

**525 BROAD STREET**  
525 BROAD ST, AUGUSTA, GA 30901

### PROPERTY SUMMARY



#### PROPERTY DESCRIPTION

3,294 sq. ft. Downtown Retail Building. The Building is Located next to Augusta Restaurant Supply and has Great Visibility and Exposure from Broad Street. There is an Alley next to the Building which gives access to the rear. There is an old 1,200 Storage Building located behind the building that is not included in the square footage but is included with the sale.

#### PROPERTY HIGHLIGHTS

- Downtown Retail Building
- 3,294 square feet
- Storage Building located behind main building
- Located next to Augusta Restaurant Supply

#### OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	0.12 Acres
Building Size:	3,294 SF

#### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,021	37,721	113,324
Total Population	6,025	85,970	274,326
Average HH Income	\$47,380	\$70,088	\$84,466

#### For More Information:

**Scott A. Atkins, SIOR, CCIM**

President

[scott@atkinsrealty.com](mailto:scott@atkinsrealty.com)





# ATKINS

COMMERCIAL PROPERTIES

DOWNTOWN RETAIL FOR SALE

**525 BROAD STREET**

525 BROAD ST, AUGUSTA, GA 30901

## ADDITIONAL PHOTOS



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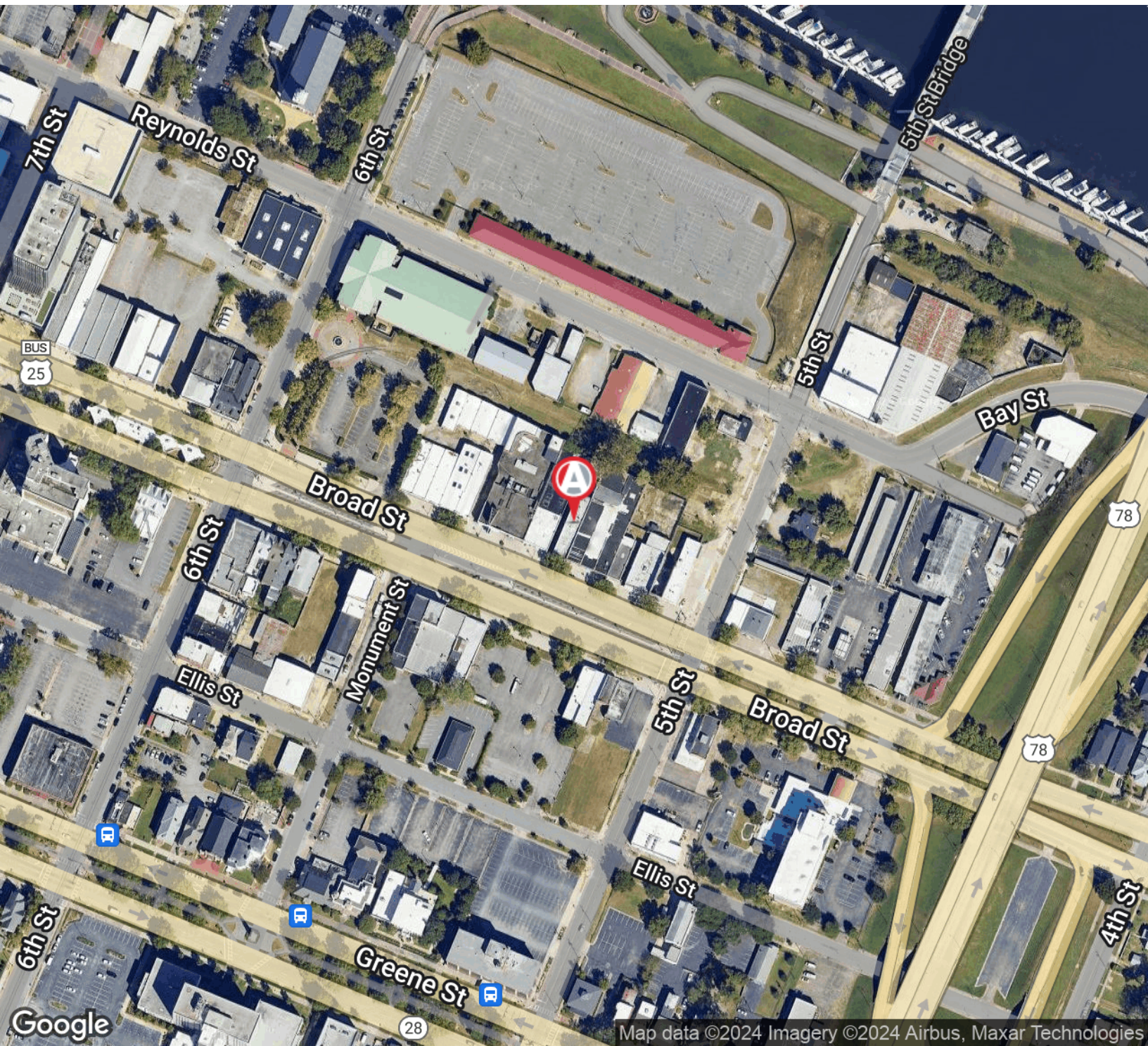
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## LOCATION MAP



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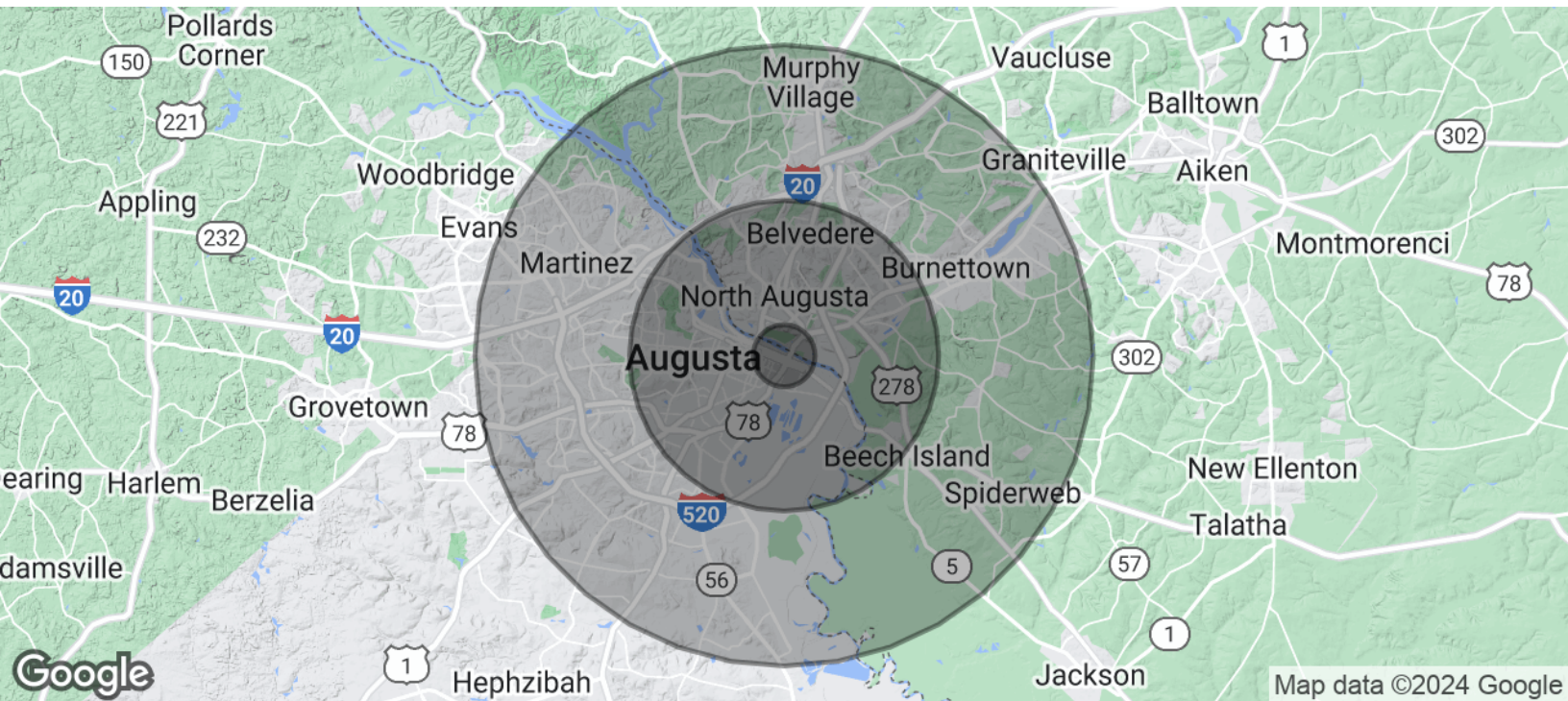




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### DEMOGRAPHICS MAP & REPORT



#### POPULATION

Total Population

1 MILE

6,025

5 MILES

85,970

10 MILES

274,326

Average Age

44

41

40

Average Age (Male)

0

0

0

Average Age (Female)

0

0

0

#### HOUSEHOLDS & INCOME

Total Households

1 MILE

3,021

5 MILES

37,721

10 MILES

113,324

# of Persons per HH

2

2.3

2.4

Average HH Income

\$47,380

\$70,088

\$84,466

Average House Value

\$190,327

\$222,252

\$226,426

*Demographics data derived from AlphaMap*

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