.267.0107

## 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  
Evans, GA 30809  
706.722.8334



**MATT AITKEN**

Commercial Broker

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

706.288.1079 x314