



JORDAN TROTTER
COMMERCIAL REAL ESTATE

TURN-KEY OFFICE BUILDING

931 Broad Street | Downtown Augusta, GA 30901

FOR LEASE | \$16.5/SF/YR

4,052 SF

037-3-083-00-0

PARKER DYE

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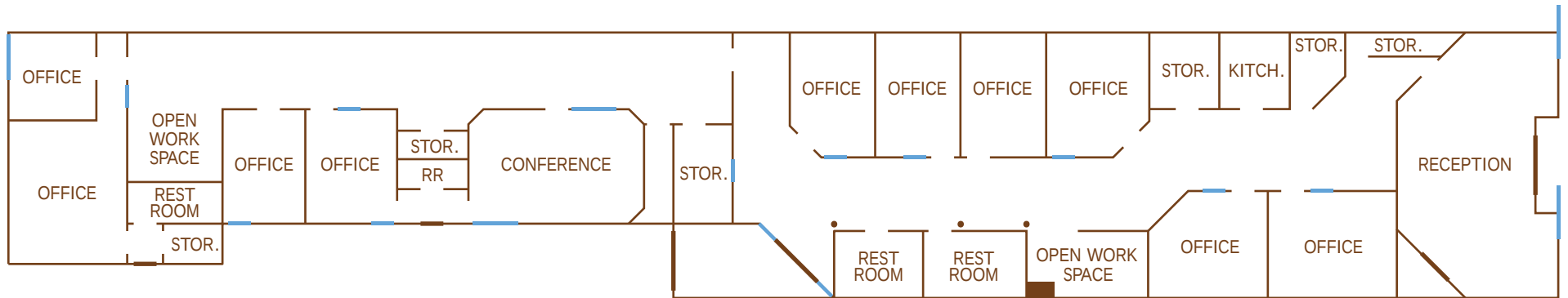
An aerial photograph of a city street intersection. A yellow rectangular building is highlighted in the center. The street is labeled 'BROAD STREET' in white text. The surrounding area includes various commercial buildings, parking lots, and trees.

This 4,052 SF, office building is located on Broad Street near the corner of Macartan Avenue between 9th and 10th Street. historic building sits in the heart of the downtown dining, business, and entertainment district. It is within close proximity to the Georgia Cyber Center buildings, Richmond County Board of Education, medical district, municipal building and the county courthouse. This 4,052 office building offers a large reception area with an abundance of natural light. It has 10 offices, 4 restrooms, a large conference room, 2 kitchenettes, several open work spaces, a beautifully landscaped courtyard with wrought iron gates, and ample storage. Street parking is available along Broad and Macartan Street and the 9th Street city parking deck that backs up to the rear of the building.

- Class A Office Building (4,052 SF)
- Turn-key offices
- Broad Street VPD - 10,600

FLOOR PLAN

931 BROAD STREET | AUGUSTA, GA









Population

	0.5 mi	1 mi	1.5 mi
Total Population	1,326	5,843	13,110
Median Age (m)	47.2	39.8	37.4
Median Age (f)	55.2	43.3	40.0

Households & Income

	0.5 mi	1 mi	1.5 mi
Total Households	1,149	3,552	6,981
Persons per HH	1.2	1.6	1.9
Average Income	\$26,144	\$33,388	\$36,525
Average Value	\$209,292	\$142,568	\$129,204

