

DOWNTOWN RETAIL/OFFICE SPACE

1290 BROAD STREET, AUGUSTA, GA 30901

4,845 SF AVAILABLE FOR LEASE

LEASE RATE: \$9.00 SF/YR

Presented By:

Parker Dye
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JORDAN TROTTER

COMMERCIAL REAL ESTATE

3638 Walton Way Ext, Suite 200

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PROPERTY OVERVIEW

This building has been recently renovated, with an updated facade, and exposed brick walls and ceiling. This space is wide open, leaving room for all buildout possibilities. This space has a large roll up door in the rear with access to the alley behind the building.

LOCATION OVERVIEW

This property is located at the gateway into Downtown along Broad Street. This building is located near Frog Hollow and the proposed Hyatt House Hotel.

PROPERTY SUMMARY

Available SF: 4,845 SF

Lease Rate: \$9.00 SF/yr (NNN)

Lot Size: 0.12 Acres

Building Size: 4,845 SF

Building Class: B

Ceiling Height: 12.0 FT

Zoning: B-2 - General Business

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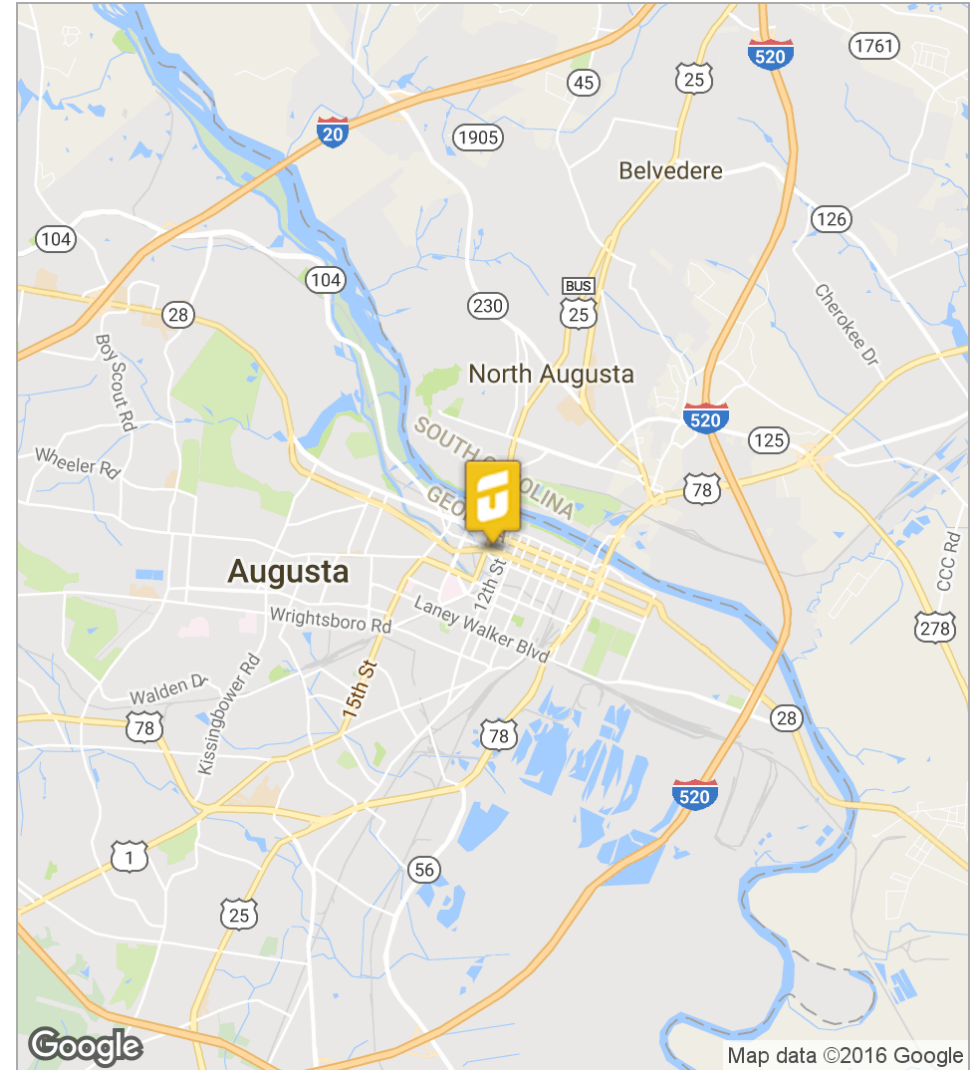
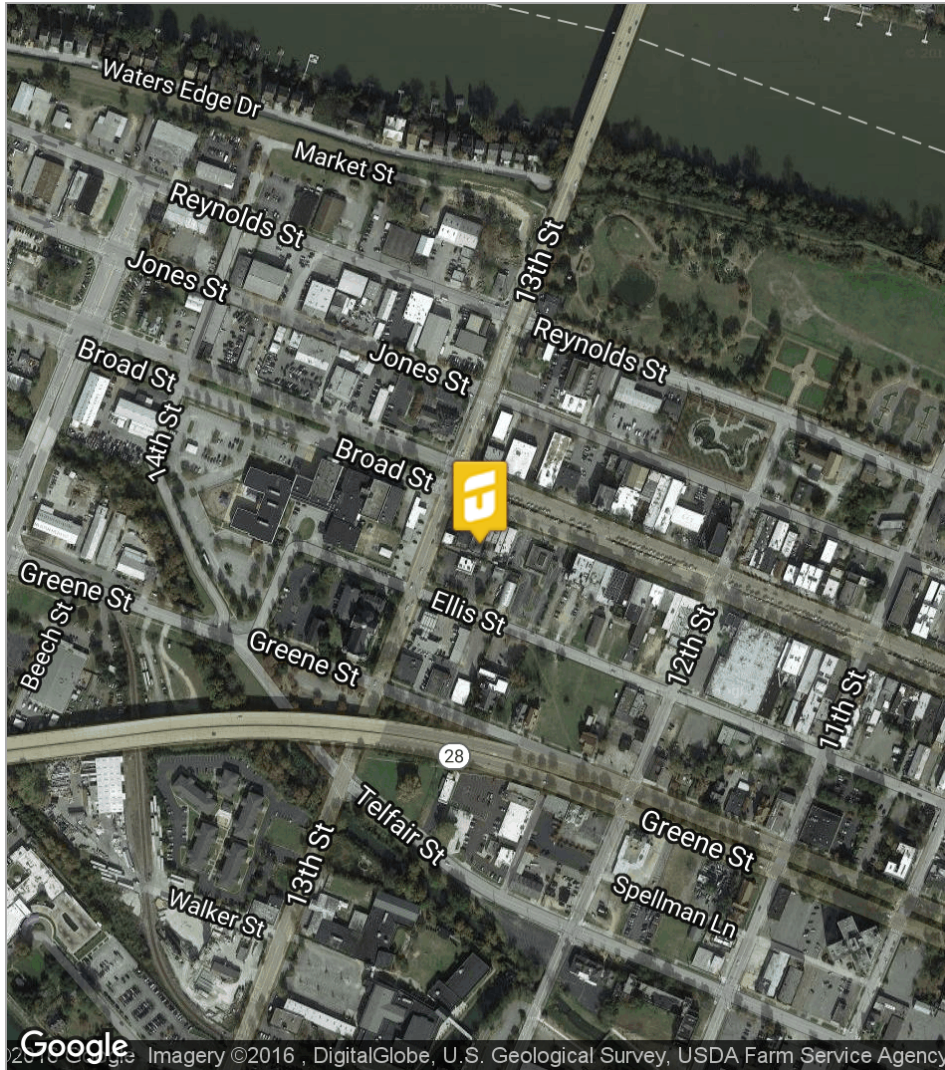


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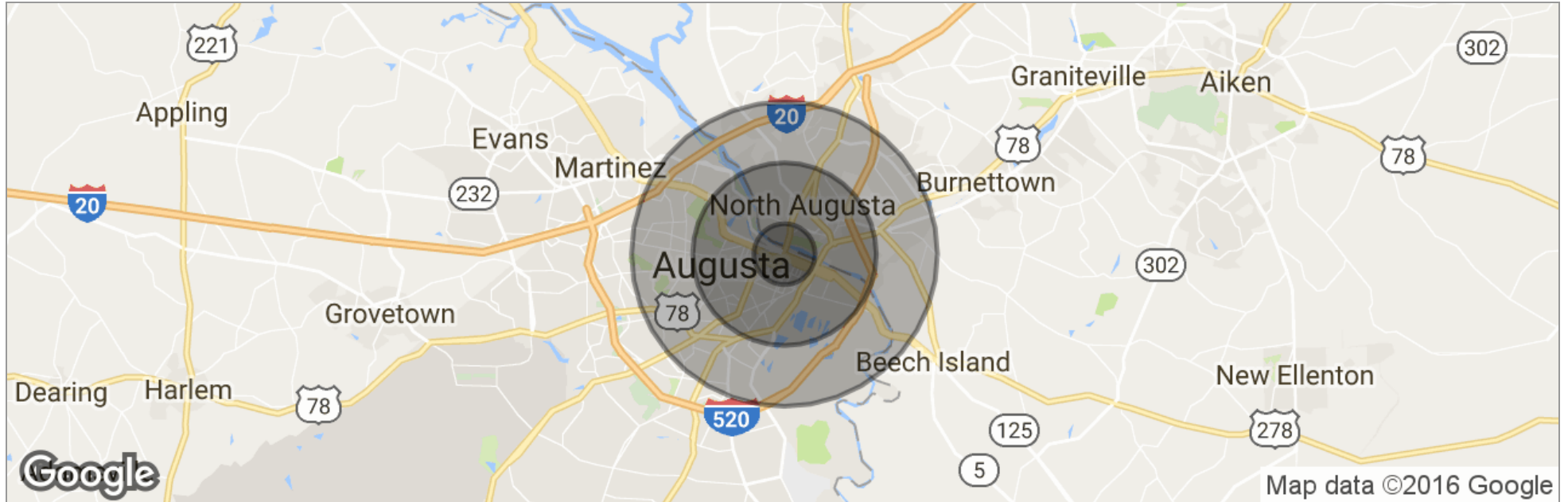


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	1 Mile	3 Miles	5 Miles
Total Population	5,889	44,362	100,985
Population Density	1,875	1,569	1,286
Median Age	36.1	35.9	36.9
Median Age (Male)	34.7	34.3	35.2
Median Age (Female)	37.3	37.5	38.6
Total Households	2,552	18,753	43,337
# of Persons Per HH	2.3	2.4	2.3
Average HH Income	\$38,436	\$41,920	\$47,892
Average House Value	\$186,684	\$152,796	\$136,672

* Demographic data derived from 2010 US Census

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