



FOR LEASE

# DOWNTOWN STORAGE WAREHOUSE

1128 A Jones Street St., Augusta, GA 30901

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**MATT AITKEN**

Commercial Broker

[maitken@shermanandhemstreet.com](mailto:maitken@shermanandhemstreet.com)

706.288.1079 x314

**JODI LYLES**

Sales Administrator

[creads@shermanandhemstreet.com](mailto:creads@shermanandhemstreet.com)

706.288.1067

# Property Summary



## PROPERTY DESCRIPTION

Three individual warehouse units totaling just under 3,000 SF. Two units are leased and one is available. Vacant unit is approximately 1,000 square fee. Each unit has a roll up door. Location is excellent just behind 1143 Broad Street with access on Jones Street

## LOCATION DESCRIPTION

Centrally located. Close to restaurants and shopping as well Several new hotels. and cyber security building being built by the State of Georgia. Just off of Broad St with easy access. The location benefits from proximity to several new hotels and the State of Georgia's cybersecurity facility, underscoring strong infrastructure and future development momentum in the area. Each unit features a roll-up door, facilitating ease of operations for storage and distribution needs. With pedestrian-friendly connectivity, nearby dining options, and accessible transportation routes, this property provides an operational advantage for businesses seeking to position themselves in Augusta's urban core.



**MATT AITKEN**

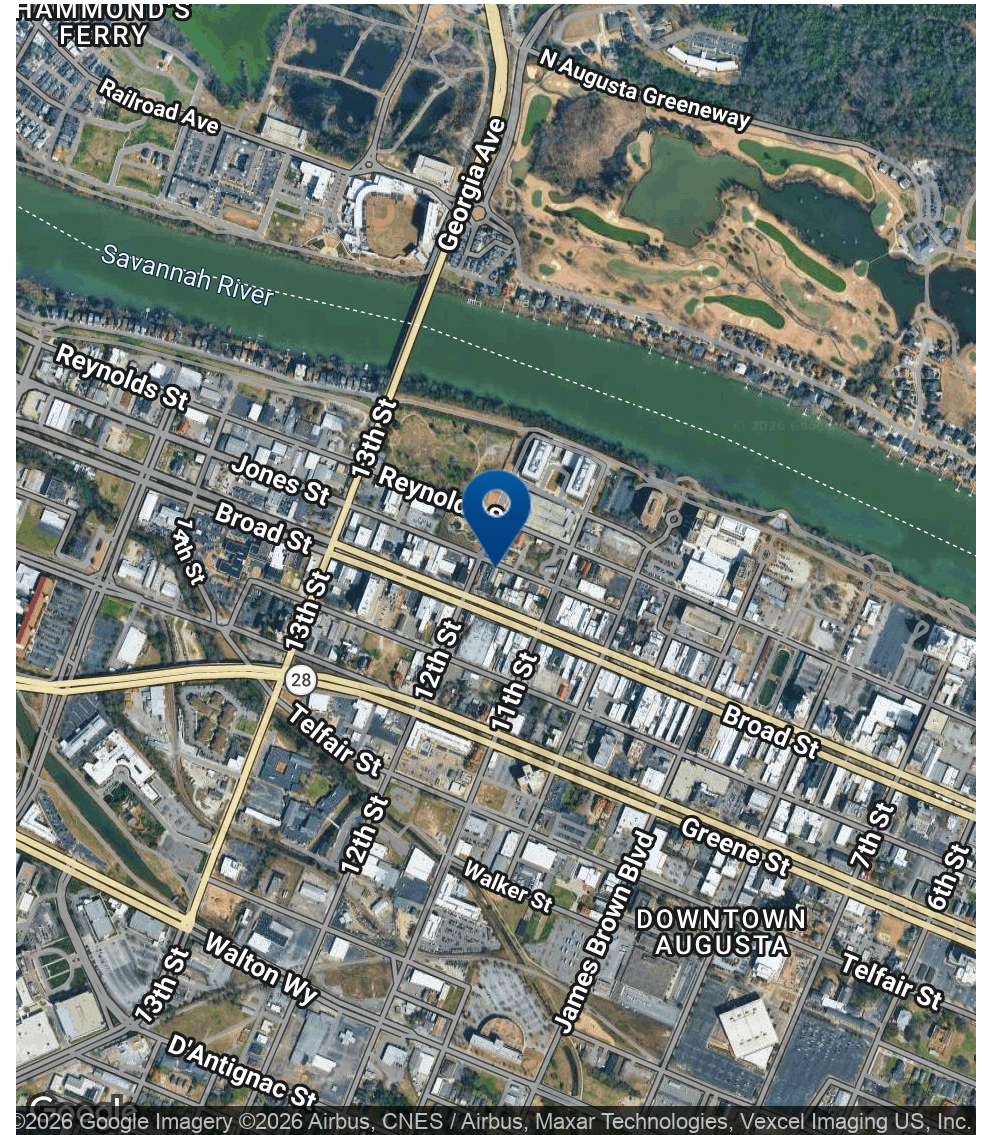
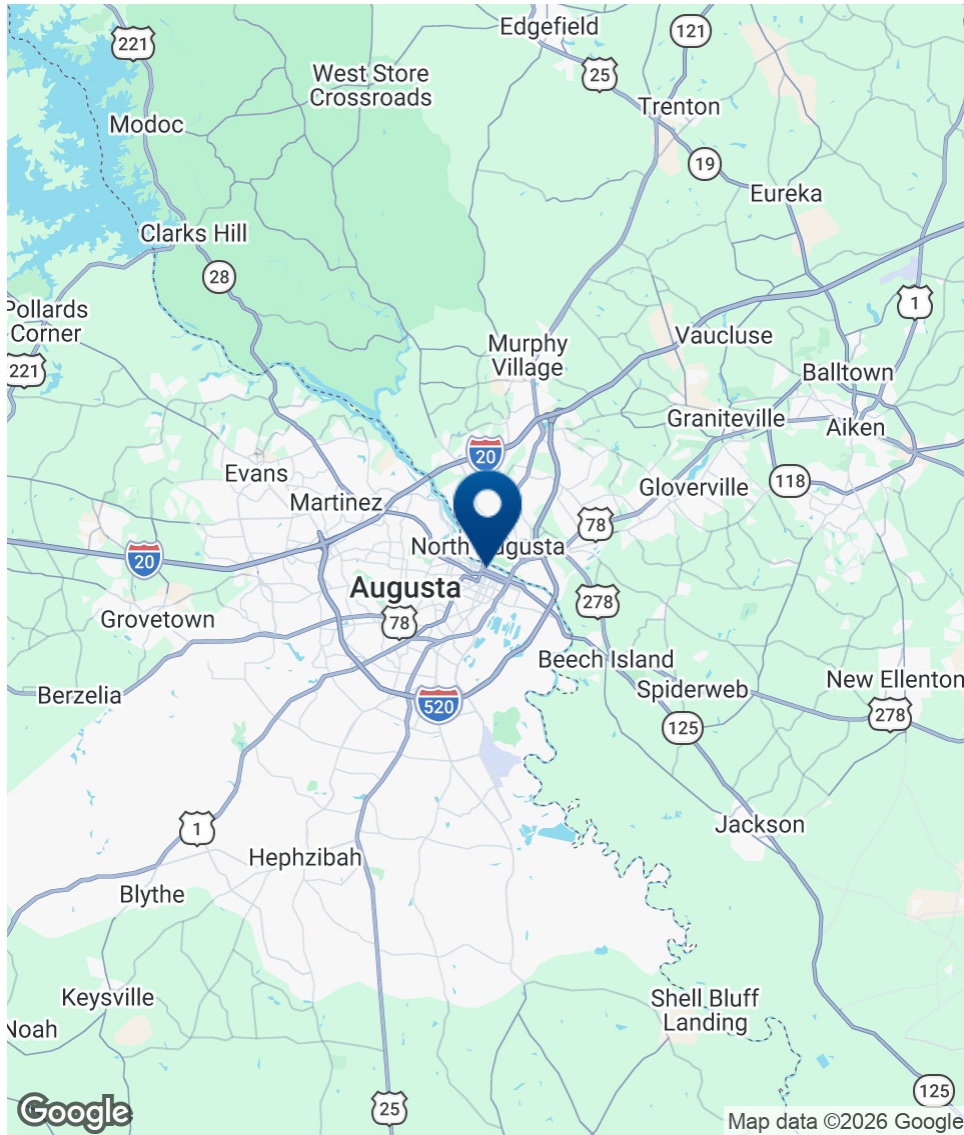
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## OFFERING SUMMARY

|                  |                      |
|------------------|----------------------|
| Lease Rate:      | \$600 per month (MG) |
| Number of Units: | 3                    |
| Available SF:    | 1,176 SF             |
| Lot Size:        | 0.13 Acres           |
| Building Size:   | 2,736 SF             |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,864    | 20,543   | 44,594   |
| Total Population  | 5,246    | 45,899   | 100,491  |
| Average HH Income | \$55,633 | \$65,925 | \$76,323 |

# Location Map



**SHERMAN & HEMSTREET**  
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# Additional Photos



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HEMSTREET**  
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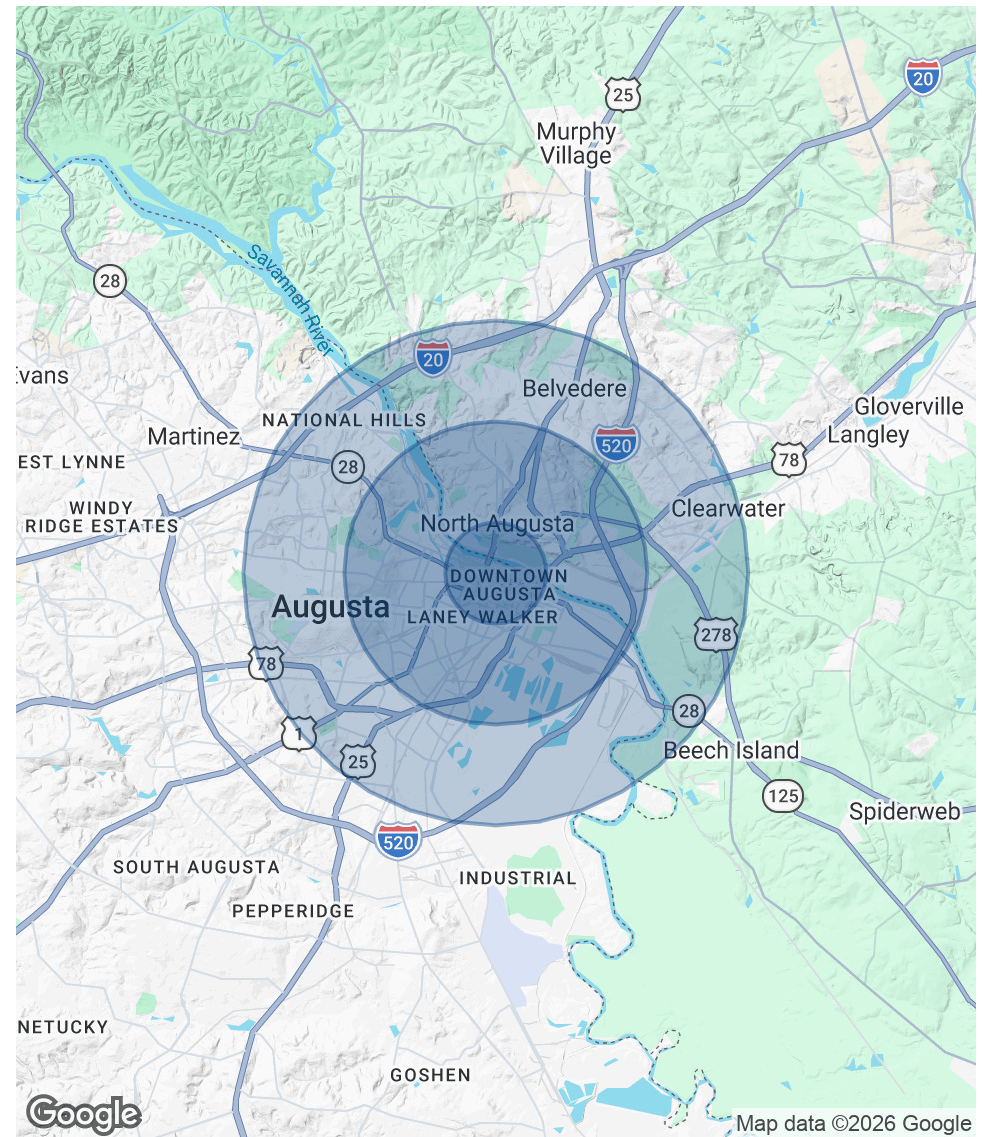
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# Demographics Map & Report

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,246  | 45,899  | 100,491 |
| Average Age          | 46     | 41      | 40      |
| Average Age (Male)   | 45     | 39      | 39      |
| Average Age (Female) | 48     | 42      | 42      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,864     | 20,543    | 44,594    |
| # of Persons per HH | 1.8       | 2.2       | 2.3       |
| Average HH Income   | \$55,633  | \$65,925  | \$76,323  |
| Average House Value | \$264,536 | \$219,342 | \$237,254 |

2020 American Community Survey (ACS)



# Retailer Map with pics



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# Advisor Bio 1



**MATT AITKEN**

Commercial Broker

maitken@shermanandhemstreet.com

Direct: **706.288.1079 x314** | Cell: **706.267.0107**

## 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

4316 Washington Road  
Evans, GA 30809  
706.722.8334



**MATT AITKEN**

Commercial Broker

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