

SCAN THE
QR TO VIEW
OUR LISTING
ONLINE

28,019 SF FOR SALE

1051 Broad Street | Augusta, GA 30901

MASON WHATLEY
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ZONE | COMMERCIAL

0.22 AC

FOR SALE



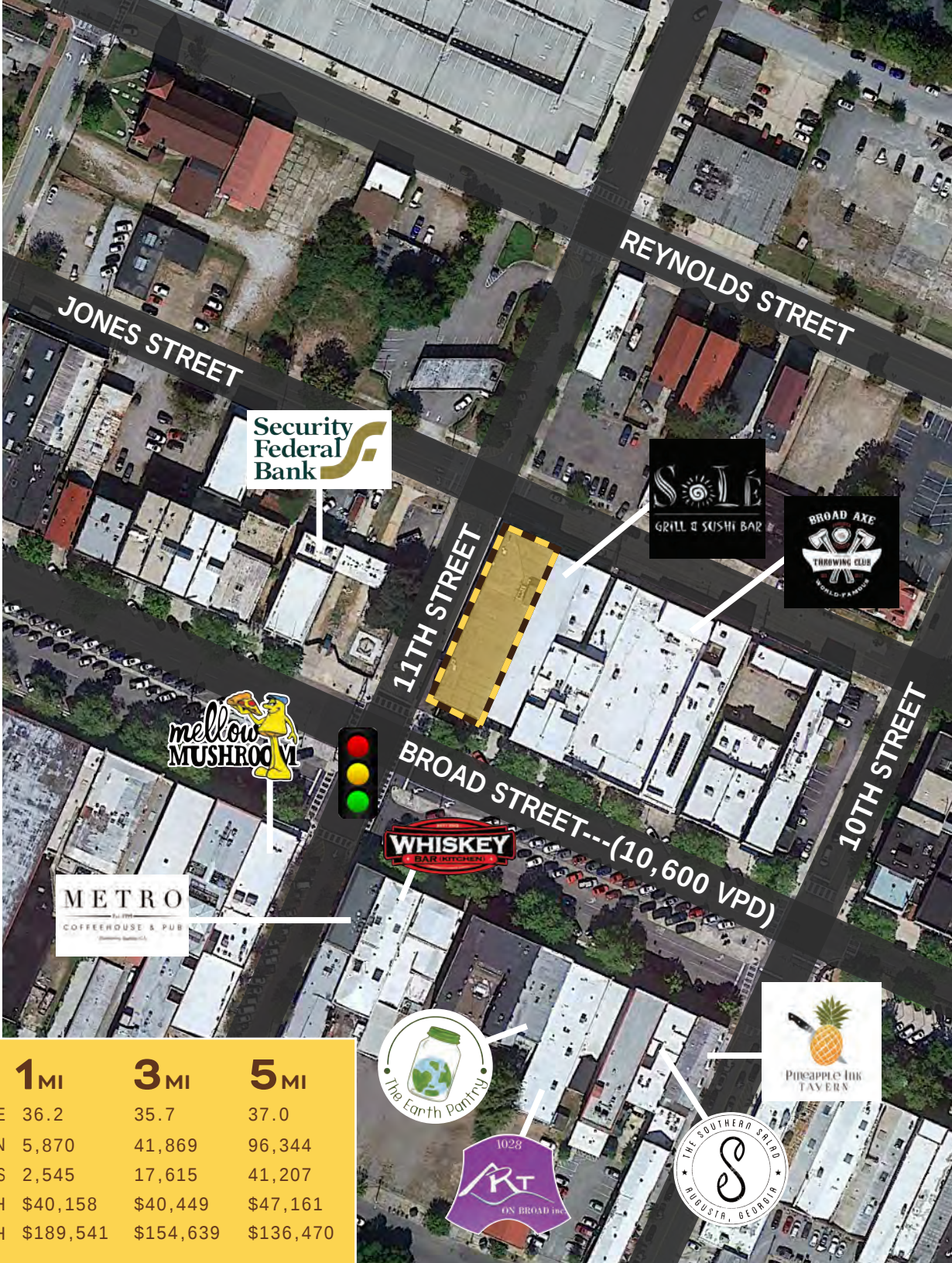
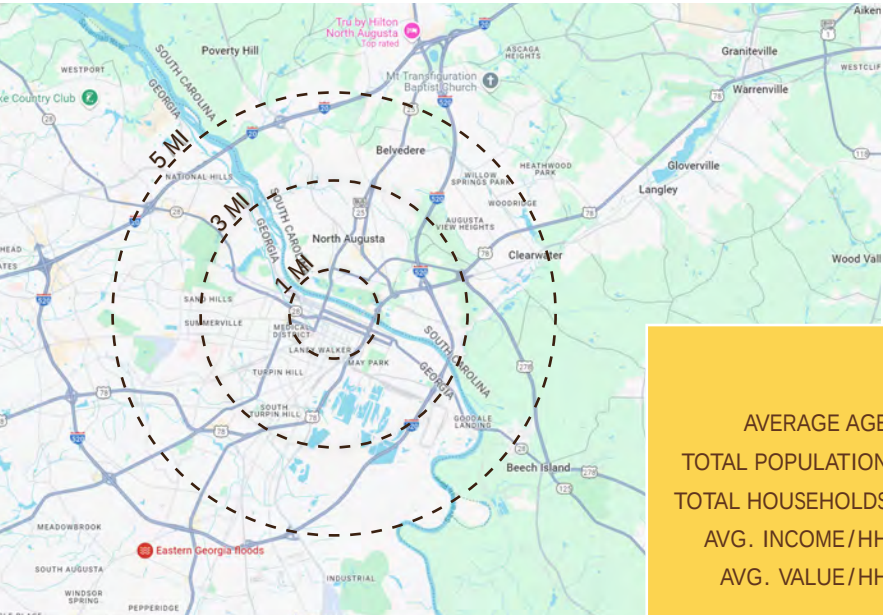
JORDAN TROTTER
COMMERCIAL REAL ESTATE

This property is located at the corner of Eleventh Street and Broad Street (10,600 VPD) in Historic Downtown Augusta, GA. This stretch of Broad Street is the heart of the shopping, dining, and entertainment district of Downtown. It is within walking distance of several downtown hotels, the Augusta Convention Center, and the Georgia Cyber Center.

28,019 SF former furniture store. This free-standing building is the perfect location for any retail or office user. Located on a busy corner of Broad Street that sees high traffic counts.

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- 28,019 SF available (9,339 SF/floor)
- Broad Street - 10,600 VPD



	1Mi	3Mi	5Mi
AVERAGE AGE	36.2	35.7	37.0
TOTAL POPULATION	5,870	41,869	96,344
TOTAL HOUSEHOLDS	2,545	17,615	41,207
AVG. INCOME/HH	\$40,158	\$40,449	\$47,161
AVG. VALUE/HH	\$189,541	\$154,639	\$136,470



JOHN C. CALHOUN EXPRESSWAY

BROAD STREET

13TH STREET

12TH STREET

11TH STREET

10TH STREET

REYNOLDS STREET

WALTON WAY

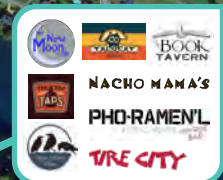
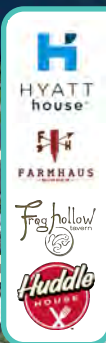
GREENE STREET

8TH STREET

7TH STREET

6TH STREET

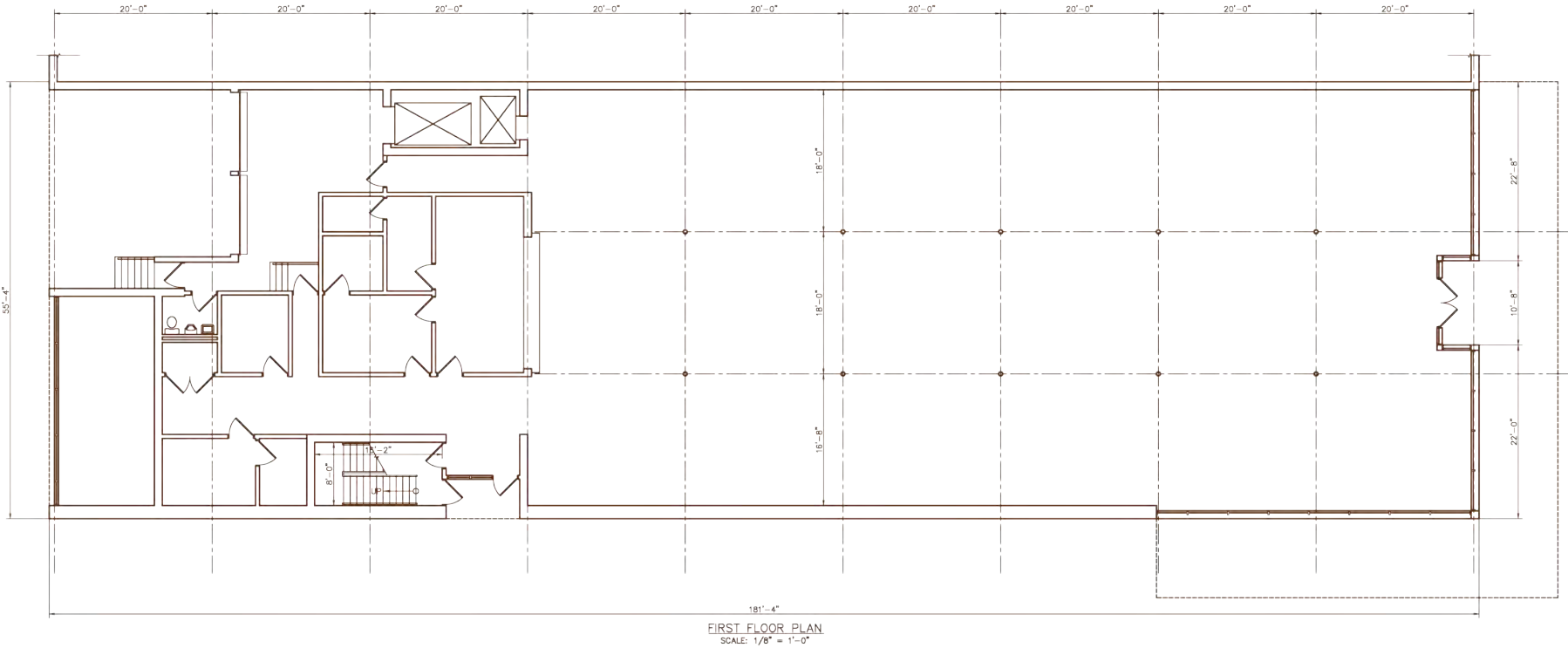
TELFAR STREET



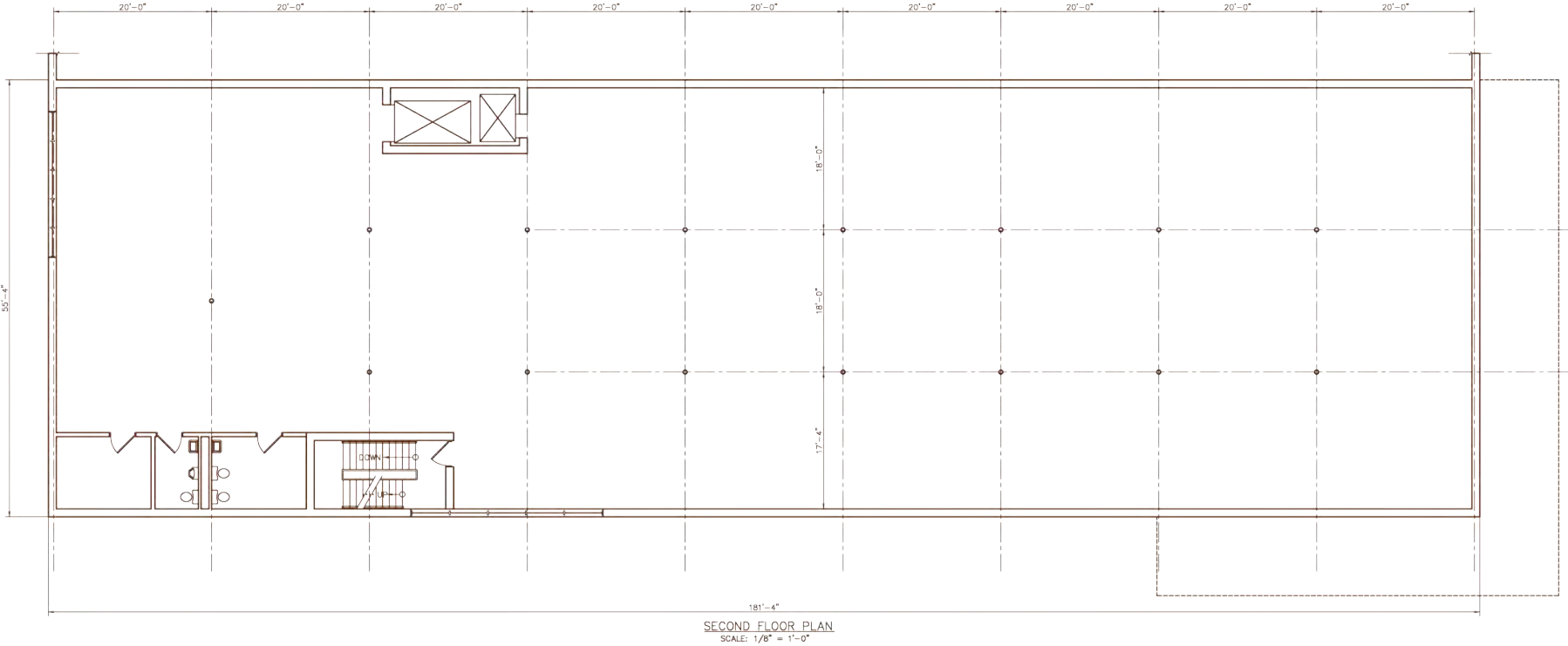


Charlie Norwood
VA Medical Center

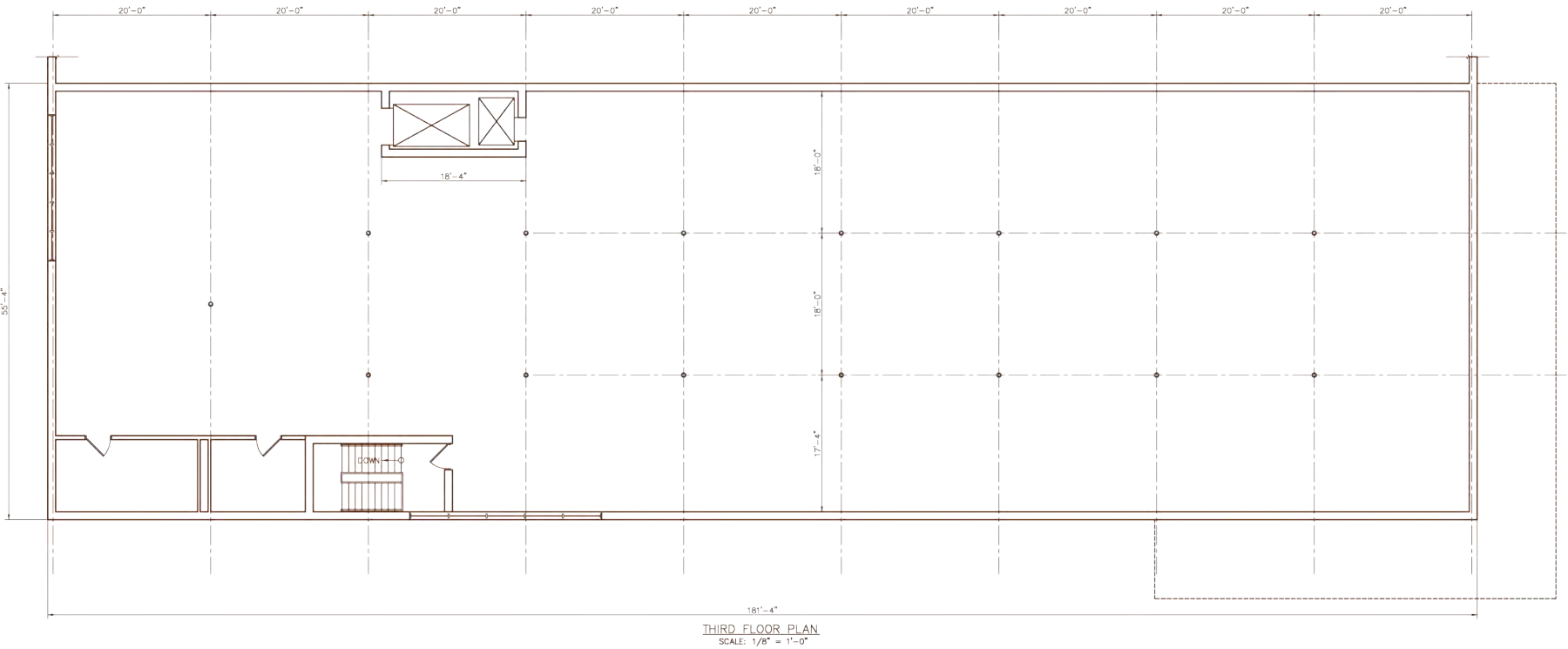














RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, East Central Regional, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

