



FOR SALE

MMM

740 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

This property is a prime corner location for a multi-family or retail development right on Walton Way. The corner is on a very visible spot and has easy access to major thoroughfares in Downtown Augusta making it an excellent location for a development.

LOCATION DESCRIPTION

This corner property is located in Downtown Augusta right on Walton Way. The property is just blocks away from the James Brown Arena, the Bell Auditorium, the Augusta Judicial Center, and multiple new mixed-use developments coming to the area.

PROPERTY HIGHLIGHTS

- Great Corner Location
- Future Development Opportunity
- New Growth Surrounding The Property

OFFERING SUMMARY

Sale Price:	\$80,000
Lot Size:	0.1 Acres



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Additional Photos

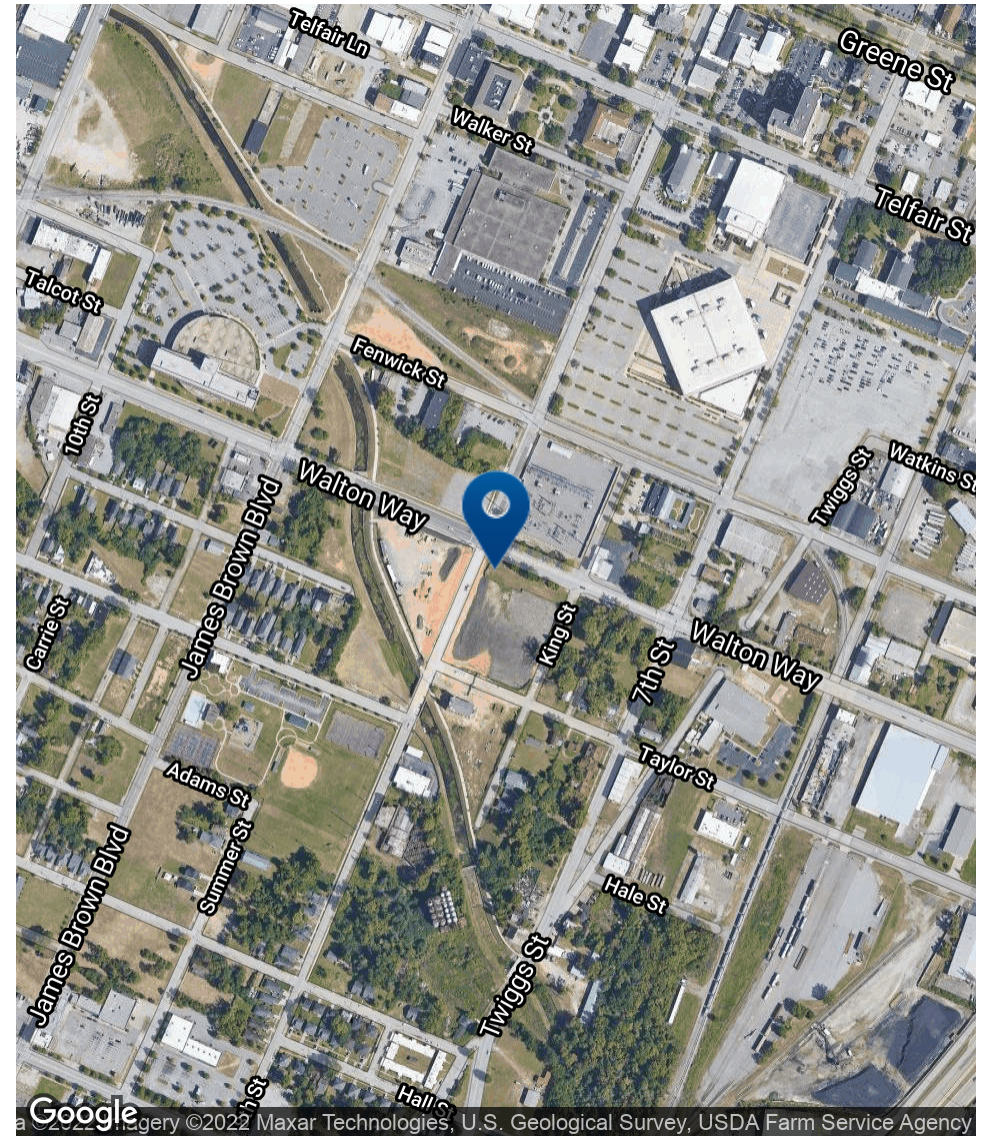
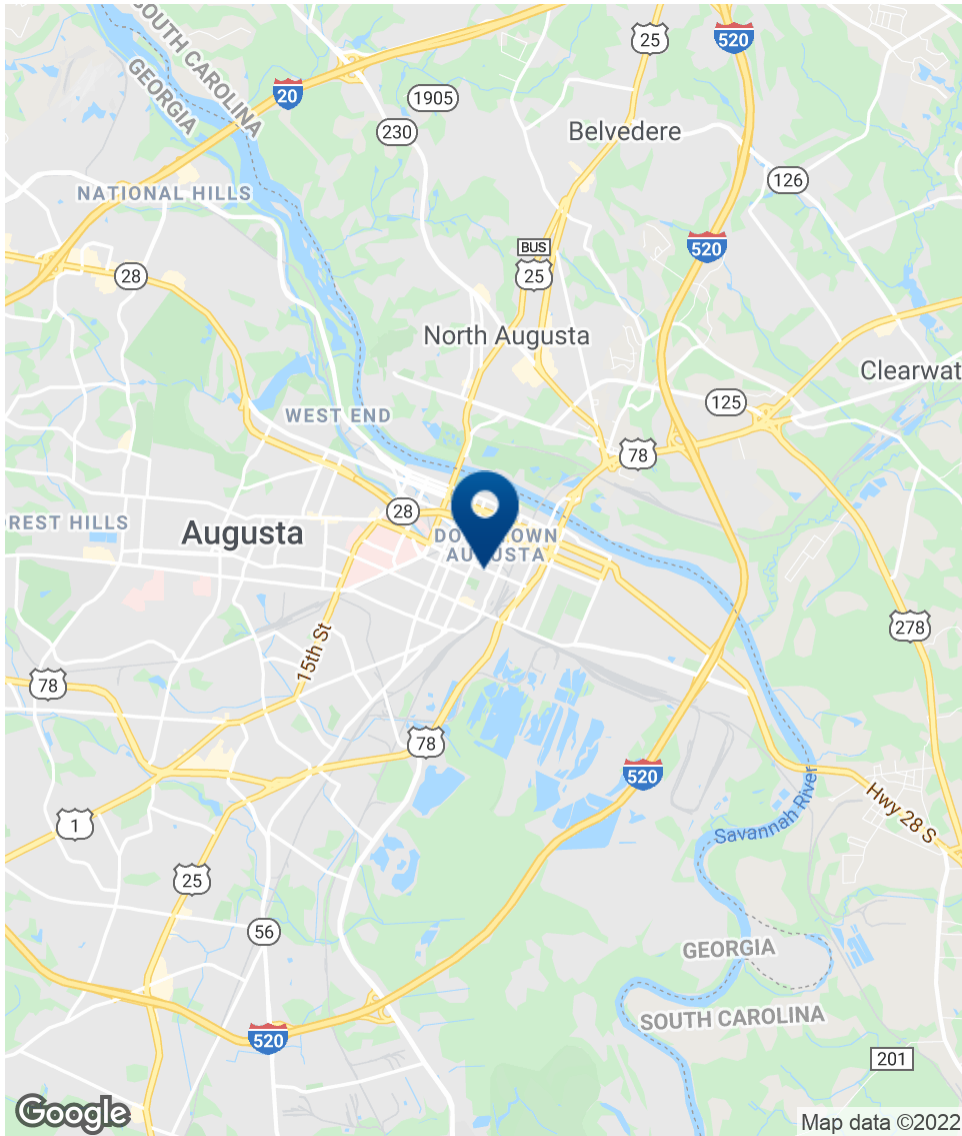


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Location Map



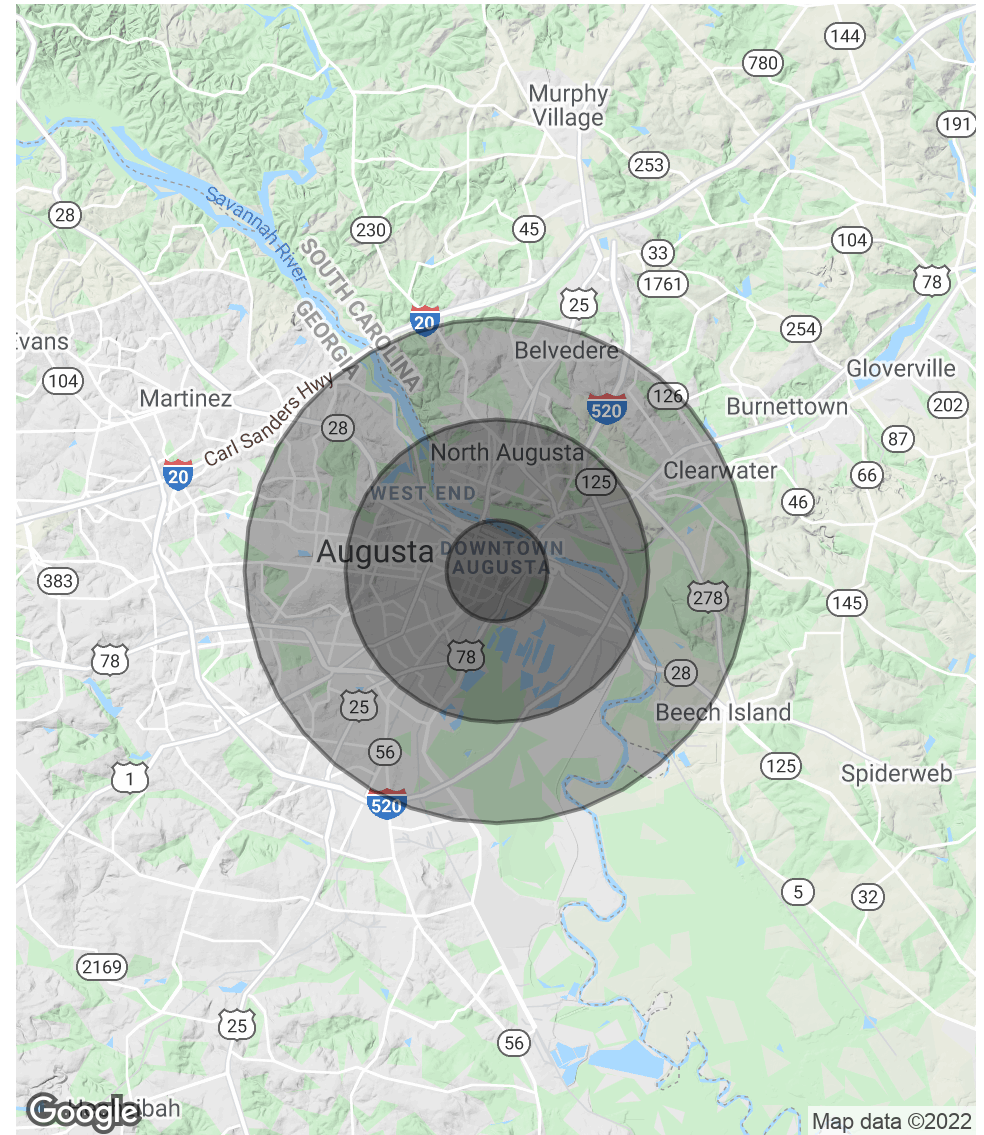
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,494	37,976	91,412
Average Age	33.5	35.0	36.8
Average Age (Male)	31.5	33.5	34.9
Average Age (Female)	35.8	36.4	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,507	15,847	38,671
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$31,671	\$37,236	\$45,865
Average House Value	\$158,778	\$154,771	\$136,630

* Demographic data derived from 2010 US Census



Advisor Bio



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.

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

624 Ellis St.
Augusta, GA 30901
706.722.8334



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