



FOR LEASE

1032 BROAD STREET

Augusta, GA 30901

03/05/2012

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN
Commercial Broker
maitken@shermanandhemstreet.com
706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

Space consists of 3,700 square feet combining both suite 1032 and 1034. The space is currently occupied by the restaurant “Soy Noodle House”. Located on Broad Street, property has excellent frontage and exterior access from the rear.

LOCATION DESCRIPTION

Located in the heart of Historic Downtown Augusta. Site is within walking distance of the Savannah River, Cyber Security Campus, shops, offices and restaurants.

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Available SF:	3,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,461	22,991	48,650
Total Population	5,603	45,633	98,954
Average HH Income	\$33,828	\$43,897	\$47,815

Retailer Map



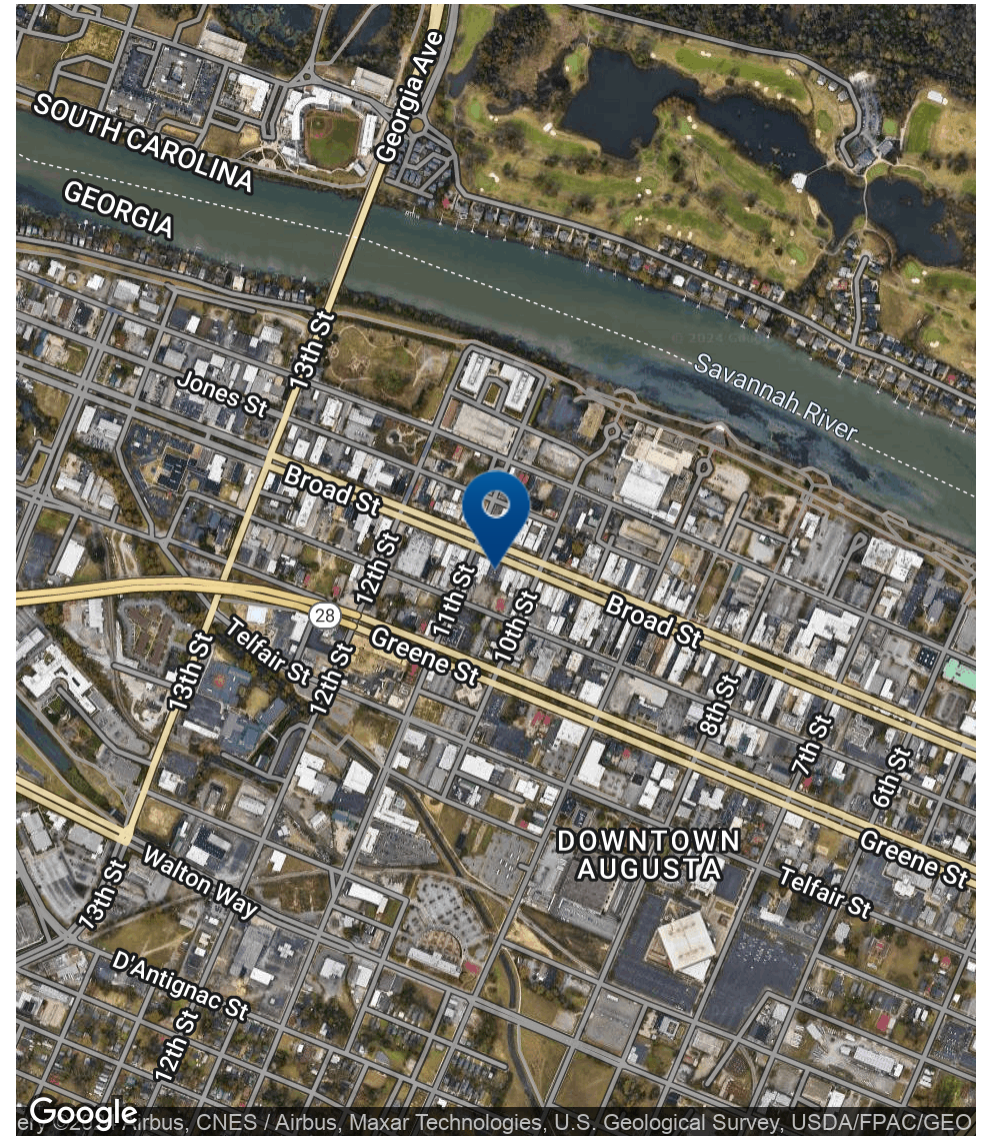
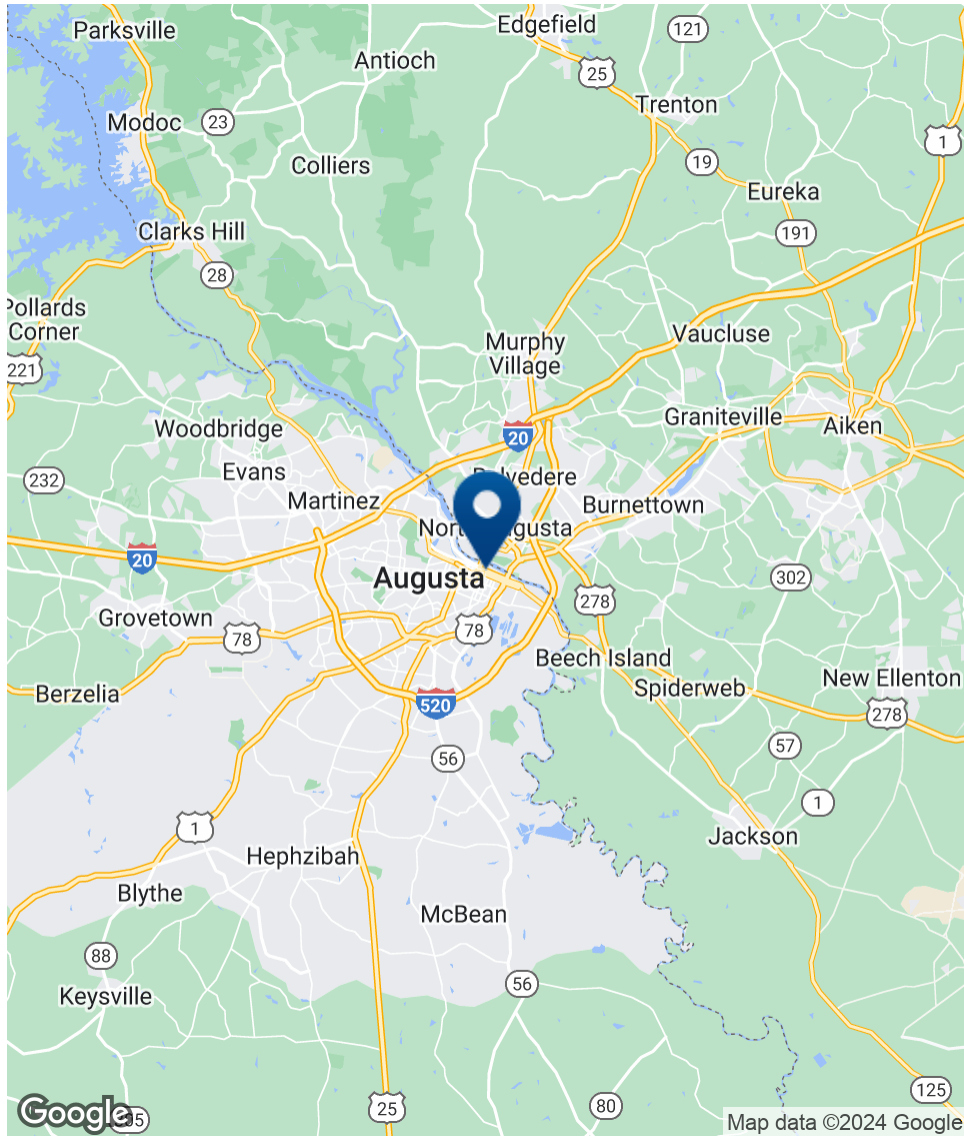
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Location Map



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Additional Photos



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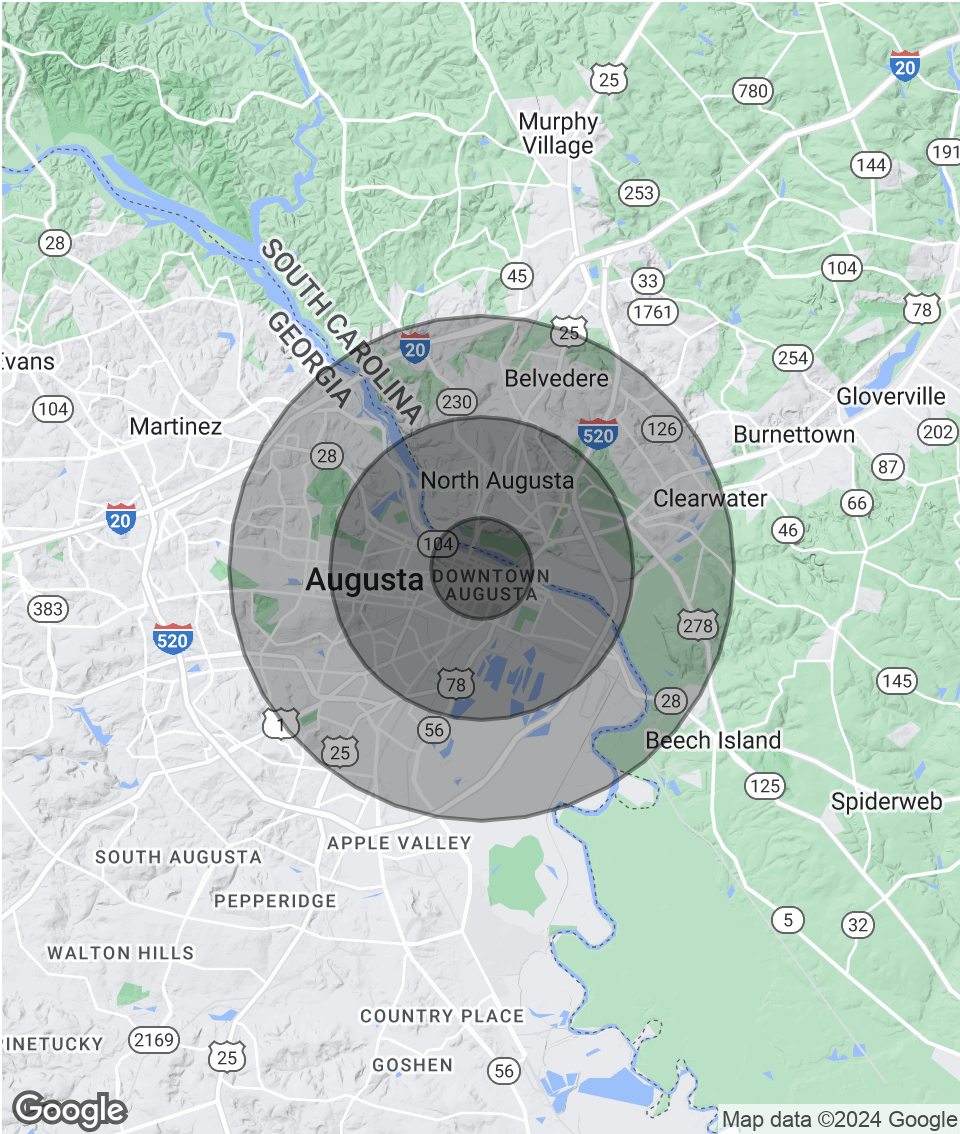
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,603	45,633	98,954
Average Age	45.1	38.5	37.0
Average Age (Male)	41.1	35.6	35.1
Average Age (Female)	44.9	41.1	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,461	22,991	48,650
# of Persons per HH	1.6	2.0	2.0
Average HH Income	\$33,828	\$43,897	\$47,815
Average House Value	\$147,490	\$120,118	\$129,296

2020 American Community Survey (ACS)



Advisor Bio 1



MATT AITKEN

Commercial Broker

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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
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706.722.8334



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