

A photograph of the exterior of Hildebrandt's Restaurant at night. The building is a multi-story brick structure with white window frames and a prominent cornice. A red diamond-shaped street sign is visible on a pole in front of the building. The ground floor features large glass windows and doors, some of which are illuminated from within. A mural of a bicycle is visible on the side of the building to the right.

FOR SALE

HILDEBRANDT'S
RESTAURANT

226 6th St, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN
Commercial Broker
maitken@shermanandhemstreet.com
706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

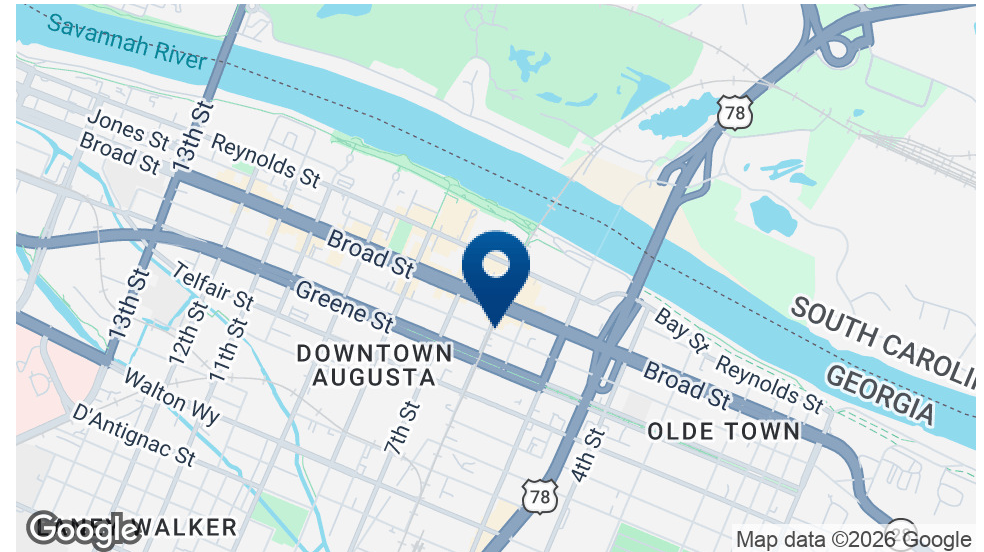
Located in the heart of Downtown Augusta, 226 6th Street offers a unique opportunity in a walkable area just blocks from the Savannah River. Formerly home to Hildebrandt's, a beloved Augusta institution, the property combines historic character with significant redevelopment potential.

The three-story building provides additional upside, with the upper floors offering the potential to be converted into loft-style apartments, creating an attractive mixed-use investment with commercial space below and residential income above. With ongoing investment and redevelopment in the surrounding area, 226 6th Street presents an opportunity to be part of the continued revitalization of downtown Augusta.

The building features a new roof, and the first floor was renovated several years ago. The second and third floors are ready for renovation and offer tremendous potential. With their original hardwood floors, impressive staircase, and beautiful wood trim, these upper levels could be transformed into truly gorgeous spaces while preserving the building's historic character.



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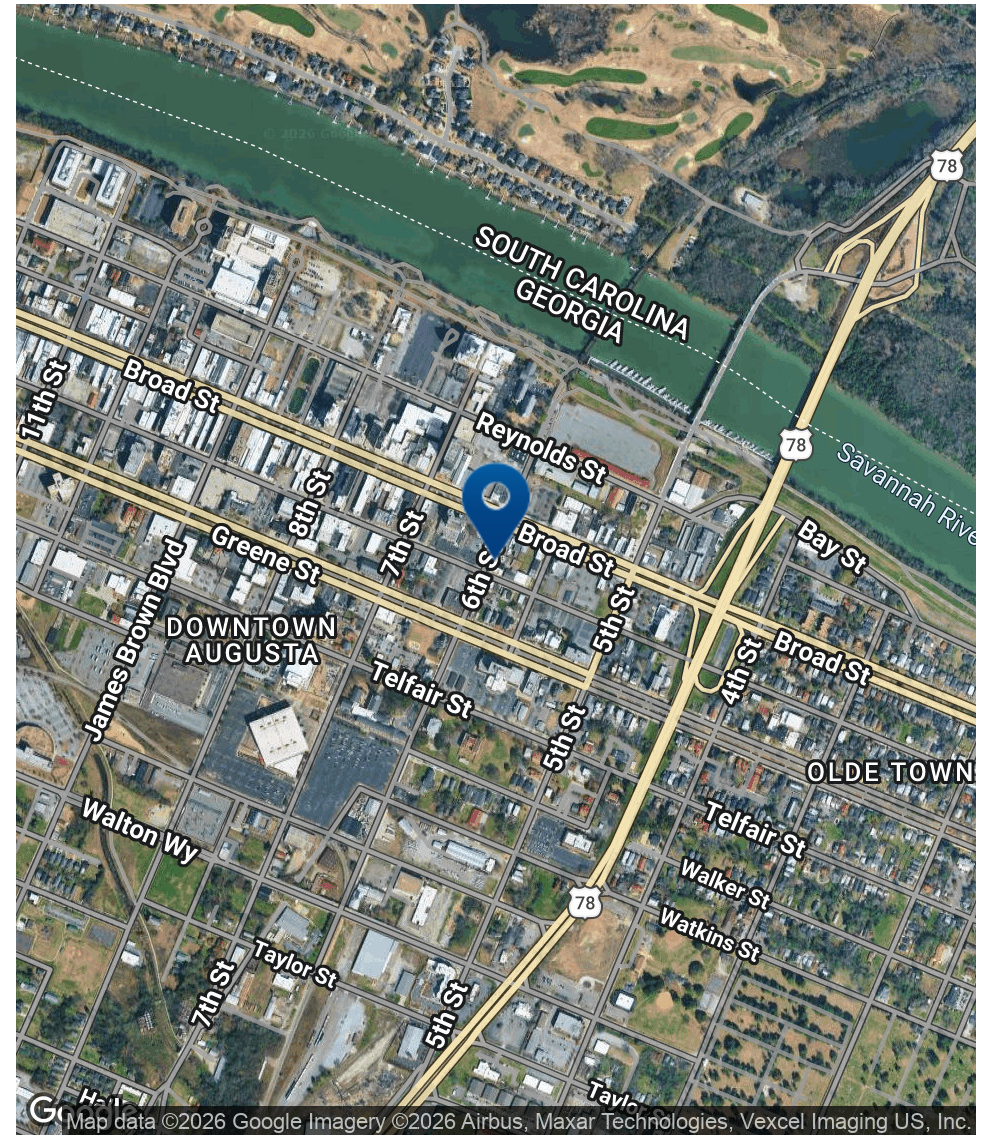
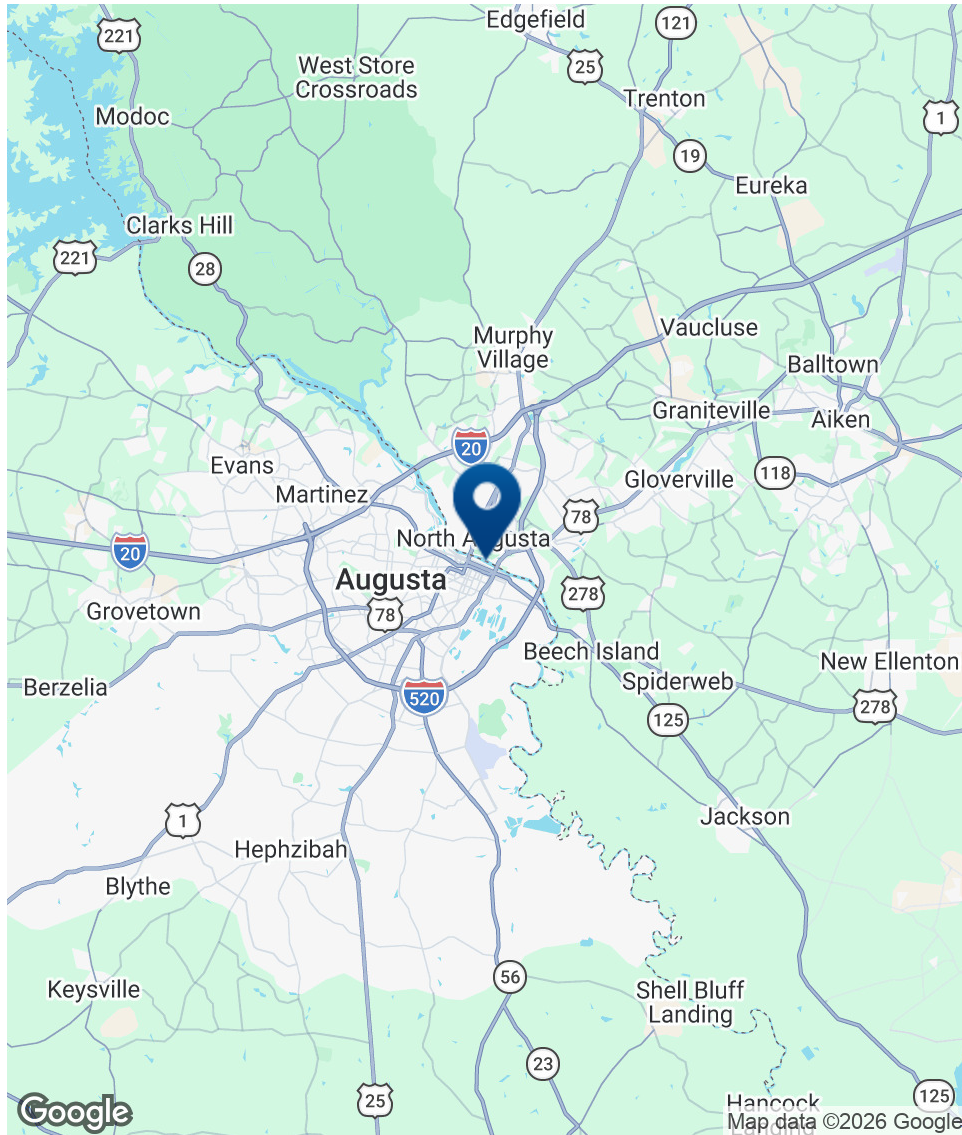
LOCATION DESCRIPTION

Located in Augusta's historic entertainment district, 226 Sixth Street benefits from the ongoing redevelopment and revitalization taking place throughout the surrounding area. The property is positioned in an evolving district with increasing investment, new development, and growing activity, making it an attractive location with strong potential for continued appreciation and long-term growth.

OFFERING SUMMARY

Sale Price:	\$529,000
Lot Size:	0.08 Acres
Building Size:	8,151 SF

Location Map



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Additional Photos



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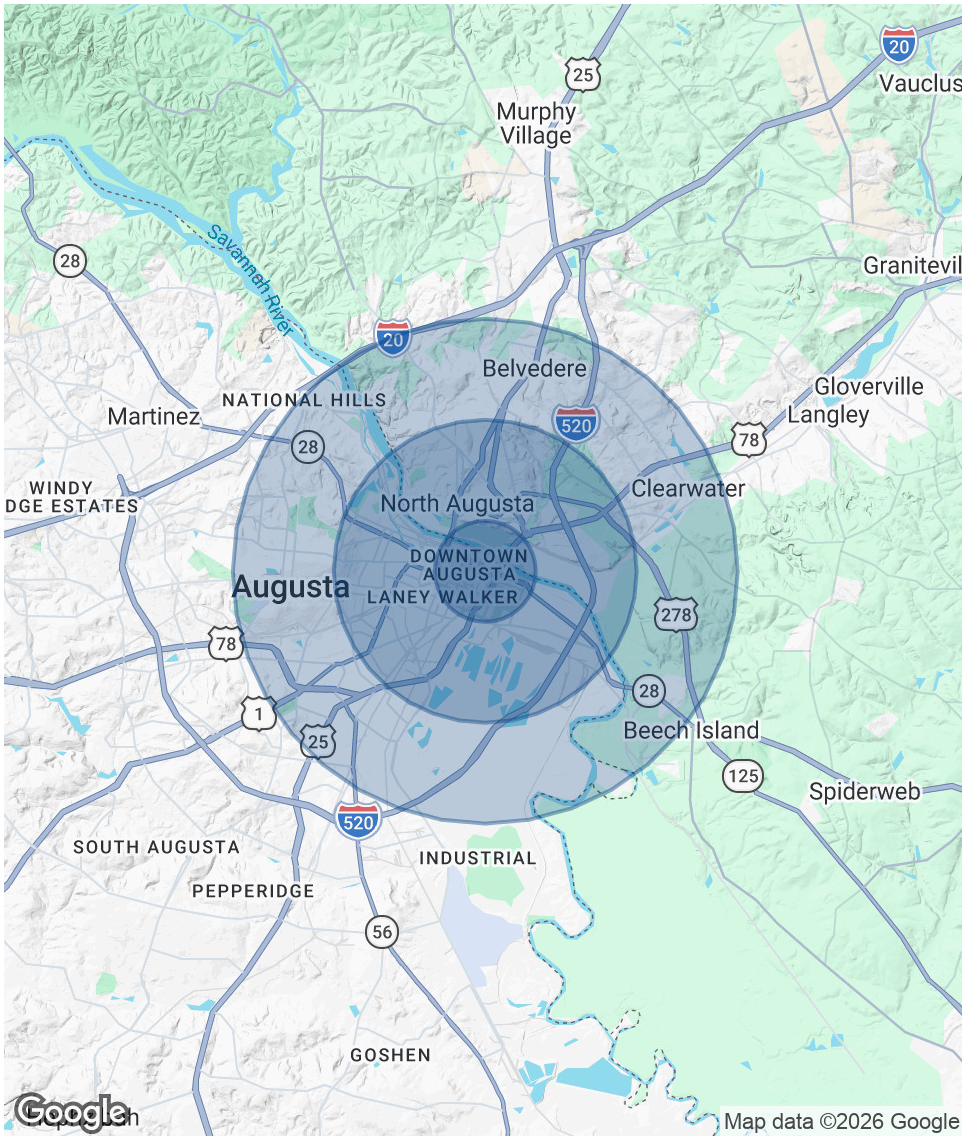
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,080	37,745	85,862
Average Age	41.8	39.4	39.0
Average Age (Male)	39.1	36.6	36.0
Average Age (Female)	43.0	40.5	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,046	16,968	36,371
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$51,657	\$65,530	\$72,941
Average House Value	\$170,173	\$168,087	\$188,211

2023 American Community Survey (ACS)



Advisor Bio 1



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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. Currently Matt is running for his old Augusta Richmond County District 1 Commission seat, that election is May 21, 2024.

MEMBERSHIPS

Augusta Metro Chamber of Commerce, Columbia County Chamber of Commerce, Augusta Home Builders Association, and the Rotary Club of Augusta.

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