



FOR SALE

1212 BROAD STREET

1212 Broad Street, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

This Broad Street property features a 1st floor retail component that includes a warehouse space in the back portion of the building. The second and third floor has been gutted and is primed for renovation for lofts or office spaces. This is a great income opportunity property with the building possibly qualifying for historic tax credits for preservation of the building.

PROPERTY HIGHLIGHTS

- Central Location in Downtown Augusta
- Historic Tax Credit Opportunity
- Street Parking Readily Available

LOCATION DESCRIPTION

This historic building is located on the 1200 block of Broad Street. The building is at the epicenter of multiple new developments coming to that block to include over 50+ new lofts, a planned hotel development, new retail/restaurant spaces, and future road improvements to Broad Street.

OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	0.22 Acres
Building Size:	9,900 SF



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Additional Photos



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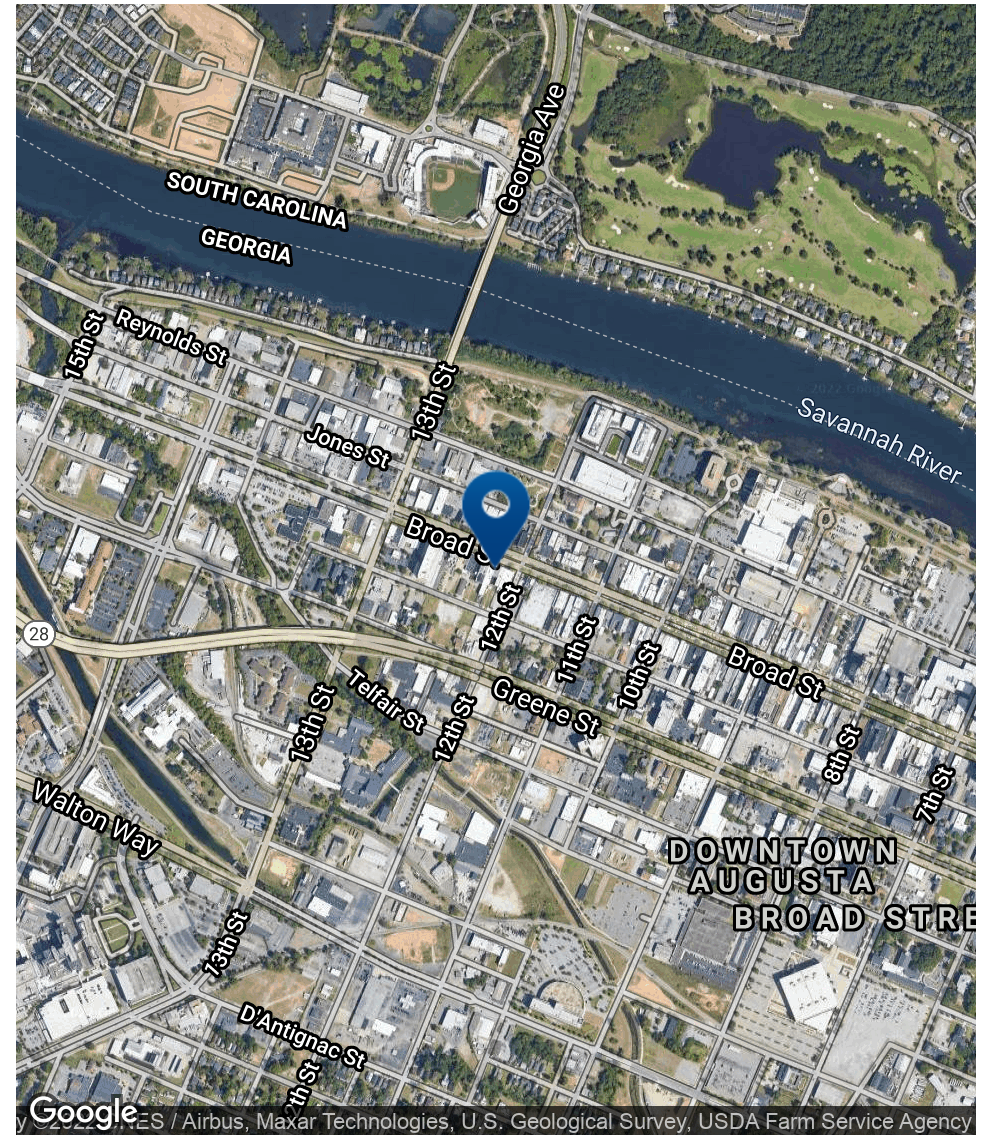
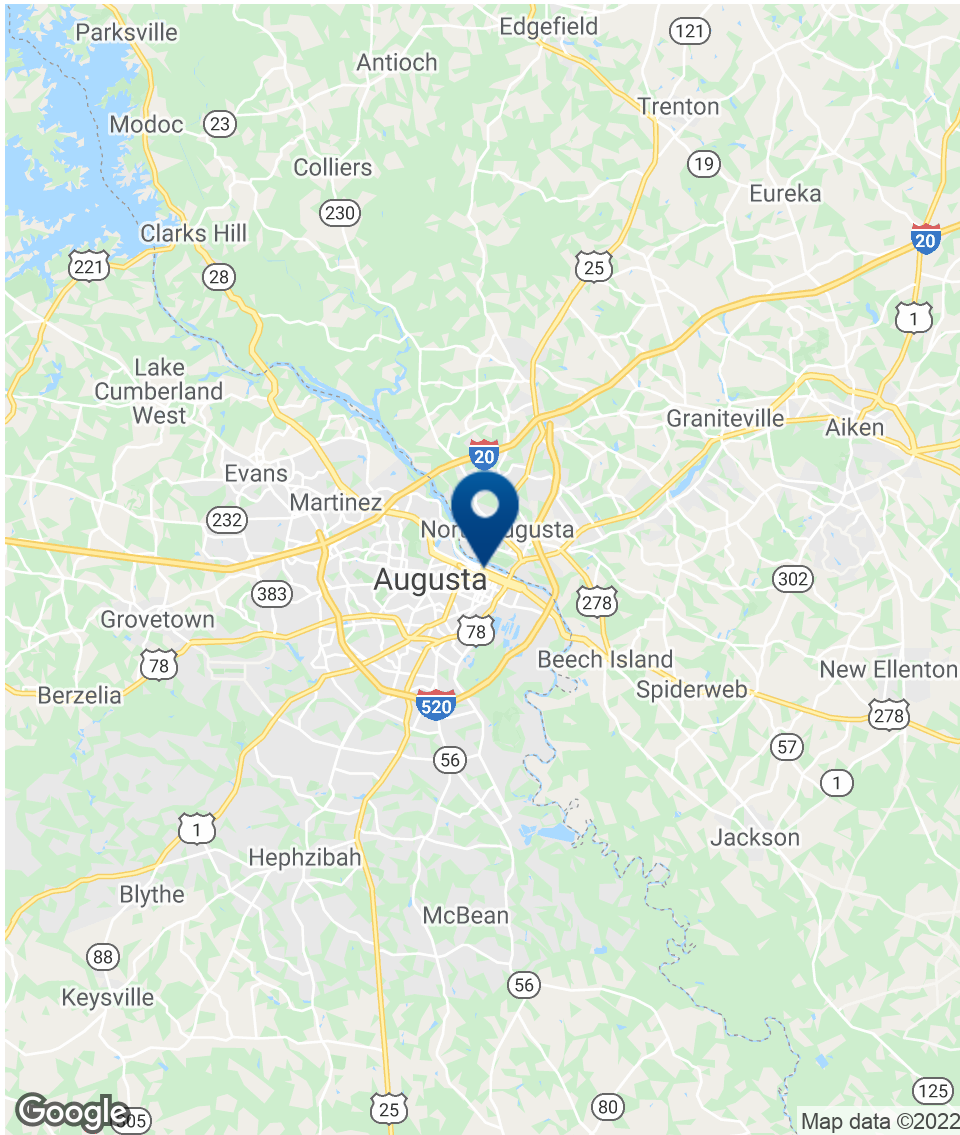
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Location Map



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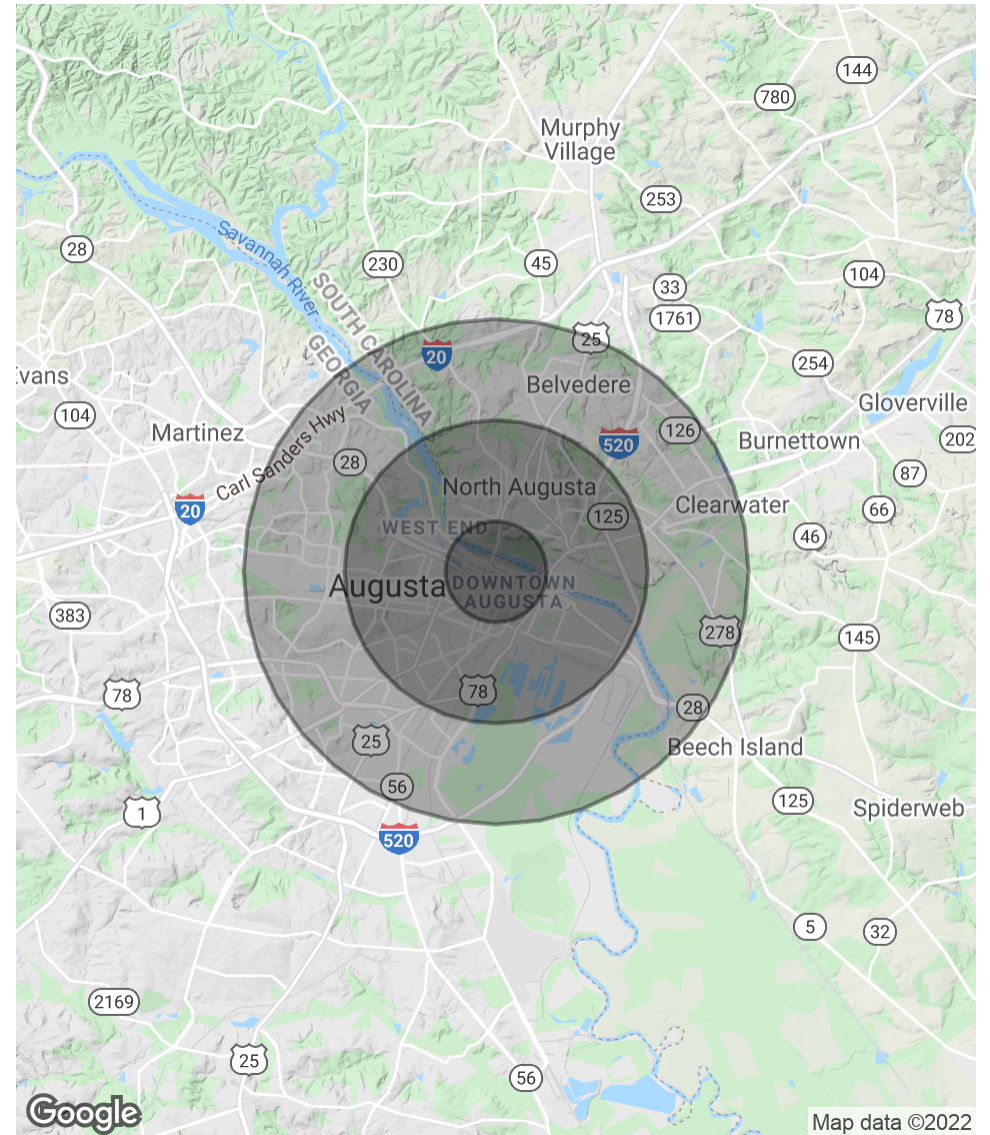
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,921	43,225	99,081
Average Age	36.0	35.8	37.0
Average Age (Male)	34.4	34.2	35.2
Average Age (Female)	37.3	37.4	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,555	18,230	42,480
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$38,854	\$41,221	\$47,617
Average House Value	\$187,976	\$153,545	\$136,747

* Demographic data derived from 2010 US Census



Advisor Bio



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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

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