



FOR SALE

1241 GORDON
HIGHWAY

Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

This 4.5 acre site contains a 66,000 square foot building. The site was previously used as a bowling alley but has since been used half as a church and half as a thrift store. The site has multiple points of ingress/egress, loading docks and is located a signaled intersection. This location could be redeveloped into multifamily or industrial uses. The building could be used for retail uses also.

LOCATION DESCRIPTION

This location has high traffic counts and is less than one mile from historic Downtown Augusta. The location is primarily industrial in nature however Gordon Highway does support some retail uses. Site is ideal for a gas station, multifamily, retail, church, or industrial uses.

PROPERTY HIGHLIGHTS

- High traffic count
- Plenty of parking
- Commercial Zoning
- Excellent redevelopment opportunity
- Many options with this location

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	4.5 Acres
Building Size:	66,000 SF



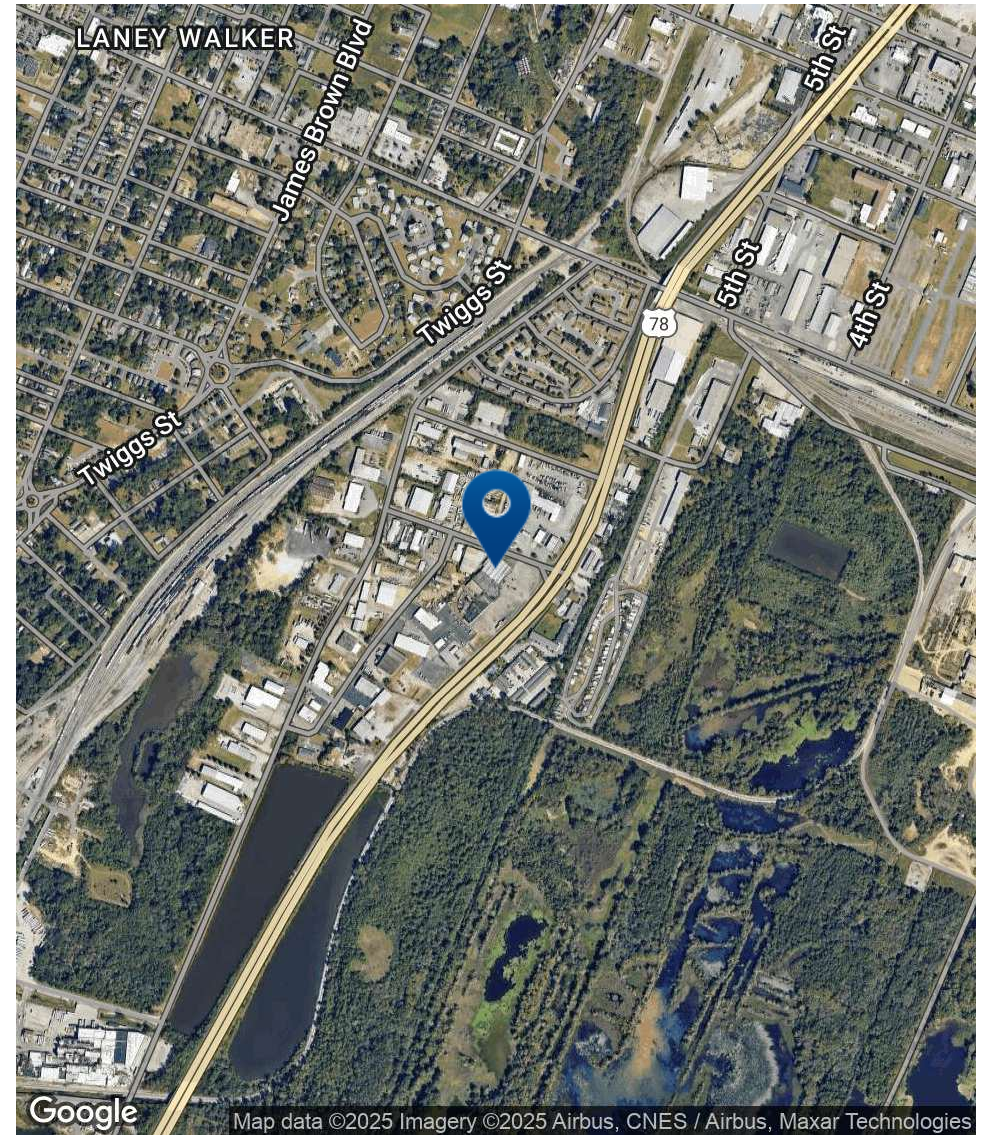
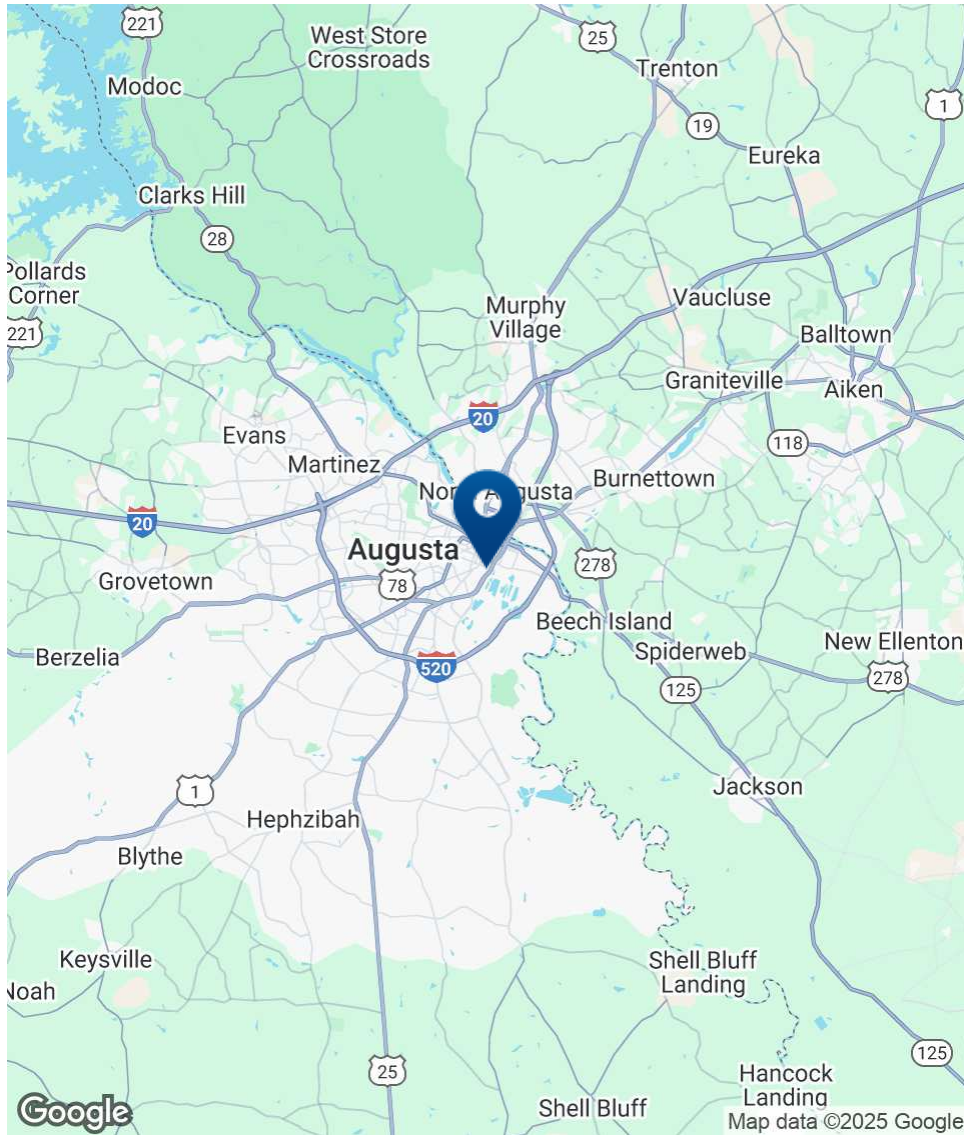
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Location Map



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Additional Photos



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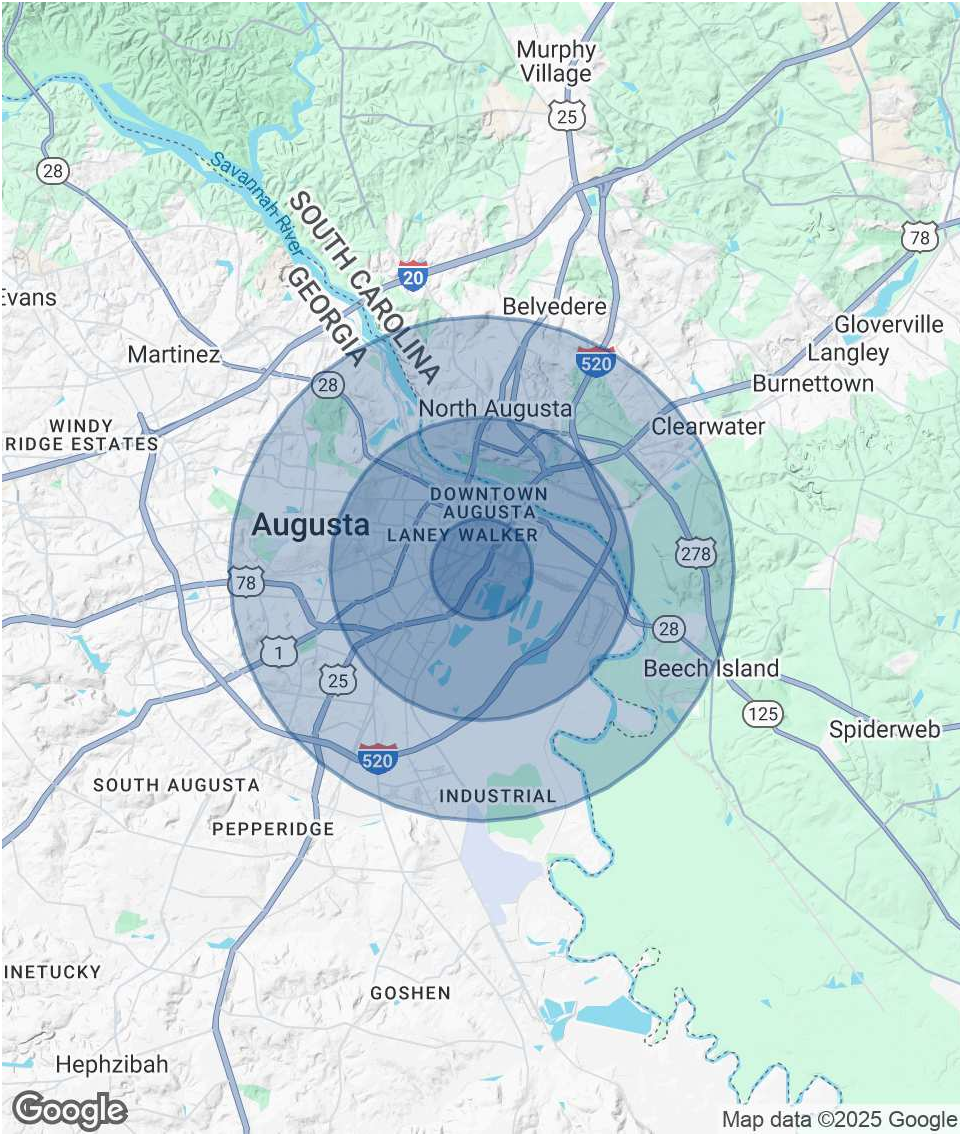
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,351	35,288	90,304
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,306	15,670	38,873
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$35,597	\$55,394	\$67,536
Average House Value	\$97,648	\$191,029	\$212,315

Demographics data derived from AlphaMap



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Advisor Bio 1



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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. 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

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