

GROUND LEASE AT BROAD AND 13TH STREETS

1302 BROAD STREET, AUGUSTA, GA 30901

ELLIS STREET

BROAD STREET <10,600>

267 ft. frontage-13th Street

13TH STREET <14,500>

60 ft. frontage-Ellis Street

3,505 SF AVAILABLE FOR LEASE

LEASE RATE:NEGOTIABLE

Presented By:

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JORDAN TROTTER

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PROPERTY OVERVIEW

Ground Lease .5 Acres.

LOCATION OVERVIEW

This Ground Lease is available and sits at a major intersection in Downtown Augusta Georgia. The intersection at Broad and 13th Street has high traffic counts and is fully signaled. It is the main corridor into downtown Augusta and to North Augusta, South Carolina. It is convenient to the downtown medical district, Riverwalk, arts and entertainment venues, professional and government buildings, and sits just one block from the newly built boutique Hyatt Place Hotel on Broad Street. It is located just over the 13th Street Bridge from the newly developed SRP baseball stadium, home to the Augusta Greenjackets and Riverside Village. This land is also just blocks from the Augusta University's Riverfront Campus, Georgia Cyber Innovation and Training Center.

PROPERTY HIGHLIGHTS

- Broad Street VPD - 10,600
- 13 Street VPD - 14,500
- Fully Signaled Corner
- Major Intersection
- Ground Lease .5 Acres

PROPERTY SUMMARY

Available SF: 0.5 Acres

Lease Rate: Negotiable

Lot Size: 0.5 Acres

Building Size: 3,505 SF

Building Class: B

Zoning: C3

Cross Streets: 13th and Ellis Streets

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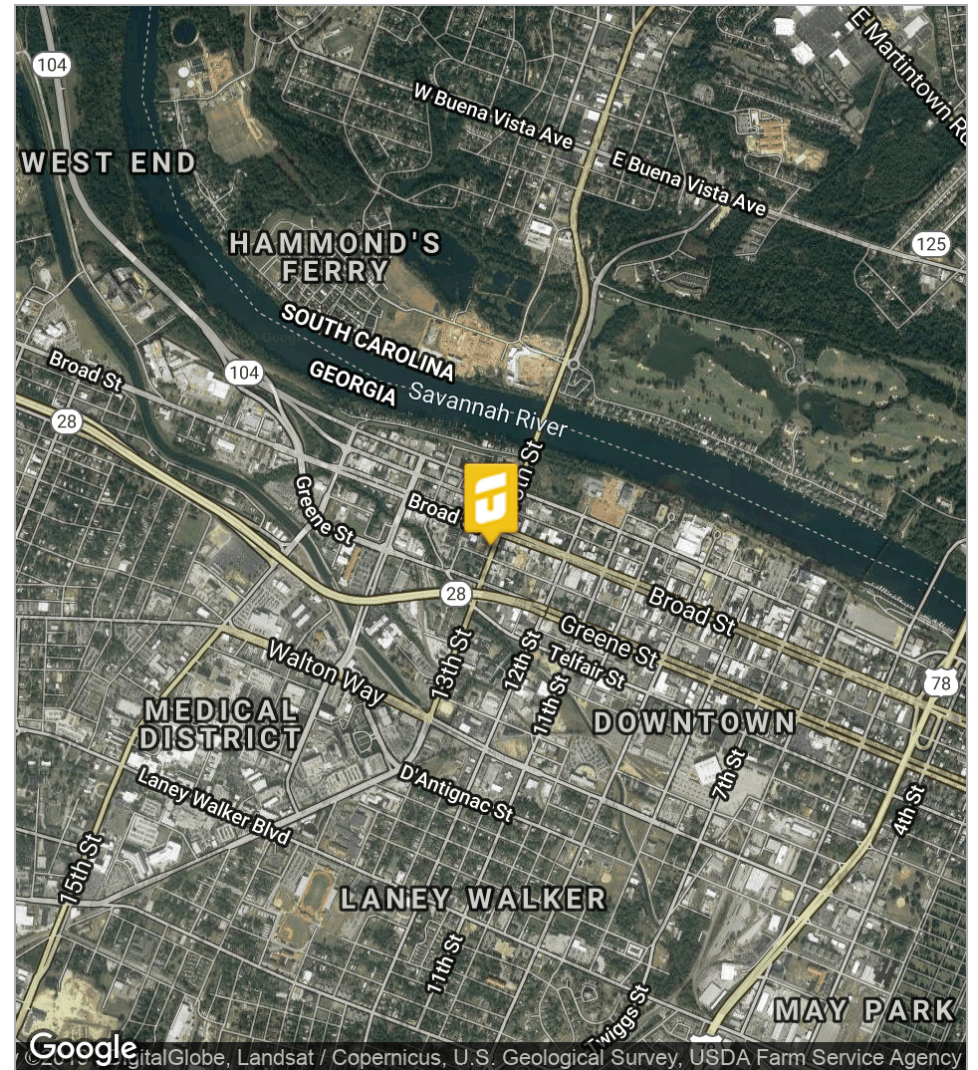


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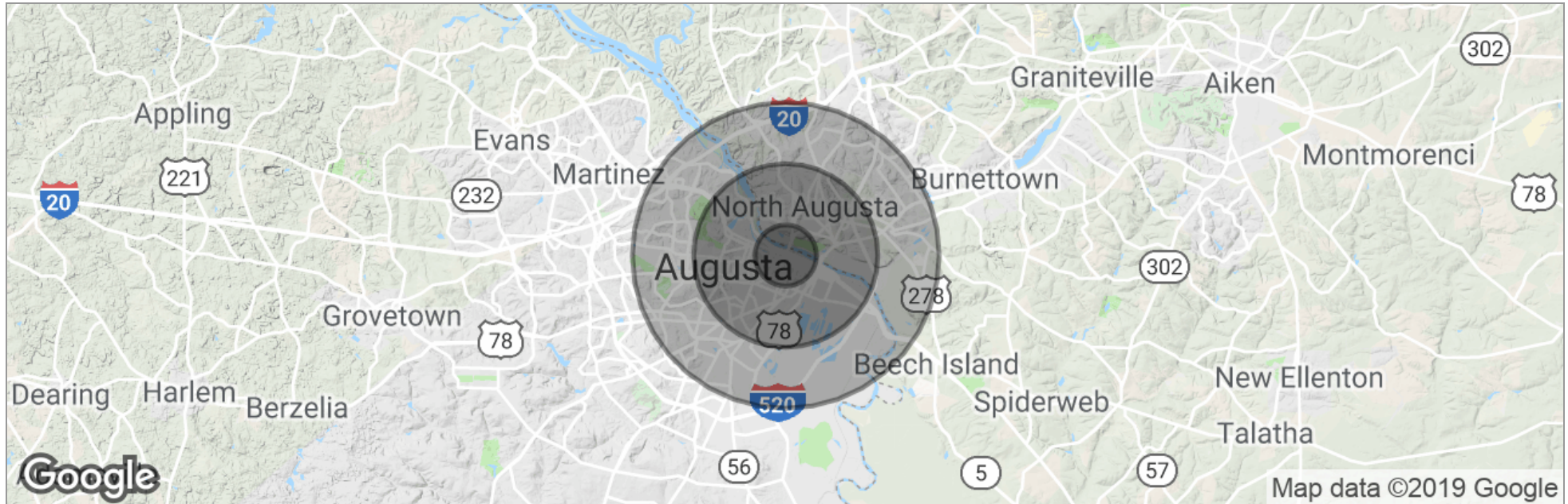
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	1 Mile	3 Miles	5 Miles
Total Population	5,873	44,624	101,617
Population Density	1,869	1,578	1,294
Median Age	36.2	36.0	36.9
Median Age (Male)	34.9	34.3	35.2
Median Age (Female)	37.3	37.6	38.6
Total Households	2,551	18,895	43,675
# of Persons Per HH	2.3	2.4	2.3
Average HH Income	\$38,371	\$42,258	\$47,988
Average House Value	\$186,648	\$152,700	\$136,742

* Demographic data derived from 2010 US Census