

1136 LANEY WALKER

1136 Laney Walker Blvd, Augusta, GA 30901



MATT AITKEN

Commercial Broker

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**SHERMAN &
HEMSTREET**
Real Estate Company

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PROPERTY OVERVIEW

This lot is available for \$79,900 and is a prime spot for development. Lot is zoned B-2 and would be suitable for your retail/restaurant development needs. This 100'x101' lot is located in the historic Laney Walker neighborhood which is experiencing an influx of development. Lot will be sold 'as-is'.

LOCATION OVERVIEW

Located at the intersection of Laney Walker Blvd and 12th St, just a few blocks from the expanding Augusta State University.

PROPERTY HIGHLIGHTS

- Corner lot
- Buildable
- Growing area

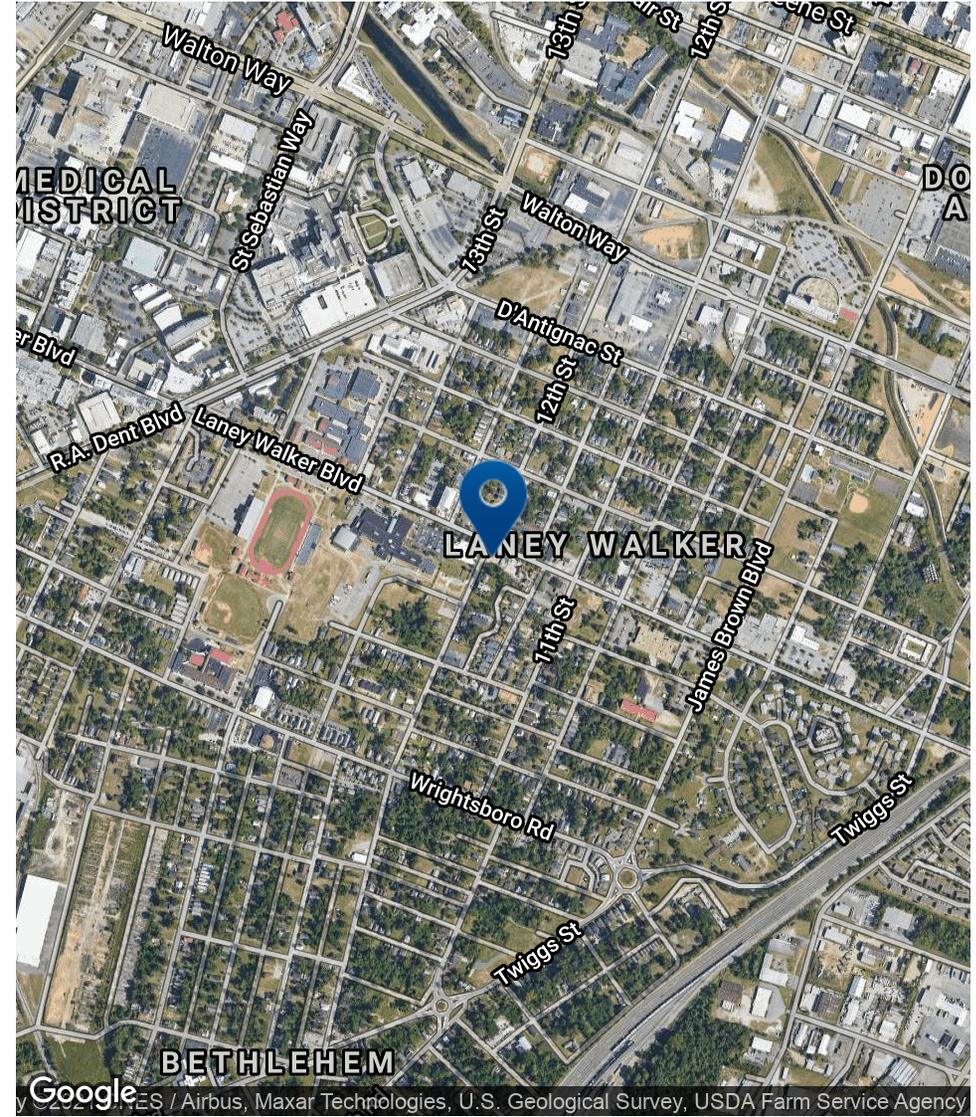
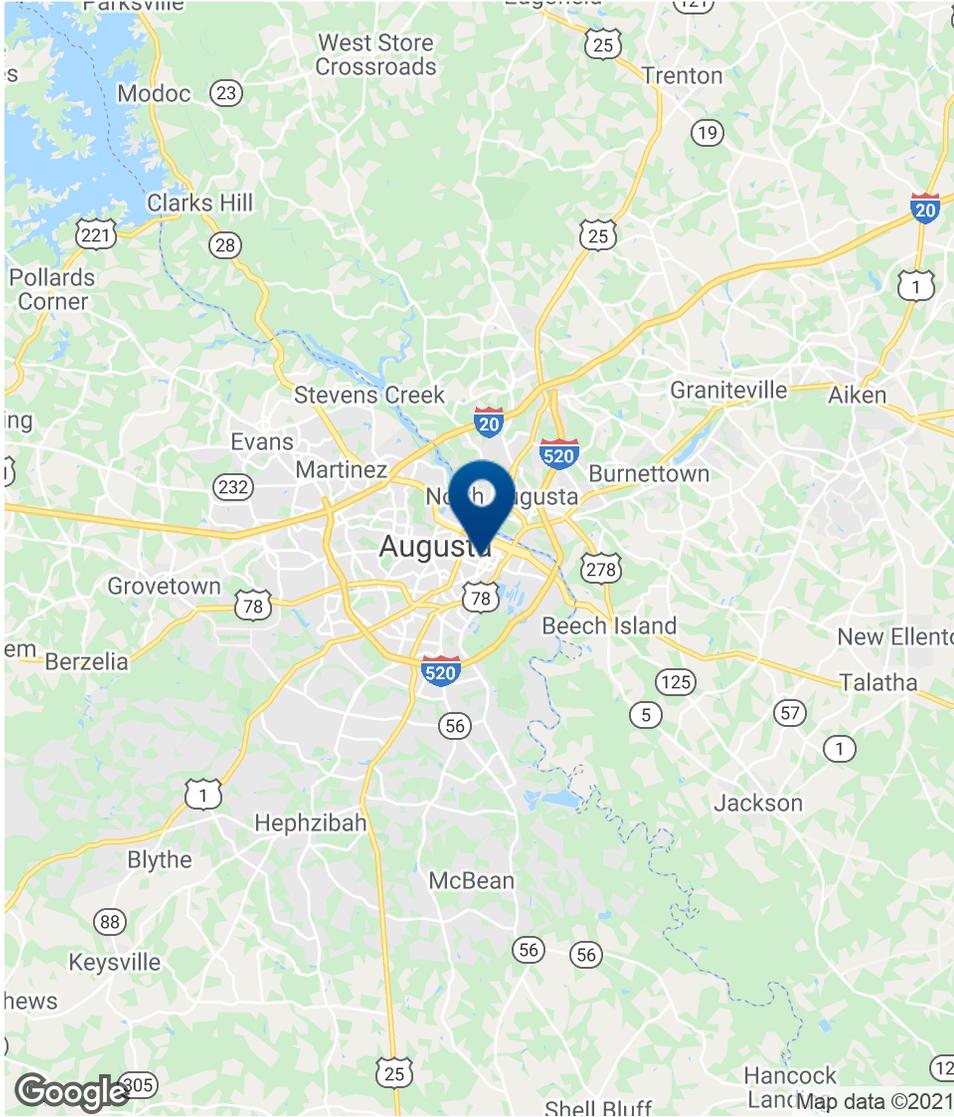


OFFERING SUMMARY

Sale Price:	\$79,900
Lot Size:	0.23 Acres
Price / Acre:	\$347,391
Zoning:	B-2
Traffic Count:	8,180

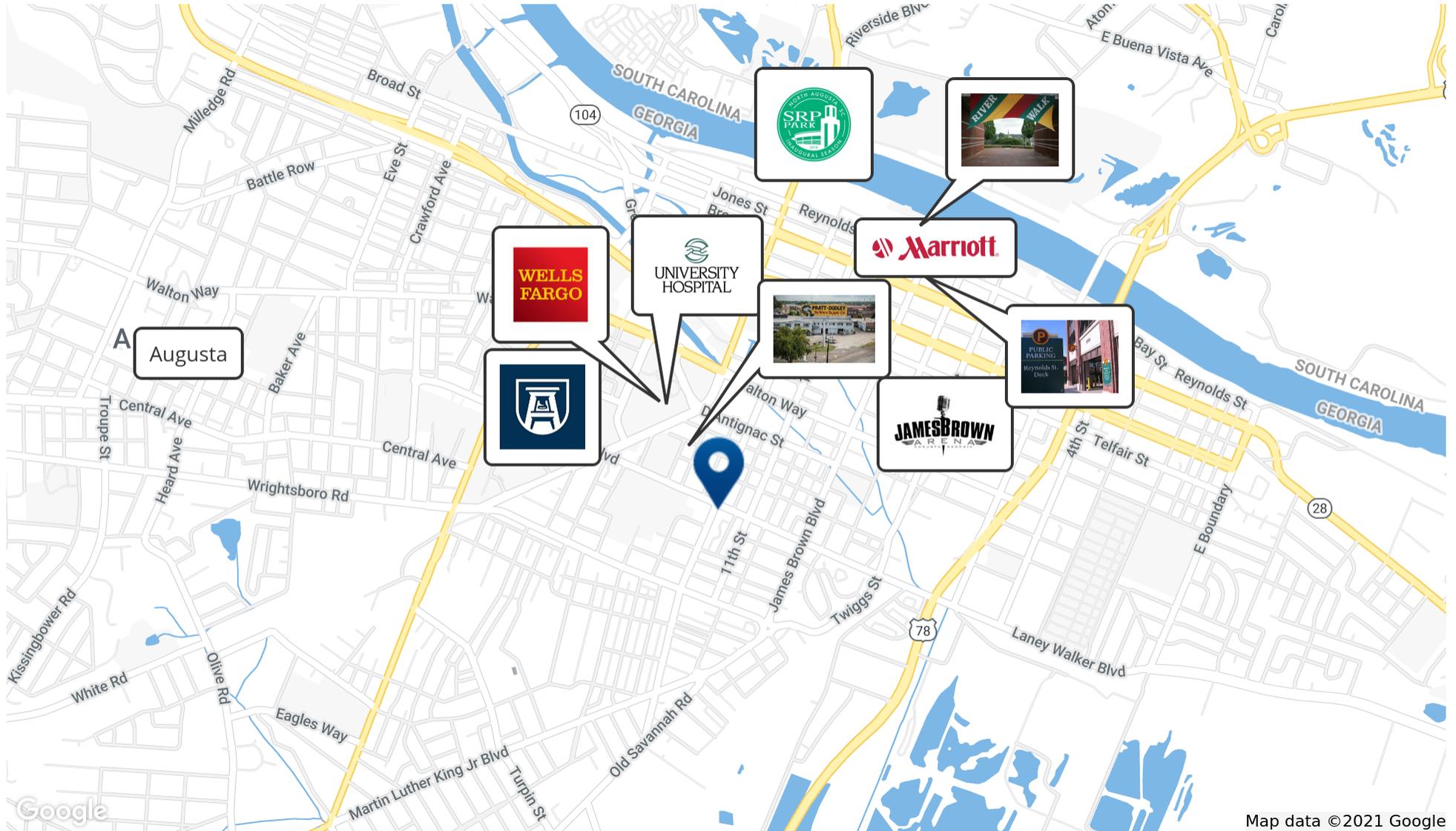
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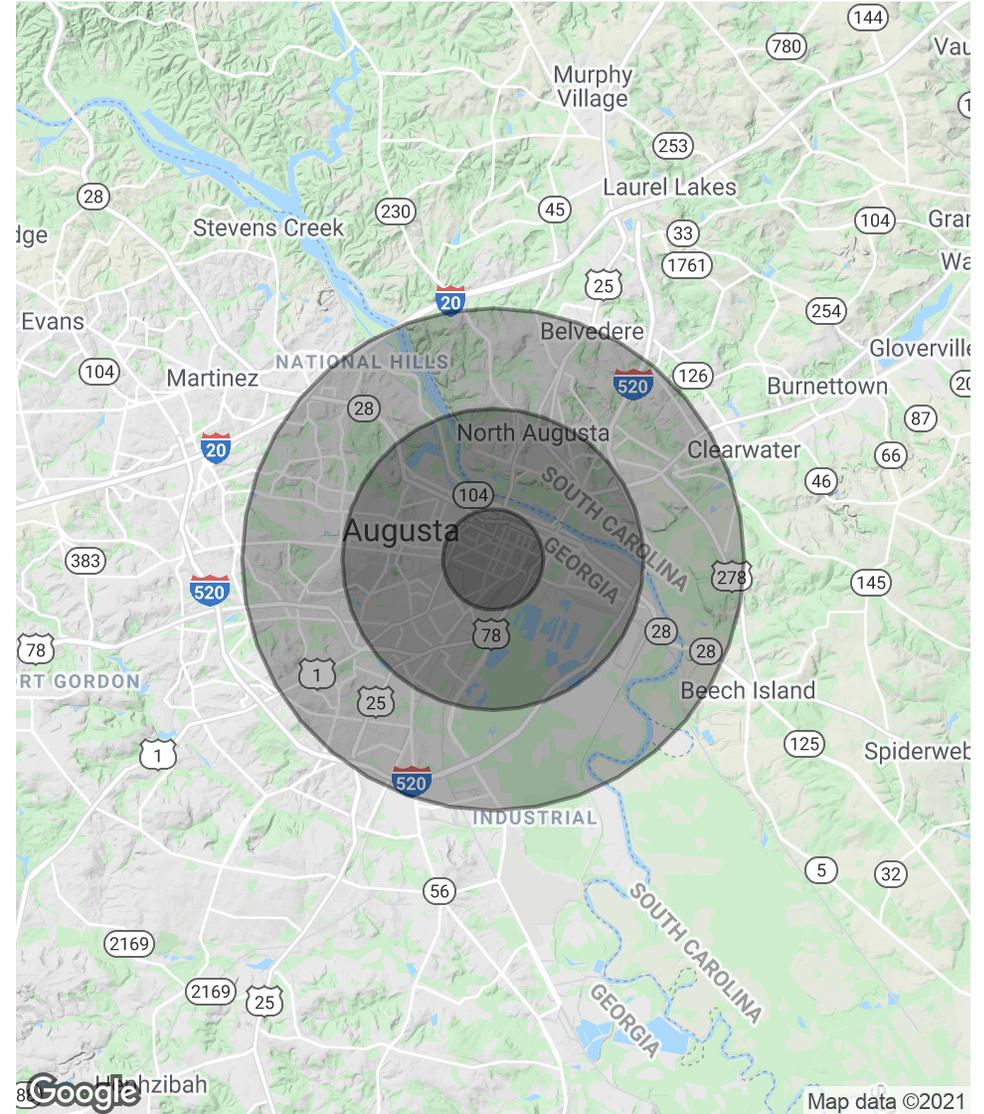
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,709	42,671	102,051
Average age	33.4	35.4	36.5
Average age (Male)	31.6	33.9	34.8
Average age (Female)	35.3	36.8	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,906	17,988	43,383
# of persons per HH	2.7	2.4	2.4
Average HH income	\$27,128	\$39,243	\$46,624
Average house value	\$132,935	\$145,468	\$137,092

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Matt Aitken is a commercial real estate agent for Sherman & Hemstreet and specializes in the Historic Business district of Augusta's downtown market. He and his family reside here and the firm moved its primary office here in 2018.

Through his community involvement and his election as District One Commissioner in (2010-2012) of downtown Augusta. This has given him a very keen understanding of the business community as well knowing the business owners. With his role in government, this has given him first hand knowledge of how the process works for commercial developments. Matt served on the Engineering Committee and was also the Ex Officio on Augusta Richmond County Planning, Zoning as well as the Aviation Board.

Matt's passion is to see Augusta's market grow and become an economically engine for this region of the state. His accomplishments with the expansion of the Augusta Convention Center has attracted great conferences including sold out Cyber events. With the new Georgia Cyber Center next door goes hand in hand and both sit on the Savannah River. With the U.S. Army Cyber Center of Excellence and the relocation of U.S. Cyber Command to Augusta own Fort Gordon and its 1.6b construction projects makes the Augusta market a good investment.

MEMBERSHIPS

Augusta Chamber of Commerce, Columbia County Chamber, North August SC Chamber. Augusta Home Builders Association.

Sherman & Hemstreet Real Estate Company

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