



FOR SALE

1730 BROAD ST.

1730 Broad St, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

Situated in the heart of Historic Harrisburg, this single-tenant income property offers an investment opportunity. Plenty of upside for rent growth as current tenant is paying well below market rate.

LOCATION DESCRIPTION

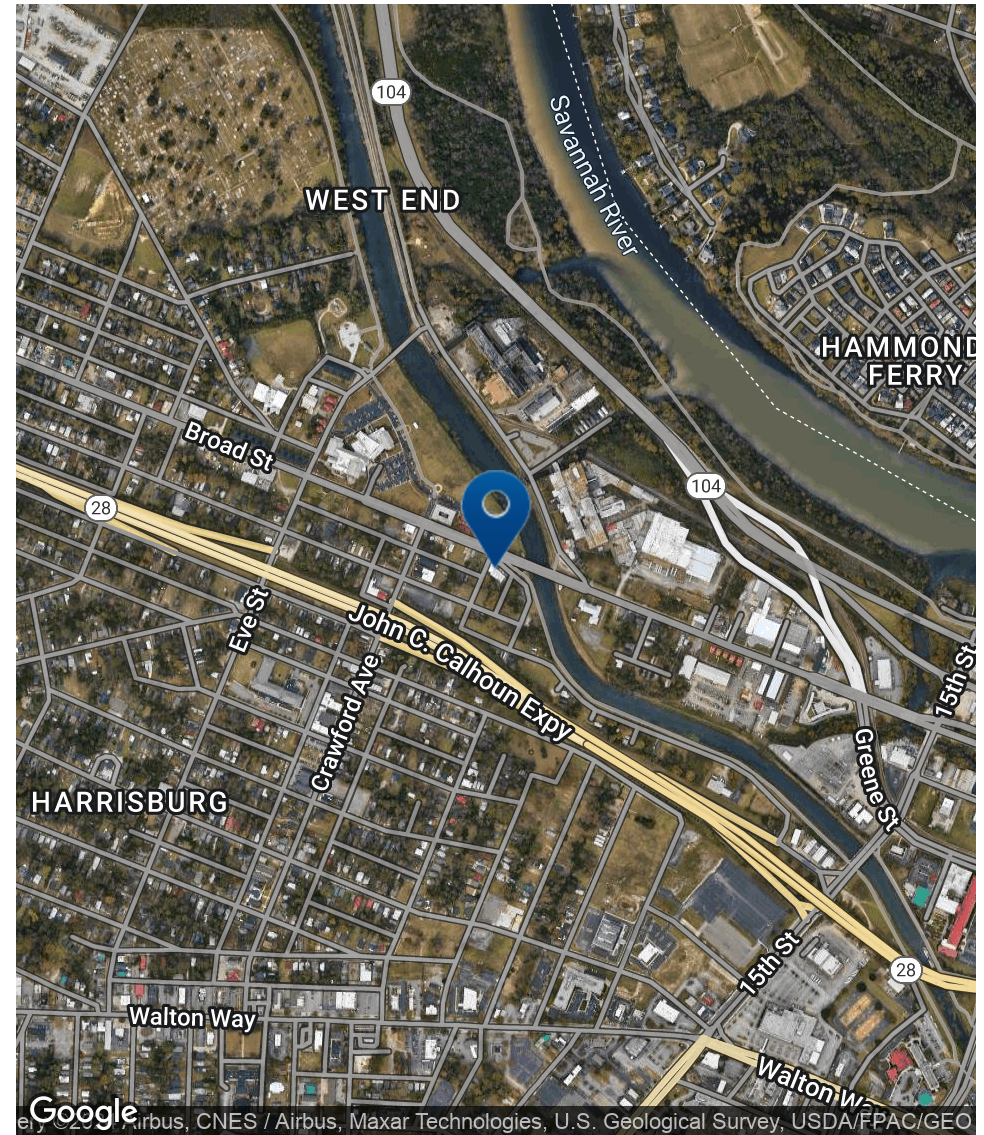
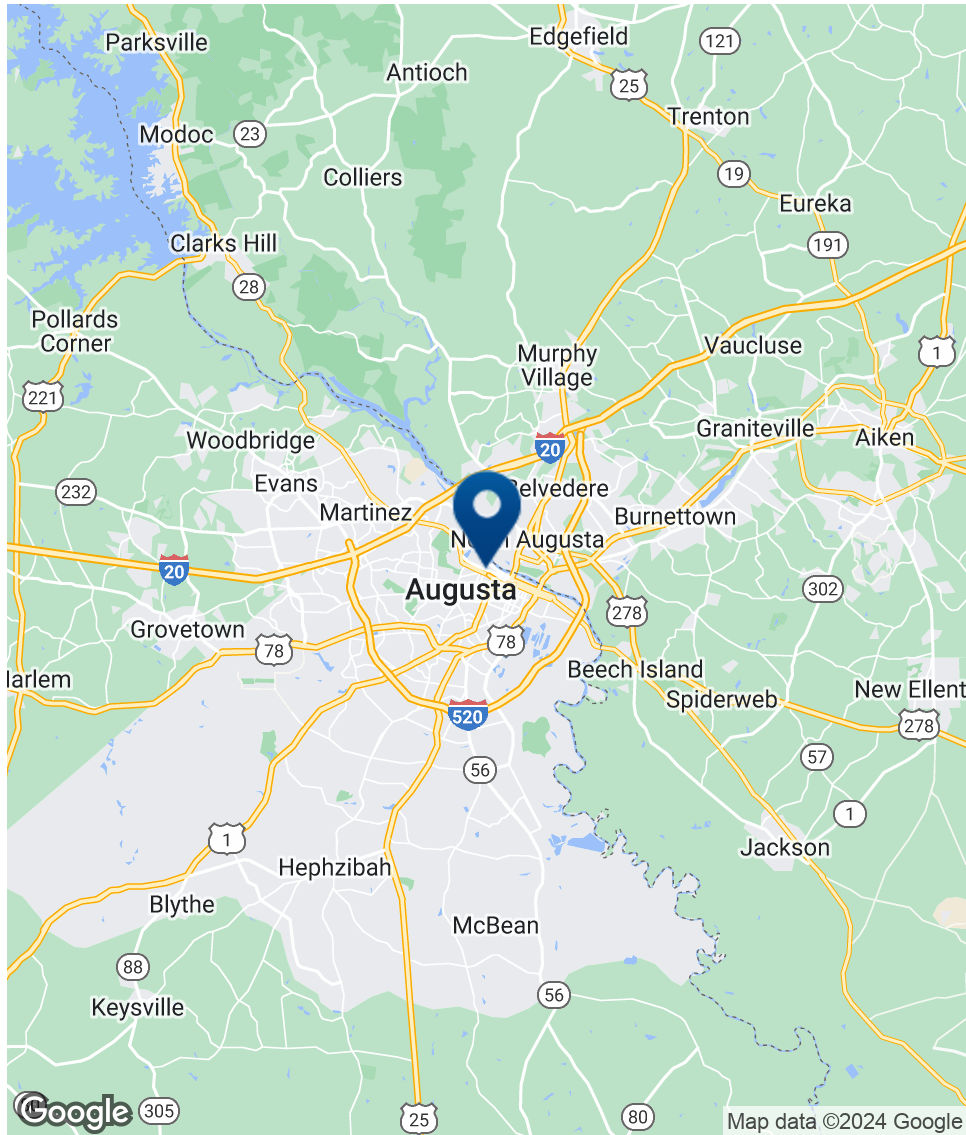
Located in Downtown Augusta, site is in close proximity to all major highways making it convenient to both GA and SC. Property is adjacent to the King Mill which is undergoing renovations to house as many as 300 market-rate apartments and retail space making this site primed for growth.

OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	0.55 Acres
Building Size:	6,990 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,428	28,560	58,643
Total Population	6,635	55,938	115,930
Average HH Income	\$38,827	\$48,856	\$50,541

Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

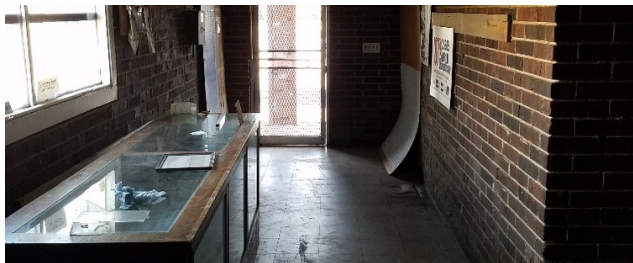
Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

FOR SALE | 1730 BROAD ST. | 1730 BROAD ST, AUGUSTA, GA 30901

Additional Photos



SHERMAN & HEMSTREET
Real Estate Company

MATT AITKEN
Commercial Broker
maitken@shermanandhemstreet.com
706.288.1079 x314

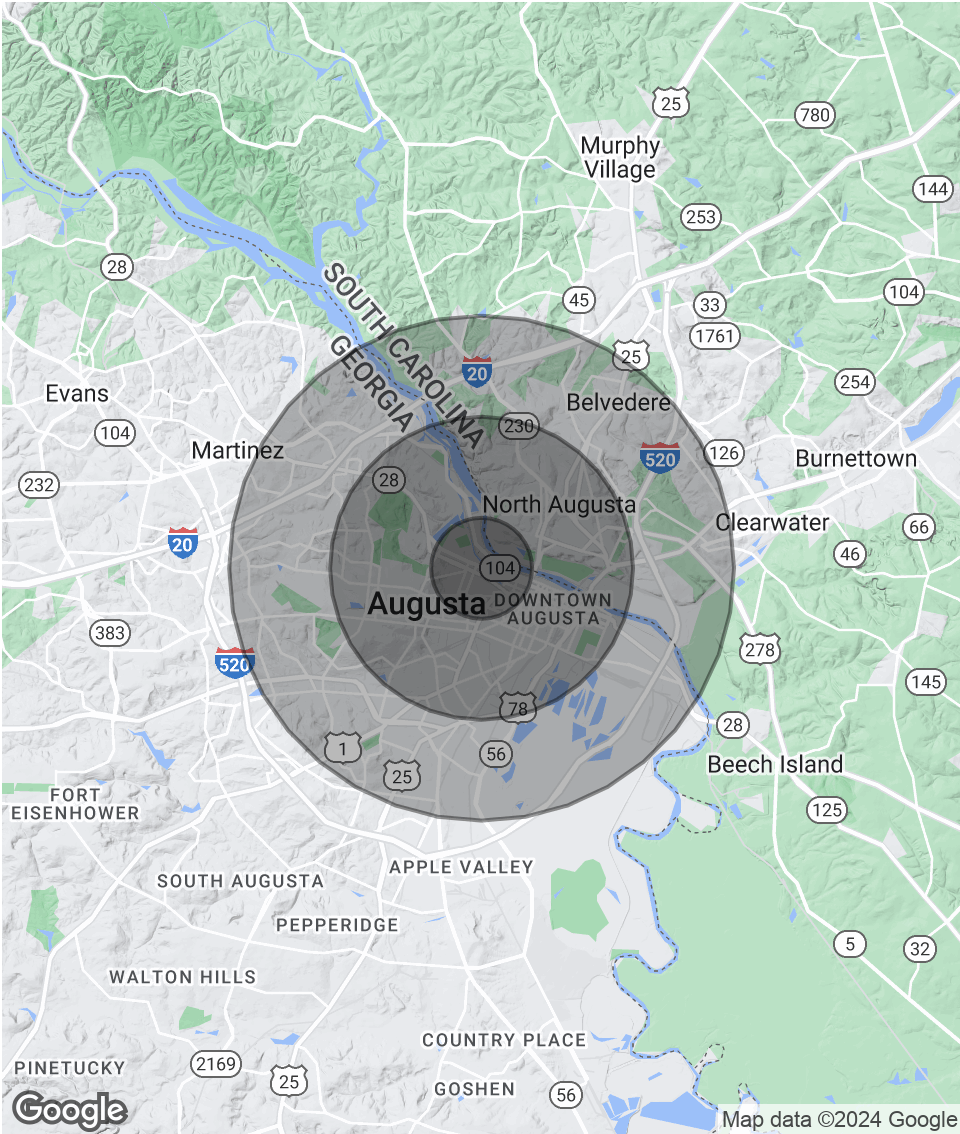
FOR SALE | 1730 BROAD ST. | 1730 BROAD ST, AUGUSTA, GA 30901

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,635	55,938	115,930
Average Age	37.8	38.9	37.3
Average Age (Male)	33.0	35.9	35.7
Average Age (Female)	39.3	42.0	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,428	28,560	58,643
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$38,827	\$48,856	\$50,541
Average House Value	\$115,005	\$135,883	\$135,754

2020 American Community Survey (ACS)



MATT AITKEN
Commercial Broker
maitken@shermanandhemstreet.com
706.288.1079 x314

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