



FOR LEASE

1966 BROAD STREET

Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

HENRY HAWKINS

Commercial Agent

hhawkins@shermanandhemstreet.com

706.922.0399

Property Summary



PROPERTY DESCRIPTION

Building features ample parking with an eventual fenced in lot. Inside provides bathroom, outlet drops around the inside perimeter of the building, and plenty of space to move. Ideal tenant would be a small retail operation such as beauty or barber shop. Centralized location in Augusta - easy access to Washington Rd, Riverwatch Pwky, and downtown Augusta.

OFFERING SUMMARY

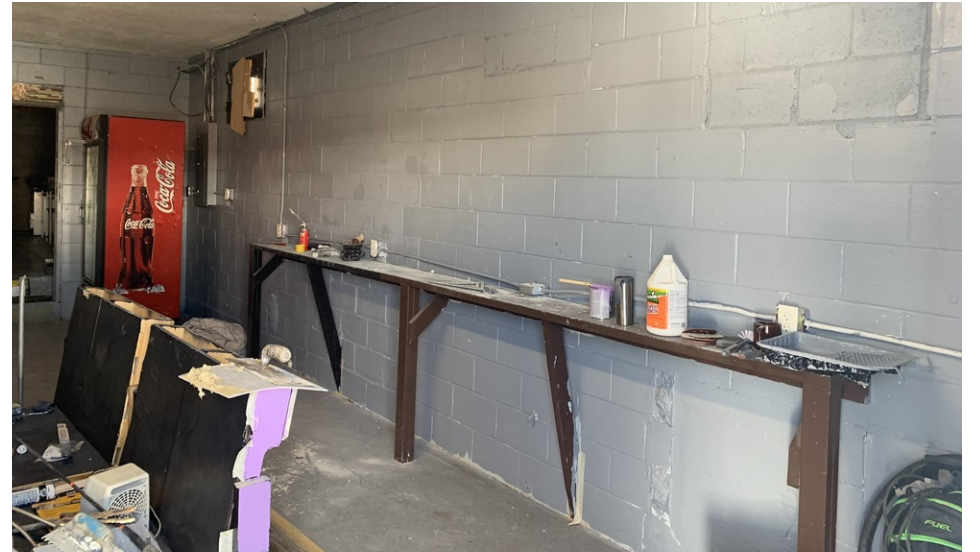
Lease Rate:	\$850.00 per month (NN)
Available SF:	840 SF
Lot Size:	0.24 Acres
Building Size:	840 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,025	25,103	51,853
Total Population	7,124	56,804	119,451
Average HH Income	\$38,641	\$49,980	\$50,937



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Additional Photos



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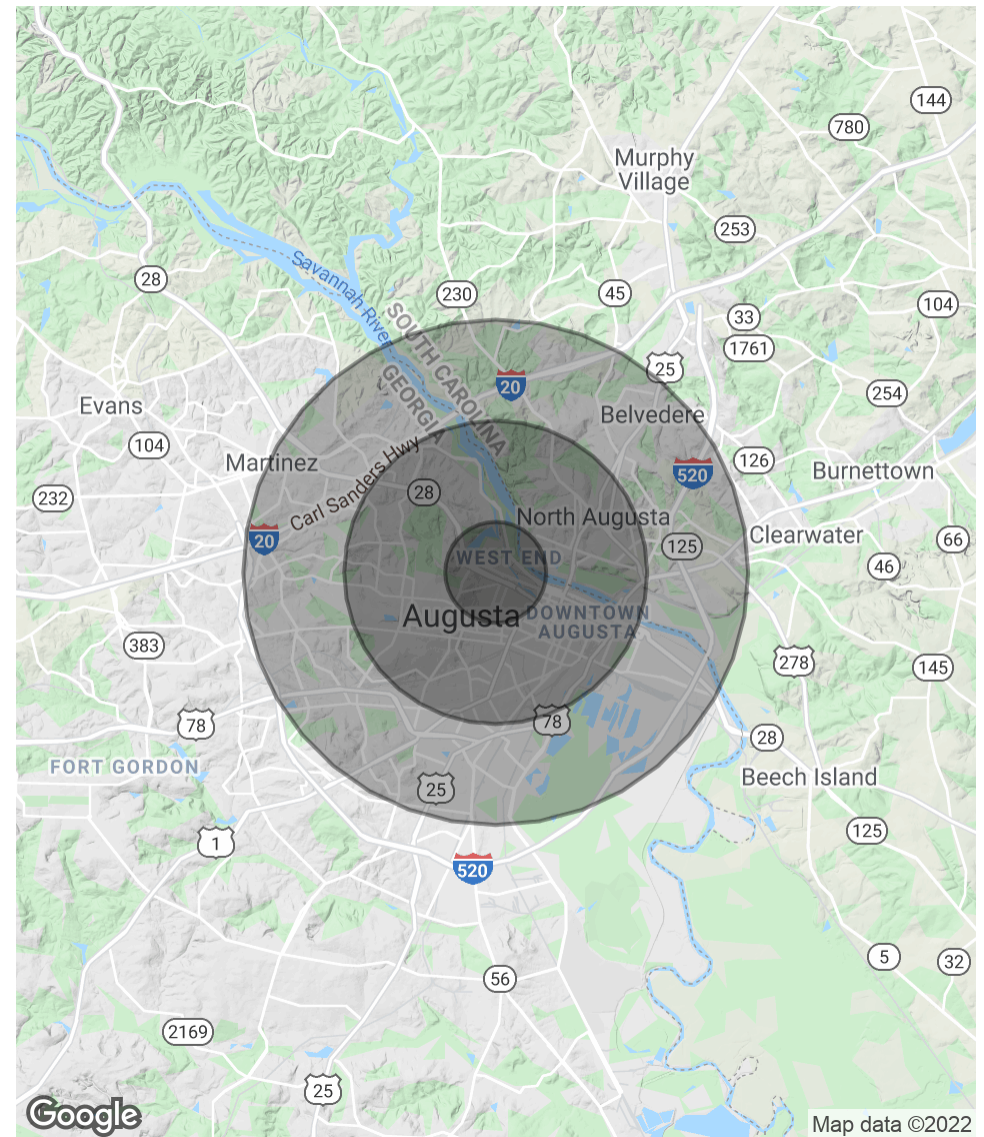
FOR LEASE | 1966 BROAD STREET | 1966 BROAD STREET, AUGUSTA, GA 30904

Demographics Map & Report

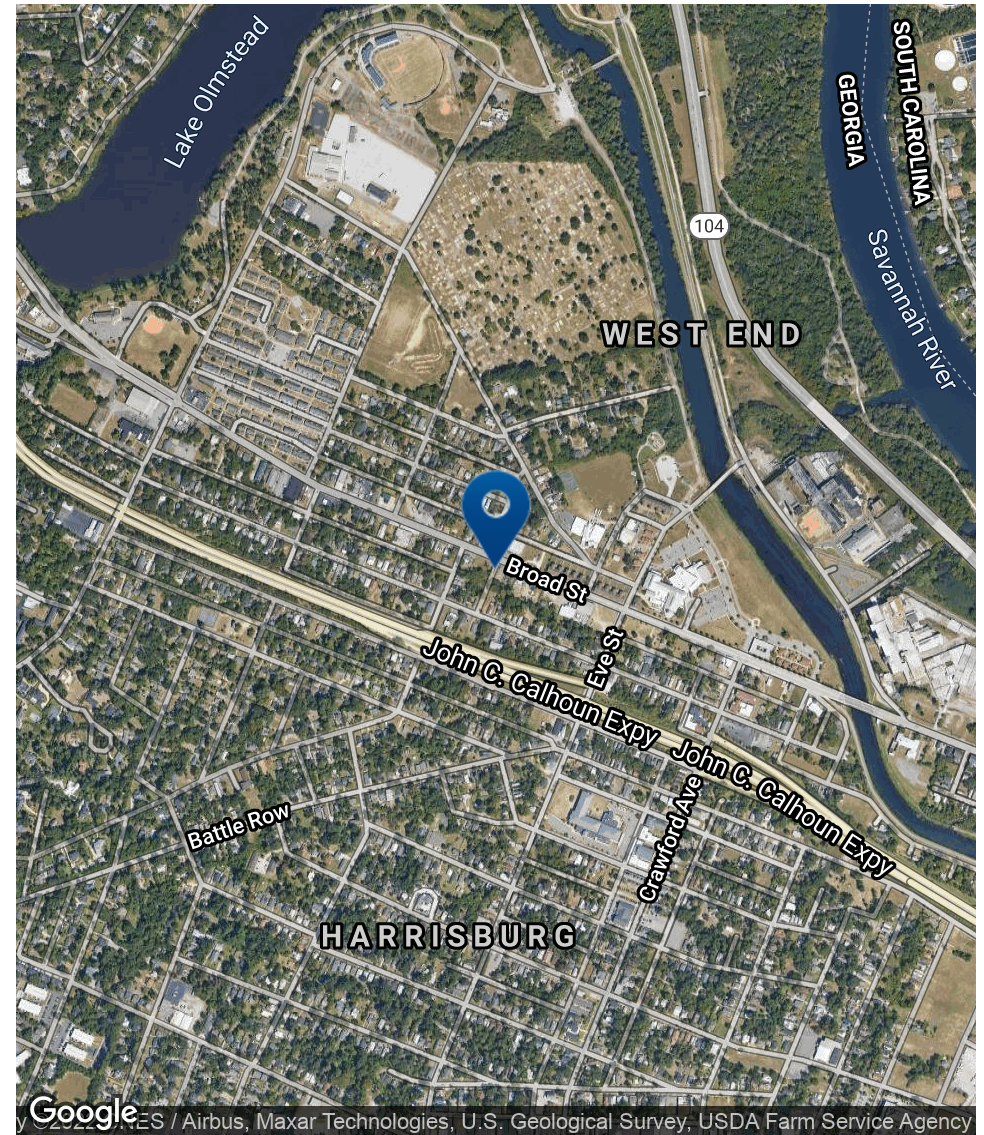
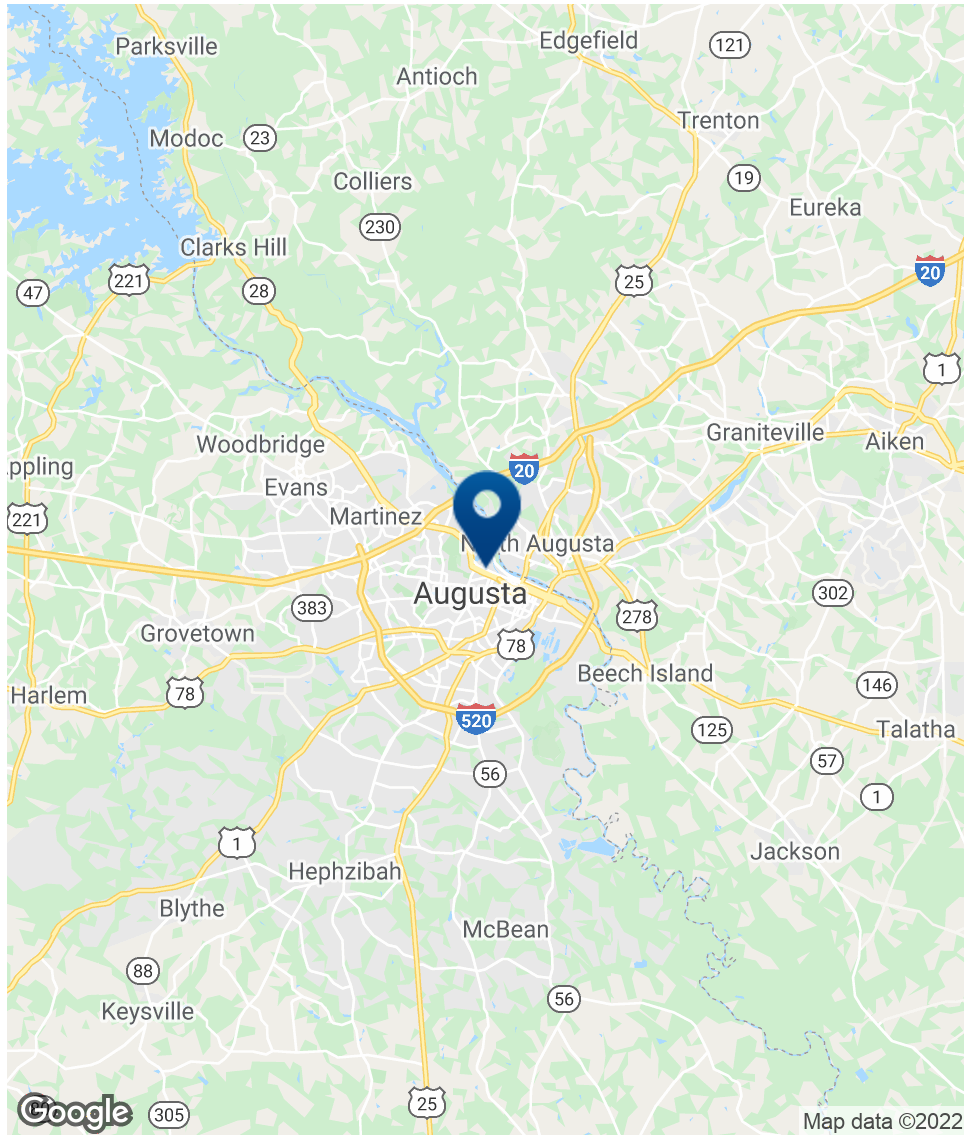
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,124	56,804	119,451
Average Age	34.1	37.0	36.9
Average Age (Male)	35.5	35.5	35.4
Average Age (Female)	33.9	38.5	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,025	25,103	51,853
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$38,641	\$49,980	\$50,937
Average House Value	\$156,146	\$149,026	\$144,699

* Demographic data derived from 2010 US Census



Location Map



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Contact



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GA #418240

PROFESSIONAL BACKGROUND

Born and raised in Augusta, Georgia, Henry has seen his city grow over his lifetime into a budding metropolis. The historic landmarks, figures, and homes captivated his attention from an early age, so it was only fair that he attempted to play a part in preserving and contributing to Augusta’s authenticity. After attending Georgia College and State University for four years, Henry is excited to return to Augusta and begin his career as a licensed salesperson with Sherman and Hemstreet. Henry is looking forward to forming strong relationships with people throughout the community and giving back as much passion as Augusta has given him. While doing so, Henry hopes to live out his dream and become a staple individual in the city that raised him.

EDUCATION

Davidson Fine Arts
Georgia College and State University
Meybohm Real Estate School

MEMBERSHIPS

Eagle Scout

Sherman & Hemstreet Real Estate Company

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