



FOR SALE

1623 BROAD ST

Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

Situated in Downtown Augusta, this single-tenant income property offers an investment opportunity.

LOCATION DESCRIPTION

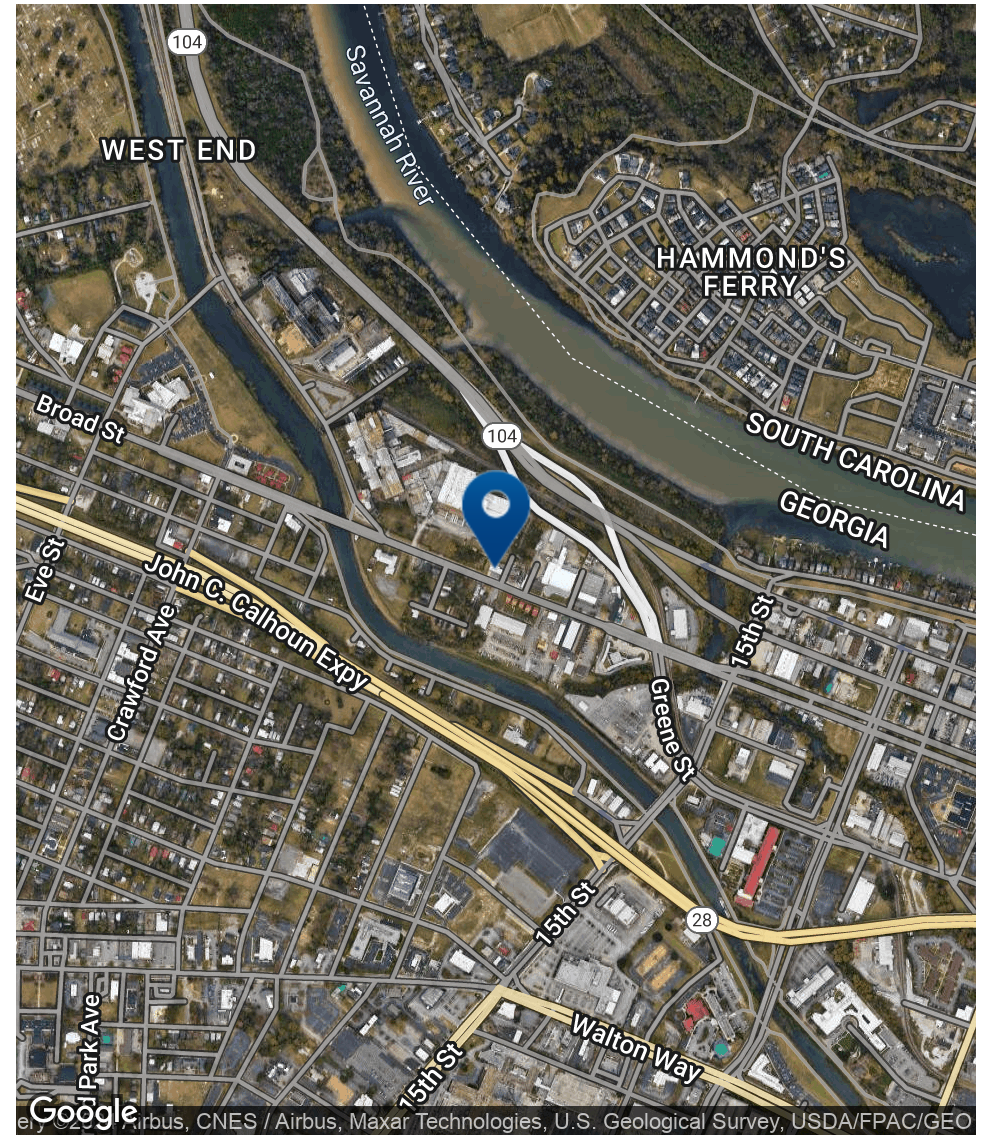
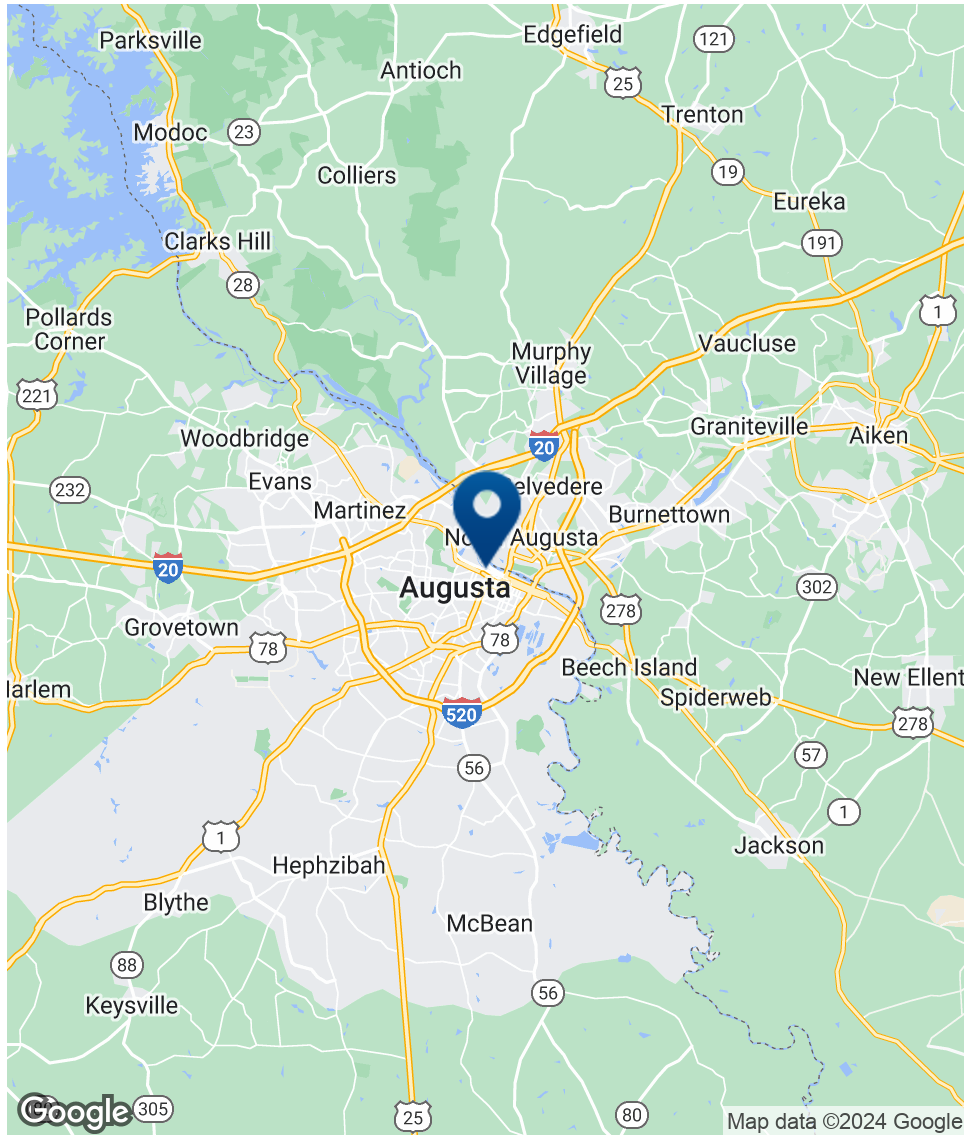
Located in Downtown Augusta, site is in close proximity to all major highways making it convenient to both GA and SC. Property is nearby the King Mill which is undergoing renovations to house as many as 300 market-rate apartments and retail space making this site primed for growth.

OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.22 Acres
Building Size:	2,670 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,200	56,920	132,252
Total Population	6,018	112,576	295,622
Average HH Income	\$39,125	\$50,090	\$58,355

Location Map



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Additional Photos



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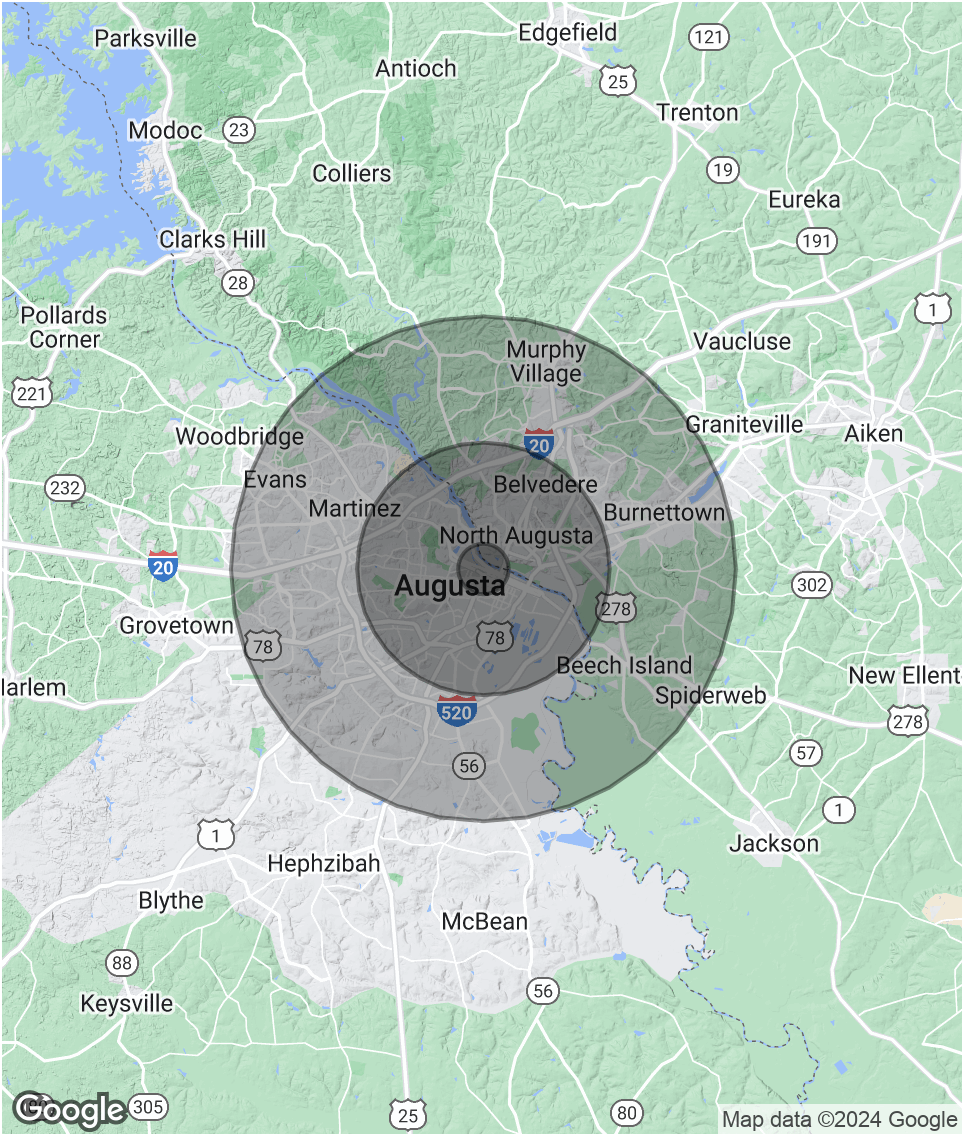
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,018	112,576	295,622
Average Age	39.7	37.3	38.0
Average Age (Male)	35.3	35.7	36.6
Average Age (Female)	41.3	39.9	40.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,200	56,920	132,252
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$39,125	\$50,090	\$58,355
Average House Value	\$128,779	\$135,026	\$145,546

2020 American Community Survey (ACS)



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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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