



FOR SALE

314 WALTON WAY

Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

Positioned within downtown Augusta, this property enjoys a prime location just minutes from a variety of fast-food establishments, restaurants, and businesses. With a B-1 zoning designation, it presents versatile opportunities for commercial endeavors.

LOCATION DESCRIPTION

This historic property is situated across from May Park and Magnolia Cemetery, with the Sheriff's administration offices just a block away. Located in Downtown Augusta, property is just a short drive away from I-20.

OFFERING SUMMARY

Sale Price:	\$50,000
Lot Size:	0.16 Acres
Building Size:	1,610 SF

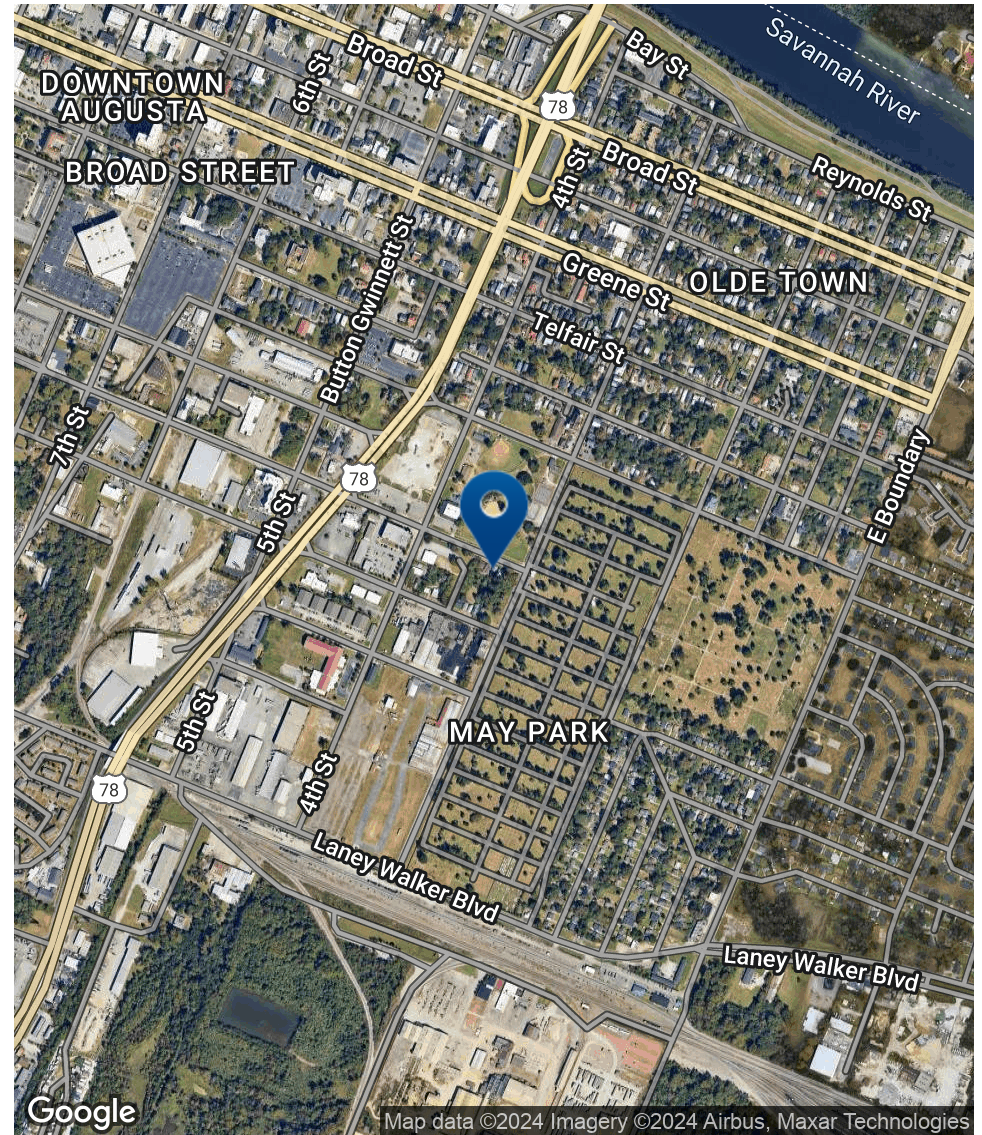
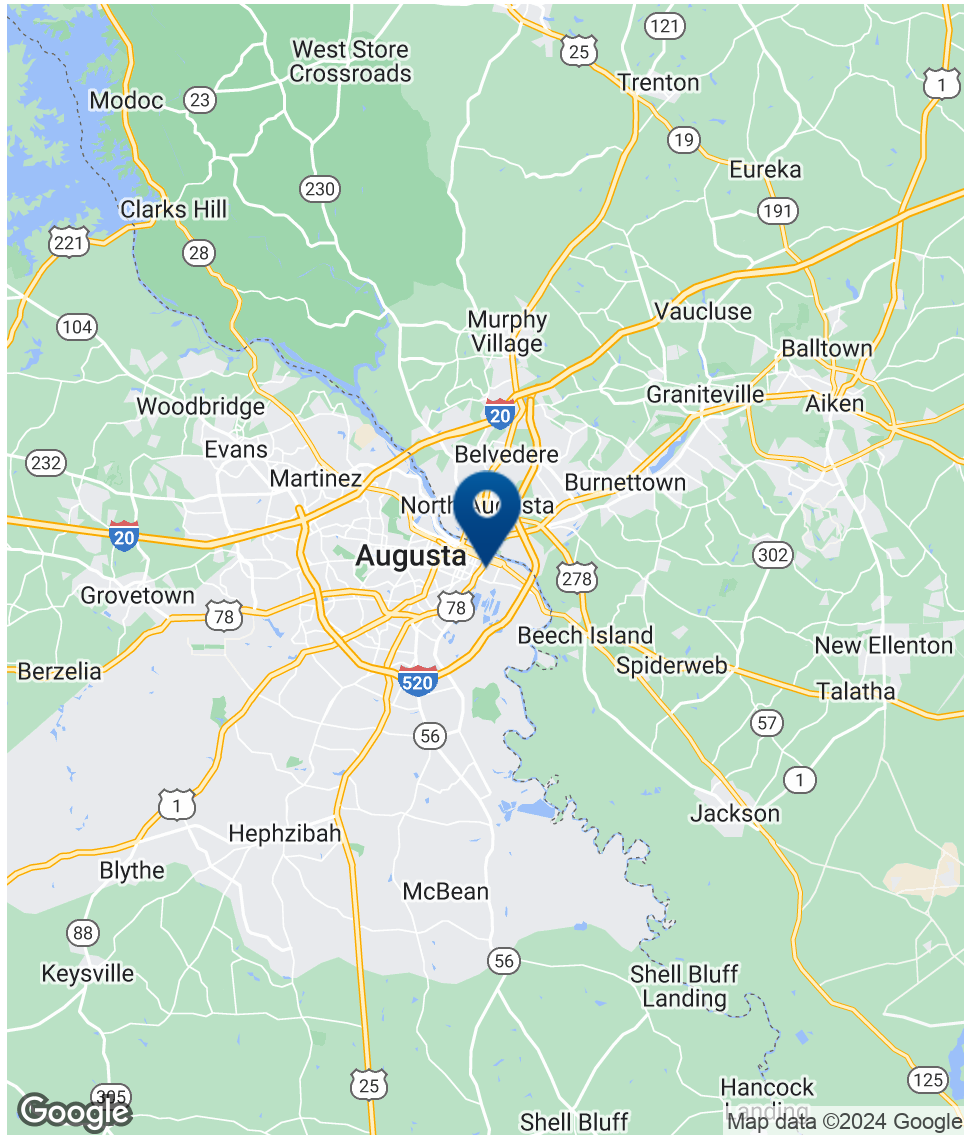
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,324	41,032	120,592
Total Population	6,911	85,711	263,526
Average HH Income	\$26,567	\$44,936	\$55,409

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Location Map



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Additional Photos



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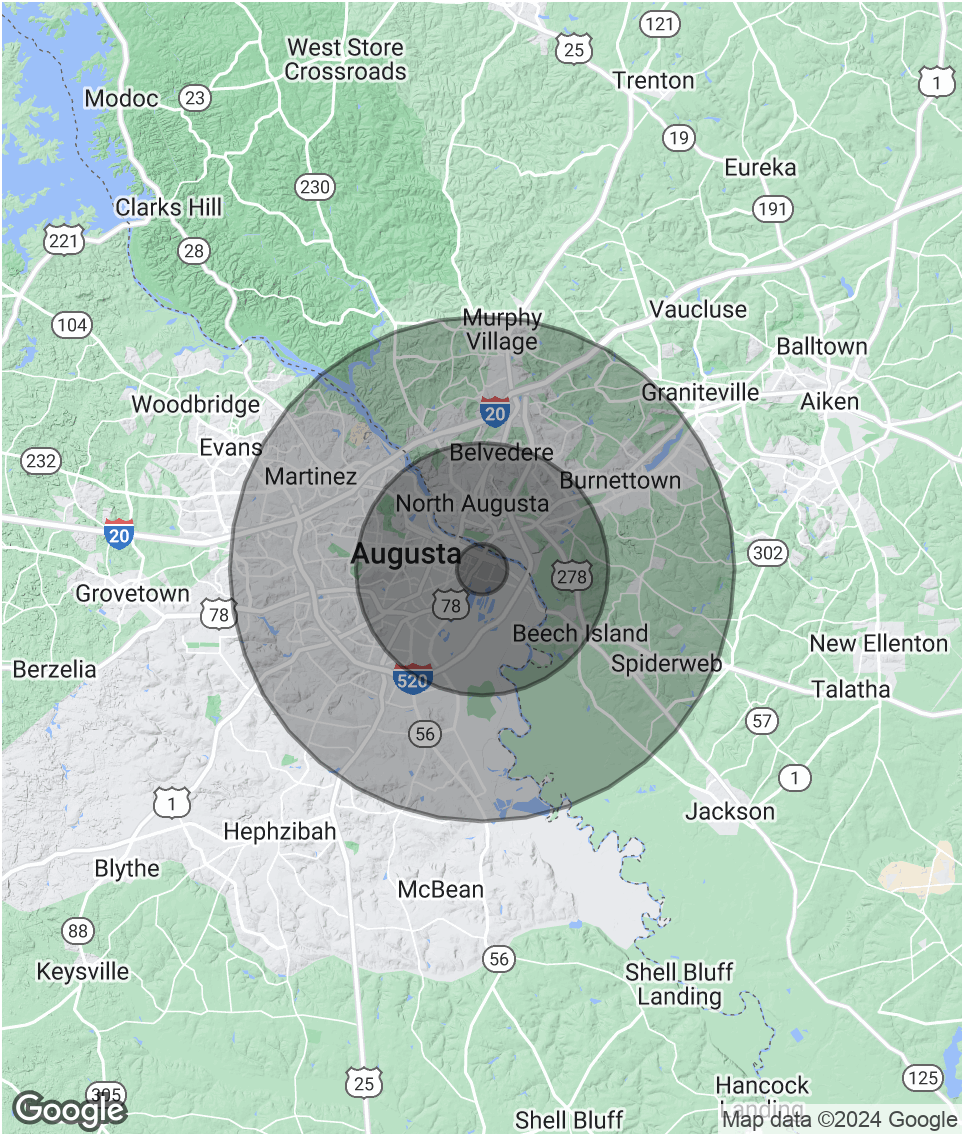
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,911	85,711	263,526
Average Age	37.2	36.7	37.6
Average Age (Male)	33.4	34.5	36.0
Average Age (Female)	37.4	39.1	39.9

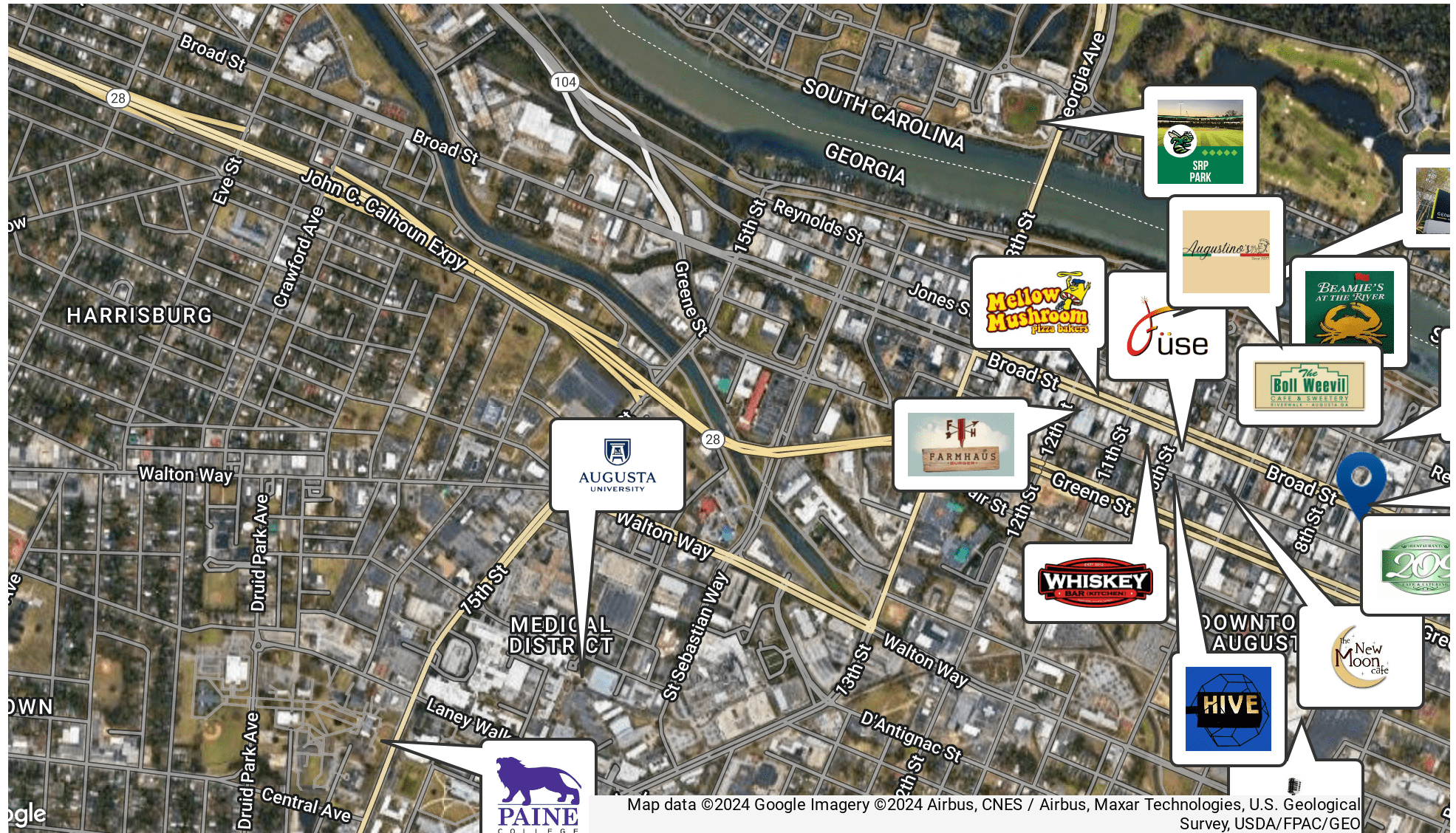
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,324	41,032	120,592
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$26,567	\$44,936	\$55,409
Average House Value	\$102,263	\$122,538	\$135,351

2020 American Community Survey (ACS)



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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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