



JORDAN TROTTER
COMMERCIAL REAL ESTATE



SCAN THE
QR TO VIEW
THIS LISTING
ONLINE

THE NICHOLSON BUILDING

619 Broad Street | Augusta, GA 30901





Located at 619 Broad Street in the heart of Downtown Augusta, the historic Nicholson Building sits along one of the city's most iconic and walkable corridors. Broad Street is the cultural and commercial/retail hub of Downtown, home to restaurants, boutiques, offices, entertainment venues, and residential lofts. The property benefits from strong pedestrian activity, proximity to government offices, professional services, and major downtown attractions, making it an ideal setting for destination retail and service-oriented users. The Nicholson Building's thoughtful restoration will reintroduce a landmark property to Broad Street, blending historic character with modern functionality. The historic hotel across from 619 Broad Street is currently being transformed into a premier boutique hotel destination (The Conroy, 176 rooms). The redevelopment will introduce renovated guestrooms, new food and beverage offerings, and activated public spaces that are expected to bring new energy, visitors, and investment to the east end of Broad Street. Together with downtown infrastructure improvements and new residential developments, the project will help elevate this corridor into one of Augusta's most vibrant destinations. Located just a 10-minute walk from the New Augusta Arena, this property is positioned to benefit from one of the most significant economic development projects in Downtown Augusta's history. Scheduled to open in Fall 2027, the state-of-the-art entertainment venue will feature 10,500+ seats, serve as the home of Augusta's new ECHL professional hockey team, and host 100+ concerts, sporting events, family shows, conventions, and community events each year.

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The Nicholson Building Commercial Spaces at 619 Broad Street are currently undergoing a complete historic renovation, with delivery anticipated in 2027. The project will offer 3,075 SF of interior commercial space, divided into two storefronts of approximately (1,712 sf and 1,363 sf), with the flexibility to combine both spaces into a single larger footprint. Each storefront will be delivered in white box condition, including one built-out restroom per space, allowing tenants to efficiently customize their layout while minimizing upfront build-out costs. In addition, the property will feature a 1,600 SF private exterior courtyard area located to the right of the building, providing a unique outdoor component well-suited for customer seating, gathering space, or ambiance. The space is best suited for coffee shops, ice cream shop, wine bars, restaurants, retail, fitness and professional or personal service users.

RICHMOND COUNTY

APN | 047-1-008-00-0

ZONE | B-2

UP TO 2,856 SF

LAST RENO | 2025

LEASE | \$20/SF GROSS

- Historic Nicholson Building - fully renovated landmark property
- Prime Downtown Augusta / Broad Street location
 - 3,075 SF total interior space
 - Two storefronts at approximately (1,712 sf and 1,363 sf)
 - Spaces can be combined into one larger leased unit
 - Delivered in white box condition
 - One built-out restroom per storefront
 - 1,600 SF exterior courtyard area (adjacent to building)
- Ideal for coffee, ice cream, wine-bars, restaurants and service-oriented users
 - Grease trap on the left side
- Building hours: 5:00 AM - 10:00 PM, unless otherwise approved
- Anticipated delivery in January 2027







Sitting across from the Nicholson Building is a 176-room property that is being transformed into The Conroy, a luxury hotel that is joining Marriott's Tribute Portfolio.

The New Augusta Arena



The Bell Auditorium



- Historic entertainment venue since 1930
- 2,700-seat performance hall
- Comedy | Broadway | Family Shows
- National concerts & touring shows
- Year-round community events
- Adjacent to the new Augusta Arena



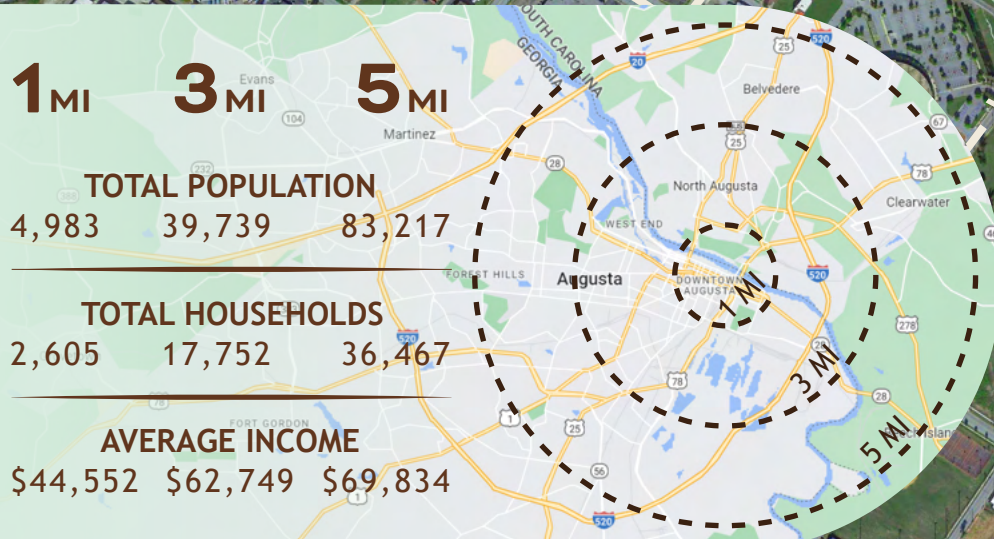
The New Augusta Arena

- 10-minute walk to the arena
- 10,500+ seat entertainment venue
- 100+ events annually
- Up to 1 million annual visitors
- ECHL professional hockey begins 2027-28
- Opening: Fall 2027



Piedmont Healthcare **Health** AUGUSTA UNIVERSITY

Charlie Norwood
VA Medical Center



SITE

RIVER REGION STATISTICS



River Region
Population:
767,478



Annual
Growth Rate:
0.89%



Trade Area
Population:
767,478



Medium
Income:
\$55,049



Average
Commute:
23.5 mins



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 Gordon

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 Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

