



FOR SALE

DOWNTOWN  
INVESTMENT  
PORTFOLIO

1036 Broad Street, Augusta, GA 30901

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**MATT AITKEN**

Commercial Broker

[maitken@shermanandhemstreet.com](mailto:maitken@shermanandhemstreet.com)

706.288.1079 x314

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077



# Property Summary



## PROPERTY DESCRIPTION

BIDS DUE JANUARY 31, 2025. Package consists of multiple income producing investment properties all located in Downtown Augusta. Buildings include retail store fronts with high end loft apartments above. This offering presents a unique opportunity to own a substantial part of the downtown landscape. The mixed-use nature of the investment package limits risk from all properties being a single property type. Downtown has seen significant increases in both residential and commercial rental rates over the last 5 years.

## LOCATION DESCRIPTION

All properties are located on or around Broad Street in downtown Augusta. These buildings are located in the highly sought after upper broad part of downtown. Downtown has close proximity to the medical corridor, universities, North Augusta and all major thoroughfares.

## OFFERING SUMMARY

Sale Price:	Call For Bids
Building Size:	50,199 SF
NOI:	\$342,248.05
Cap Rate:	TBD - Market

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,800	44,597	119,010
Total Population	5,253	100,504	292,560
Average HH Income	\$49,402	\$76,319	\$85,611



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# Income & Expenses

## INCOME SUMMARY

Rental Income	\$475,128
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<b>GROSS INCOME</b>	<b>\$475,128</b>
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## EXPENSES SUMMARY

Utilities	\$14,236
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Repairs & Maintenance	\$42,642
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Property Taxes	\$32,978
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Insurance	\$35,449
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Lease Commission	\$7,574
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<b>OPERATING EXPENSES</b>	<b>\$132,880</b>
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<b>NET OPERATING INCOME</b>	<b>\$342,248</b>
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**MATT AITKEN**

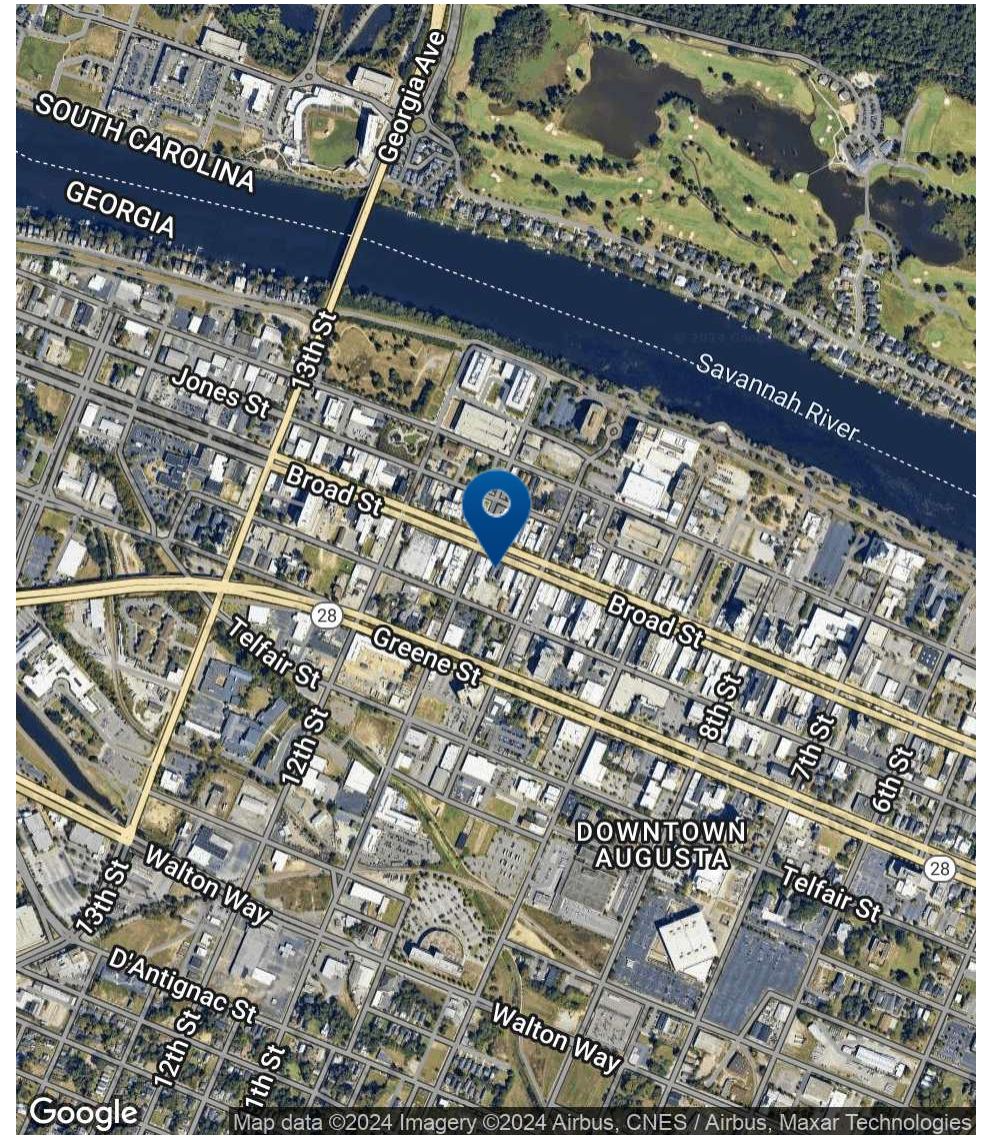
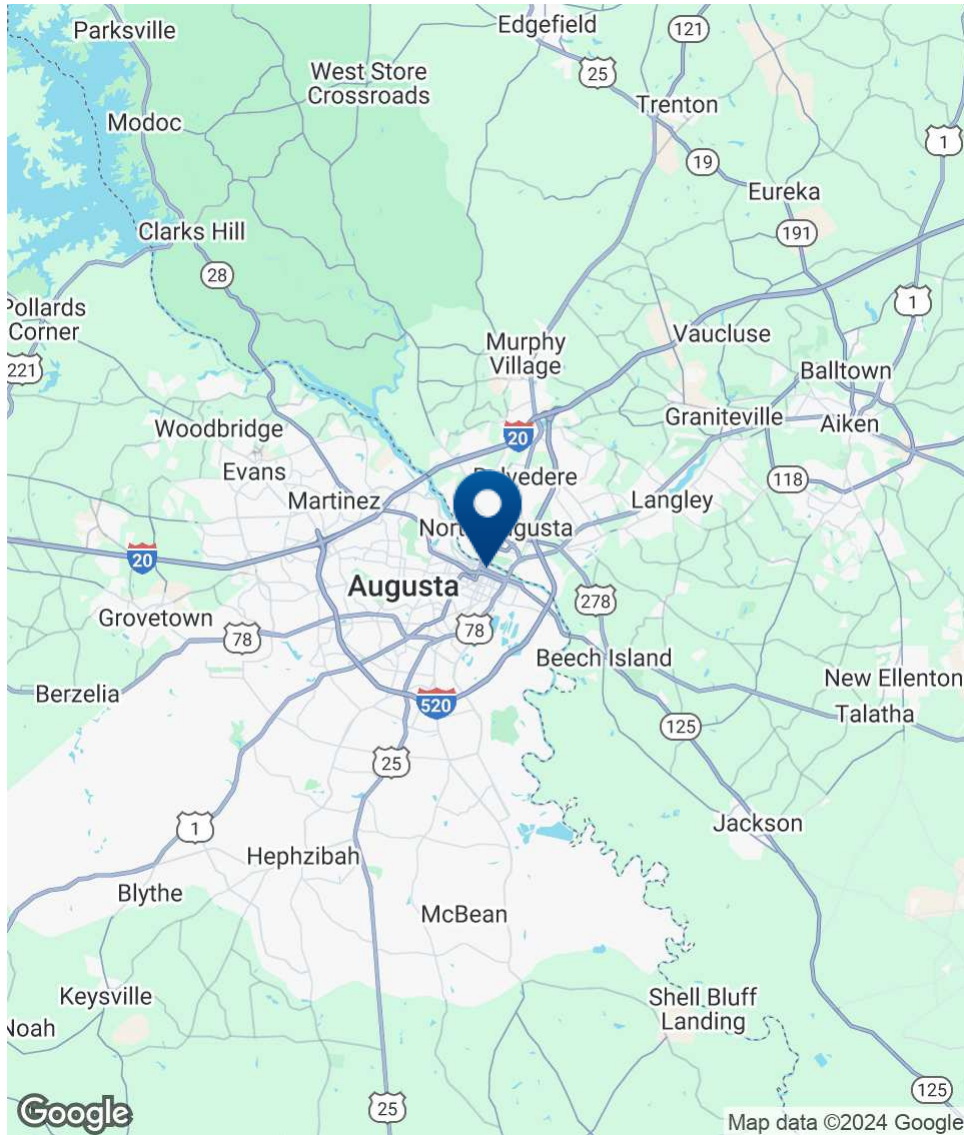
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# Location Map



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# 1028-1036 Broad St



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# 1137-1141 Broad St



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# 1050-1054 Broad St

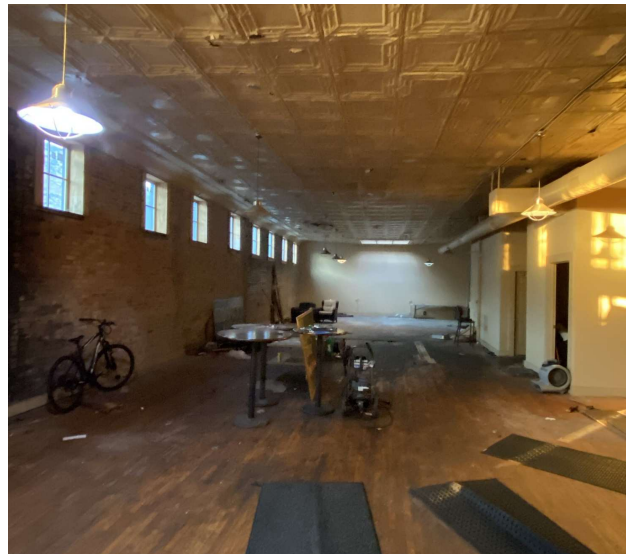


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# 210 11th St



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# 1143-1149 Broad St

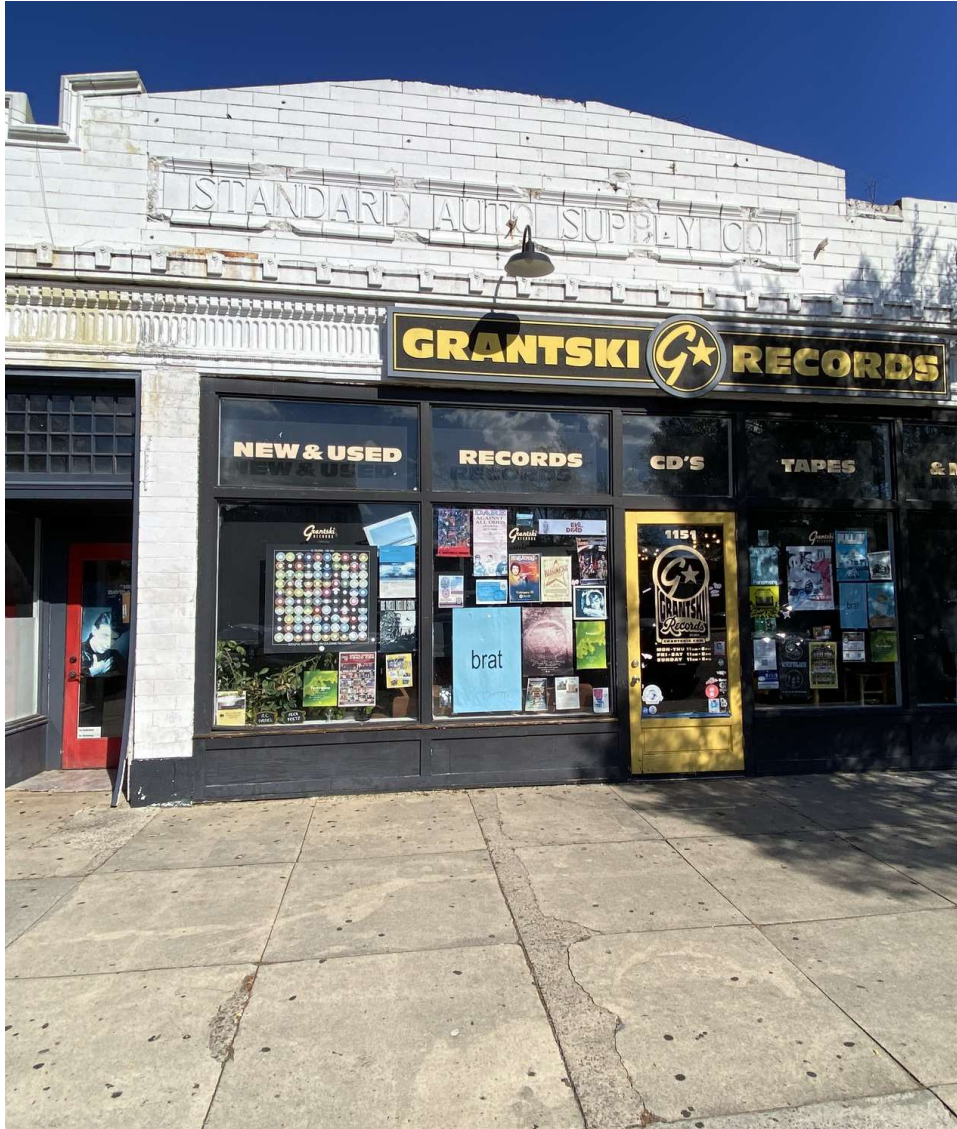


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# 1151-1155 Broad St



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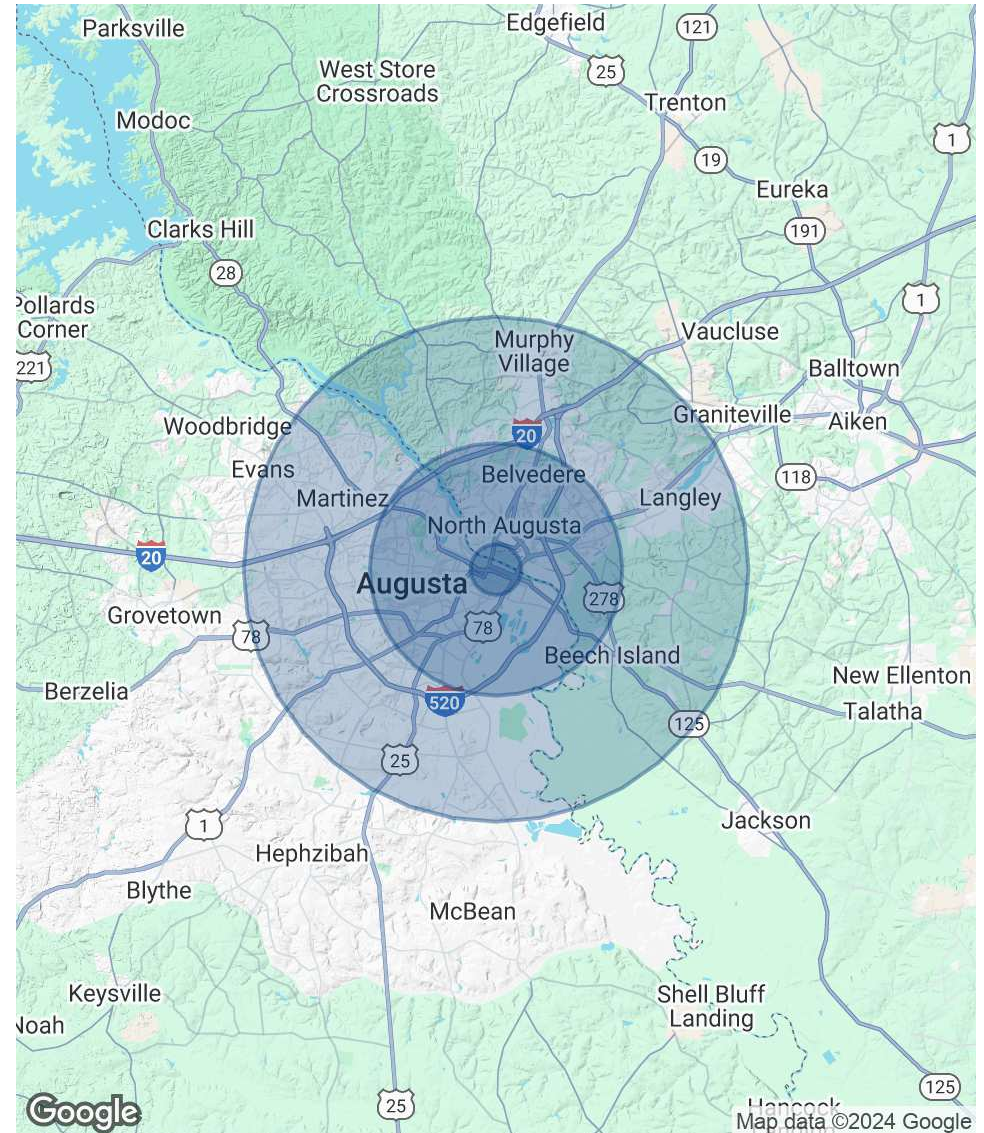
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	5,253	100,504	292,560
Average Age	46	40	40
Average Age (Male)	45	39	38
Average Age (Female)	47	42	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,800	44,597	119,010
# of Persons per HH	1.9	2.3	2.5
Average HH Income	\$49,402	\$76,319	\$85,611
Average House Value	\$238,855	\$237,239	\$227,885

Demographics data derived from AlphaMap



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# 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  
Evans, GA 30809  
706.722.8334



**MATT AITKEN**

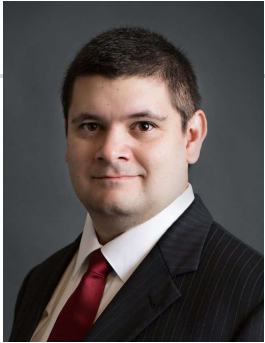
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# Advisor Bio 2



**JOE EDGE, SIOR, CCIM**

President & Broker

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Direct: **706.288.1077** | Cell: **706.627.2789**

## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to [www.ccim.com](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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