



HITCHCOCK MEDICAL CAMPUS
CAROLINA MUSCULOSKELETAL INSTITUTE

FOR SALE

721 RICHLAND

721 Richland Avenue, Aiken, SC 29801

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

Property is well-suited for a variety of uses, such as a day care center, storefront retail/office, or executive office space. Property has excellent road visibility, it features a courtyard, greenspace, and ample parking. The interior has been partially renovated, including removal of old carpeting.

LOCATION DESCRIPTION

Located in historic downtown Aiken, property is surrounded by charming old homes. Property is in close proximity to several shops and restaurants.

OFFERING SUMMARY

Sale Price:	\$546,000
Lot Size:	0.72 Acres
Building Size:	9,928 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,859	11,715	23,152
Total Population	3,727	25,634	50,409
Average HH Income	\$54,862	\$60,368	\$62,754

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

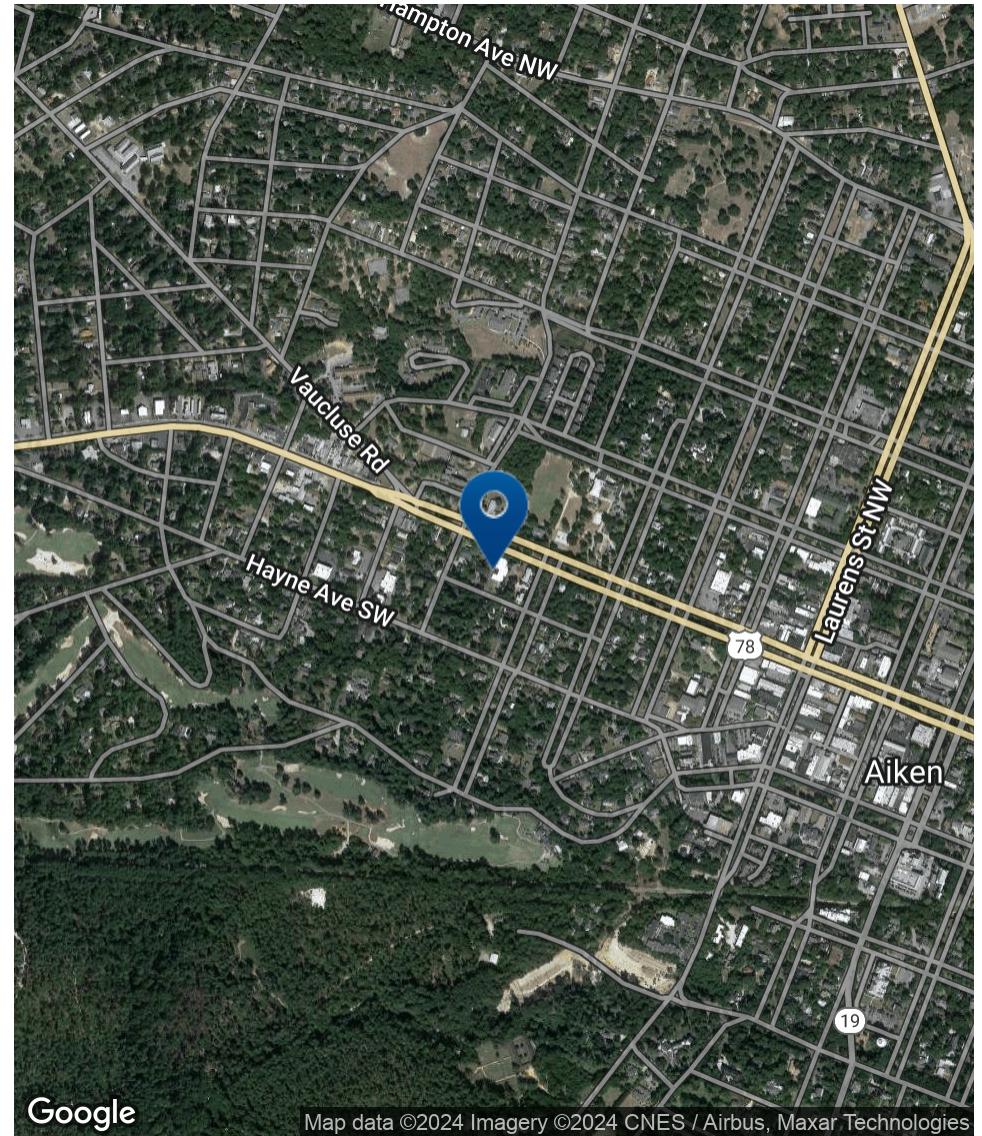
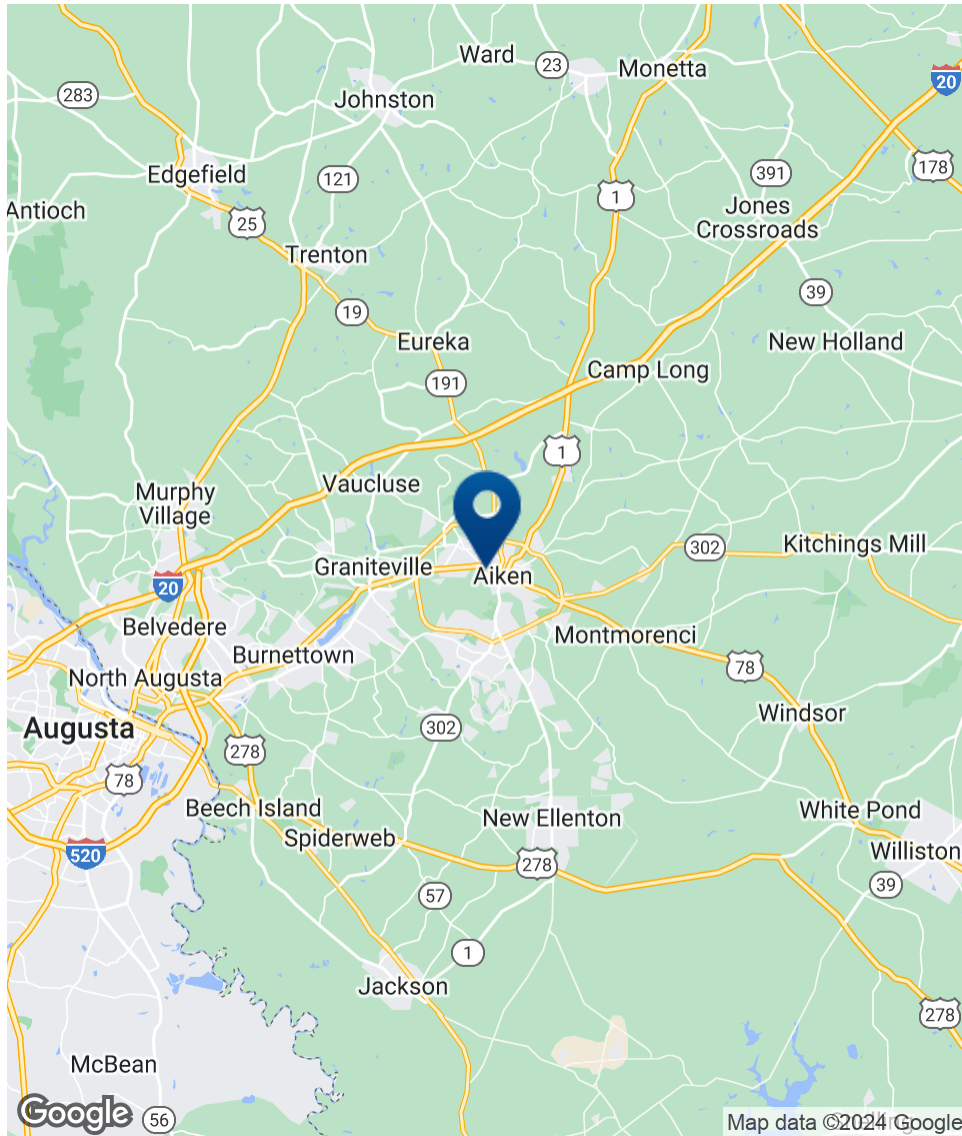
Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

FOR SALE | 721 RICHLAND | 721 RICHLAND AVENUE, AIKEN, SC 29801

Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

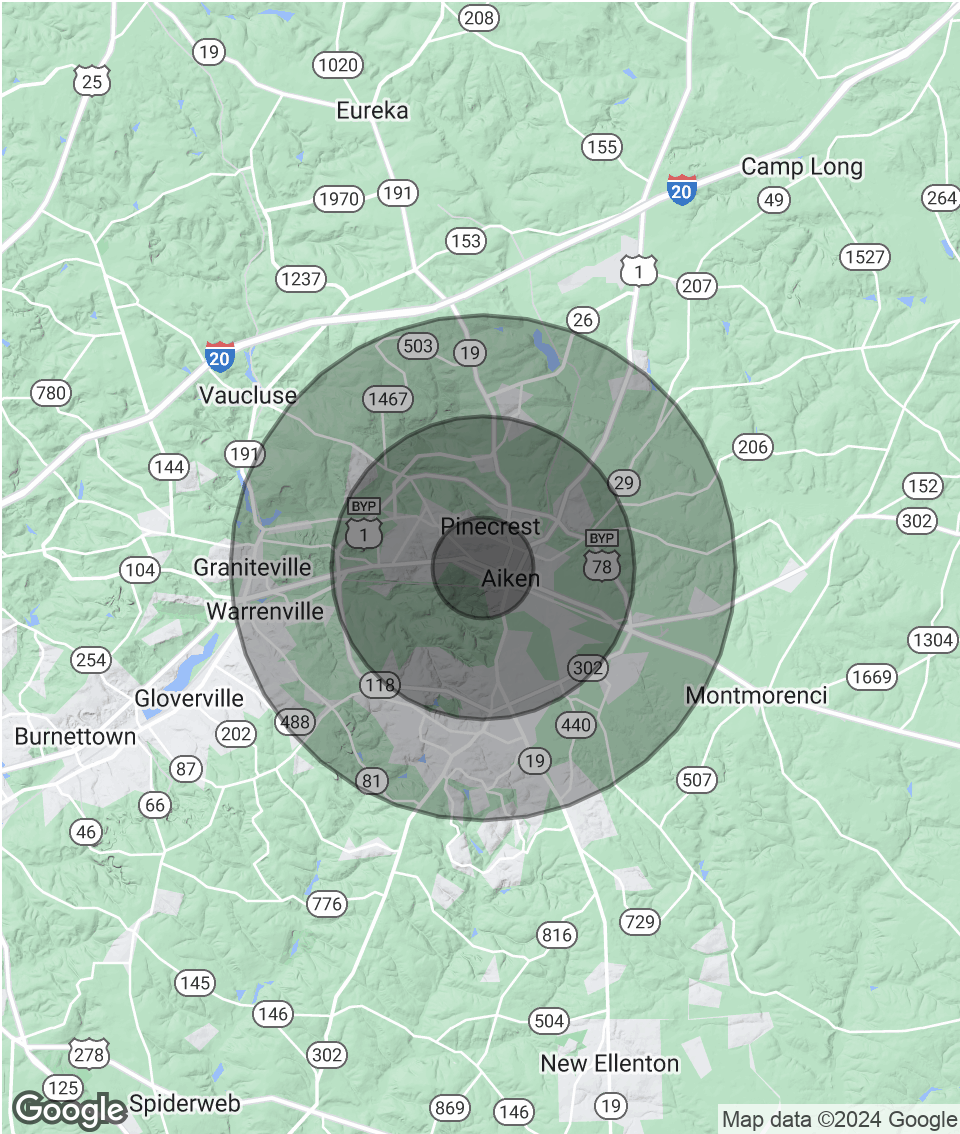
FOR SALE | 721 RICHLAND | 721 RICHLAND AVENUE, AIKEN, SC 29801

Demographics Map & Report

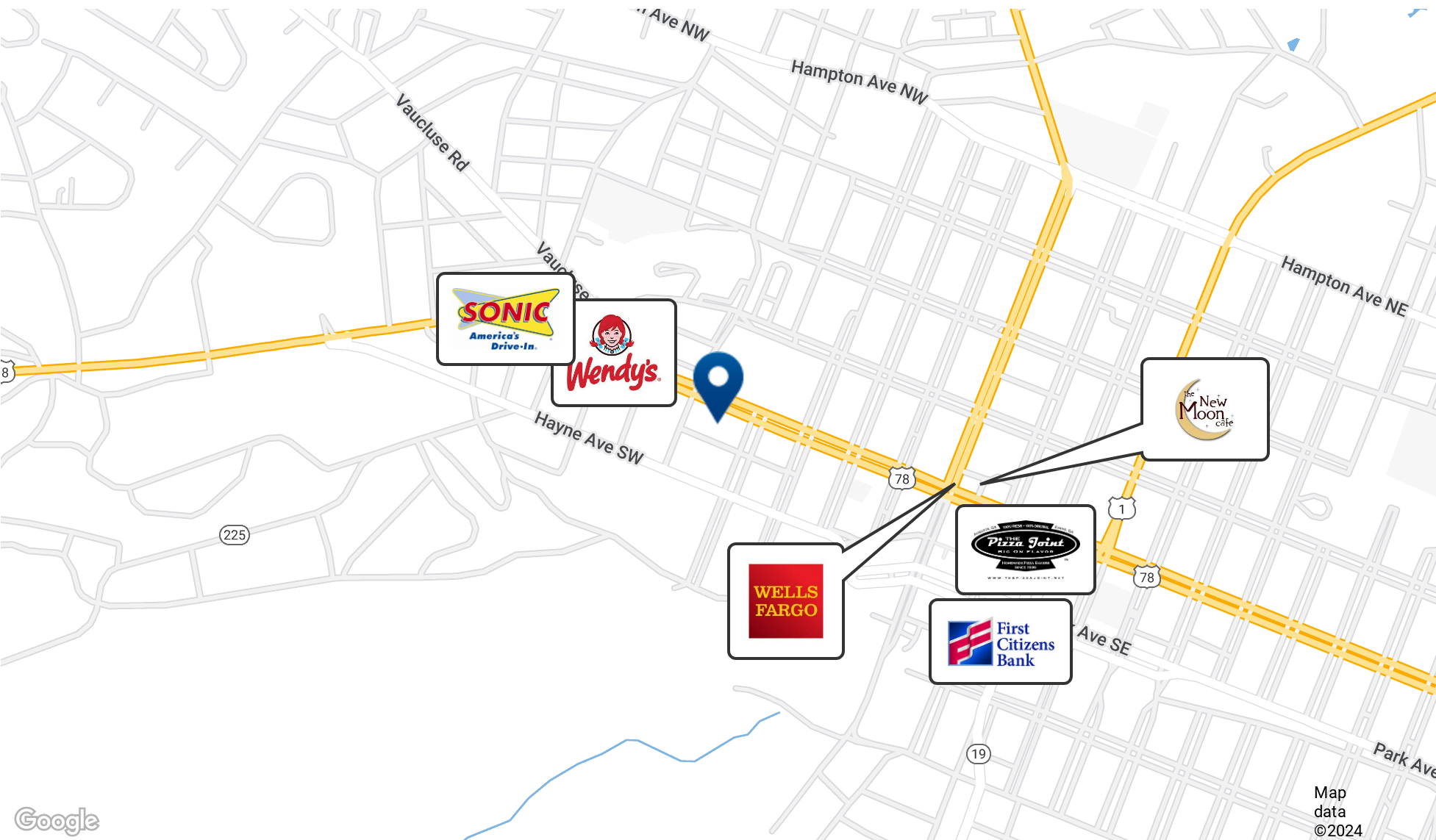
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,727	25,634	50,409
Average Age	52.0	40.8	42.3
Average Age (Male)	49.0	38.9	41.2
Average Age (Female)	53.2	42.2	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,859	11,715	23,152
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$54,862	\$60,368	\$62,754
Average House Value	\$176,832	\$163,315	\$164,420

* Demographic data derived from 2020 ACS - US Census



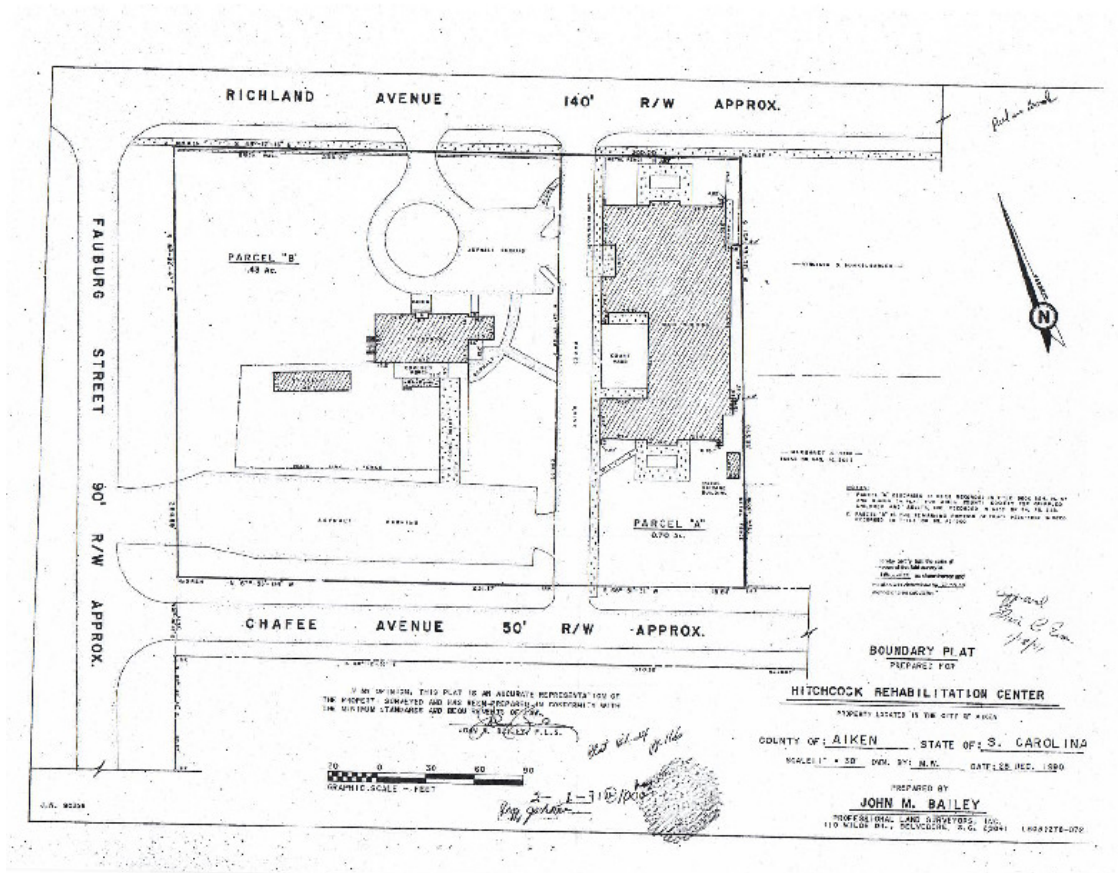
Retailer Map



SHERMAN & HEMSTREET
Real Estate Company

MATT AITKEN
Commercial Broker
maitken@shermanandhemstreet.com
706.288.1079 x314

Floor Plans



Advisor Bio 1



MATT AITKEN

Commercial Broker

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

706.288.1079 x314