

Prime Richland Ave Location |  
**FOR LEASE** | Retail/Office Opportunity | Aiken, SC

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Aiken, SC**

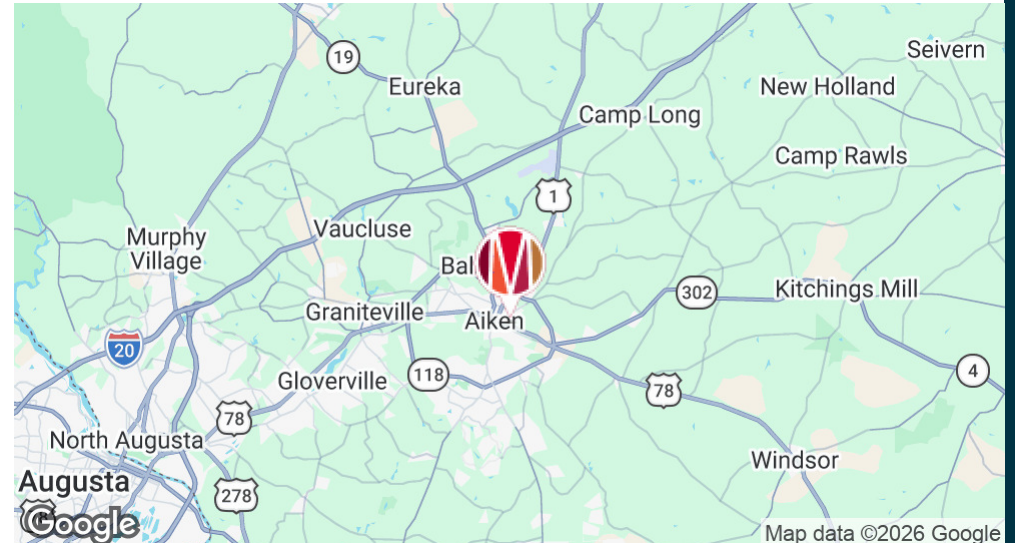
910 Richland Avenue East, Aiken, SC 29801



CURT HANN  
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate: \$2,700 per month (NNN)  
 Building Size: 4,226 SF

- Prime location on Richland Avenue East
- Strong visibility with consistent daily traffic
- Easy access to Downtown Aiken and major corridors
- Close to Highfields and Aiken Steeplechase
- Surrounded by residential and commercial density
- Suitable for retail, office, or service users
- High-exposure frontage for signage and branding

## PROPERTY OVERVIEW

Excellent leasing opportunity located at 910 Richland Avenue East, positioned along one of Aiken’s most established commercial corridors. This property offers strong visibility and accessibility with consistent daily traffic, making it well-suited for retail, office, or service-oriented users seeking a central, high-exposure location. The space benefits from its proximity to Downtown Aiken, the University of South Carolina Aiken, and Aiken Regional Medical Centers, providing access to a steady customer base of students, professionals, and local residents. The surrounding area includes a healthy mix of residential neighborhoods and commercial uses, supporting a wide range of business types. With convenient access, strong frontage along Richland Avenue, and a location within a proven corridor, this property presents an ideal opportunity for tenants looking to establish or expand their presence in the Aiken market.

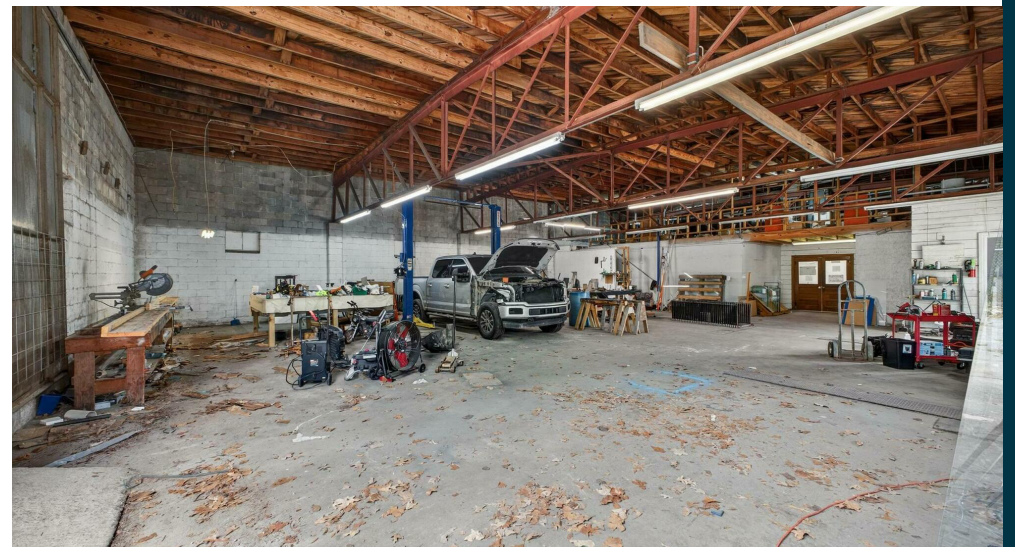
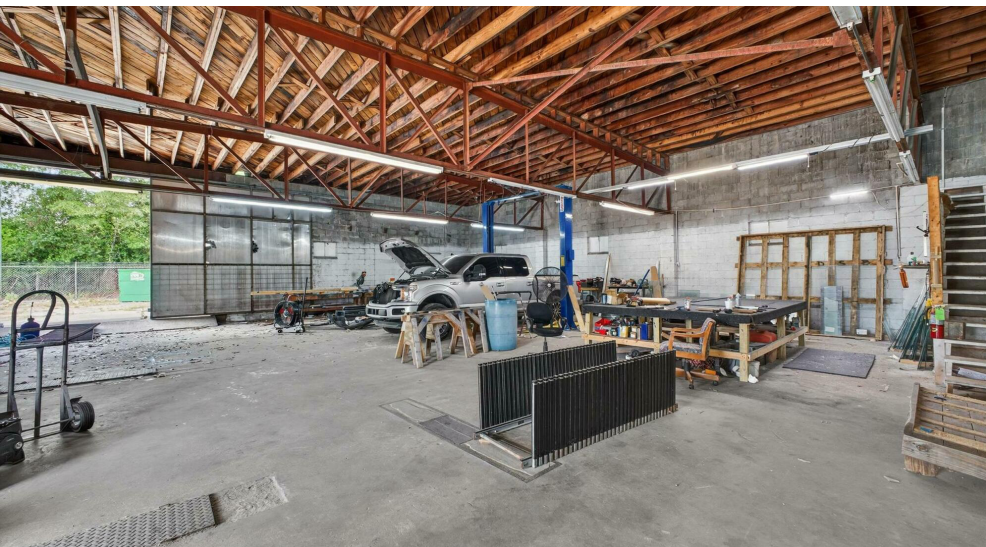
## LOCATION OVERVIEW

910 Richland Avenue East is strategically positioned along one of Aiken’s primary commercial corridors, providing direct connectivity between Downtown Aiken and the broader Augusta–Aiken market. Richland Avenue serves as a major east–west thoroughfare through the city, carrying consistent local and commuter traffic while transitioning from the historic downtown core into a more commercially active corridor. The property benefits from proximity to key economic drivers, including the University of South Carolina Aiken, which enrolls thousands of students and supports a steady flow of daily traffic, as well as nearby medical and employment centers such as Aiken Regional Medical Centers. The surrounding area includes a strong mix of residential neighborhoods and established commercial uses, creating a reliable customer base and sustained demand for retail, office, and service-oriented businesses. Situated just minutes from Downtown Aiken, the site offers convenient access to local amenities, dining, and business services while remaining well connected to regional transportation routes, including the Highway 118 bypass and major corridors leading to Interstate 20. The Richland Avenue corridor continues to see steady growth and reinvestment, reinforcing its role as a key commercial spine within Aiken and supporting long-term value for well-located properties like 910 Richland Ave E.

# ADDITIONAL PHOTOS



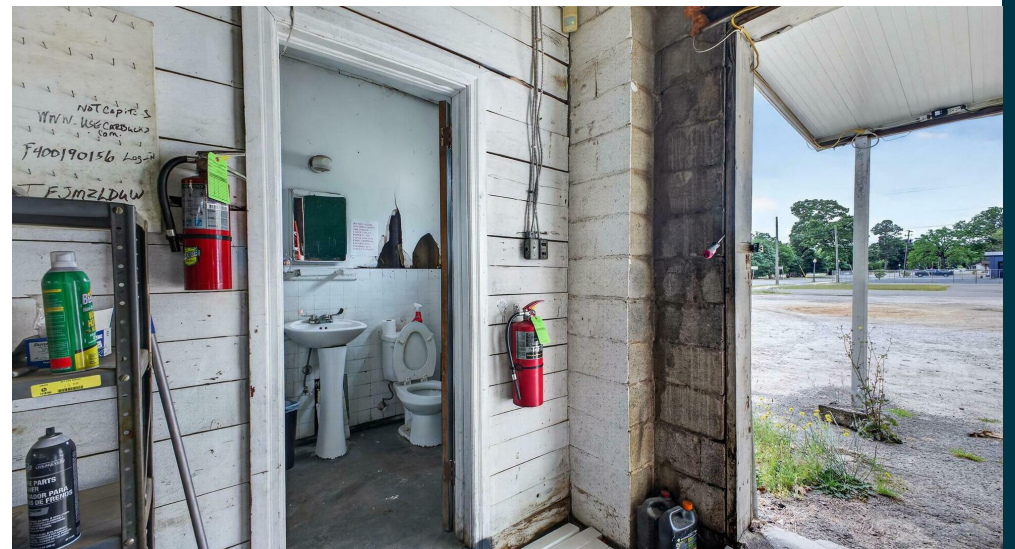
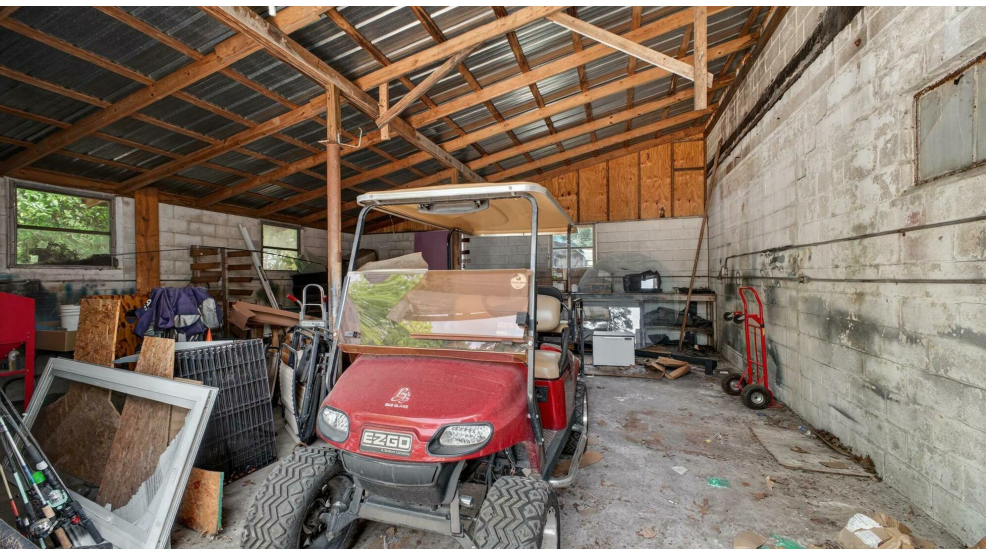
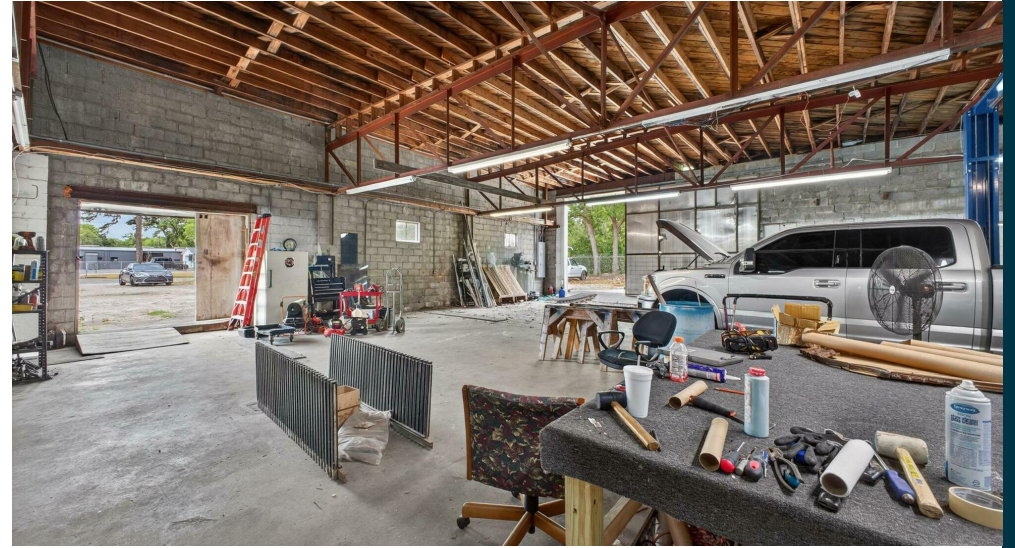
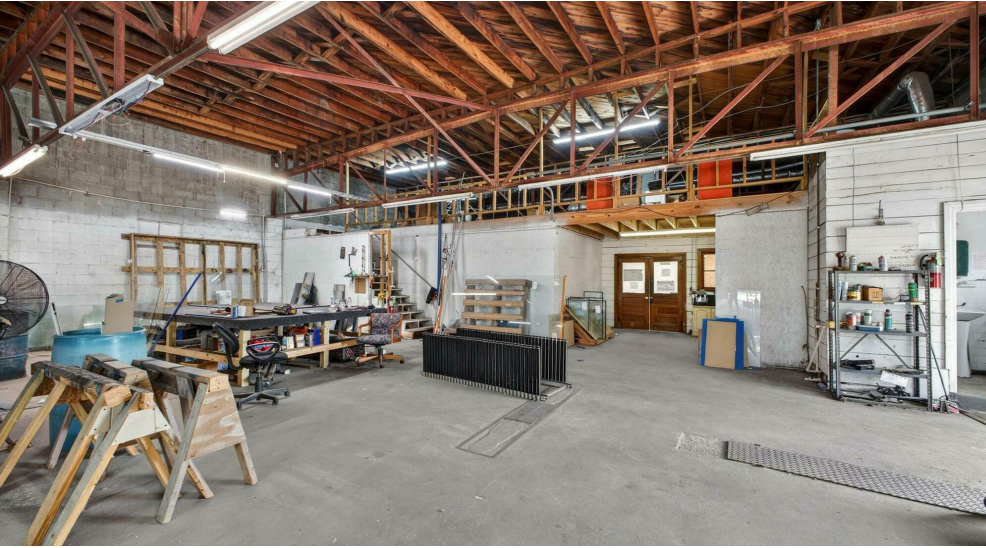
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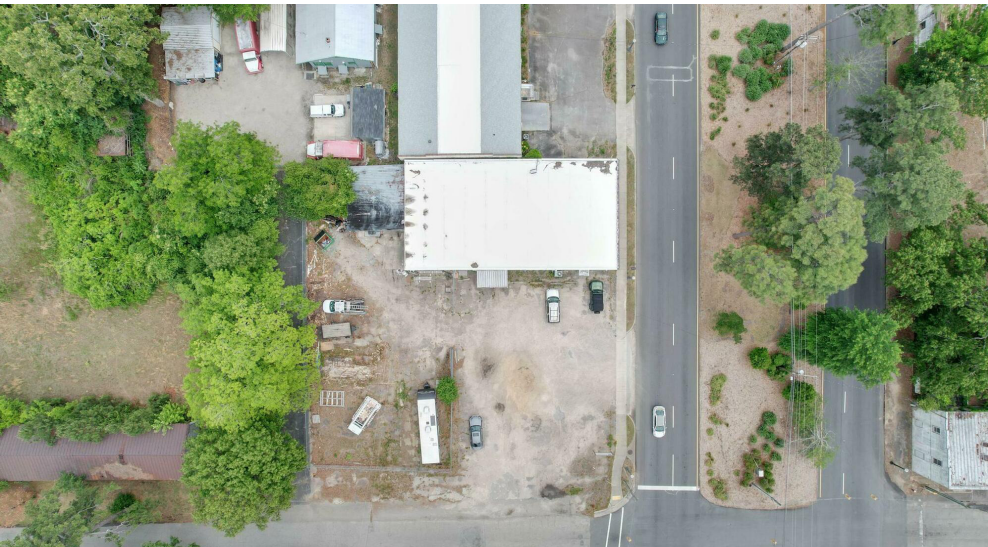
# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# RETAILER MAP



Google

# LOCATION MAP

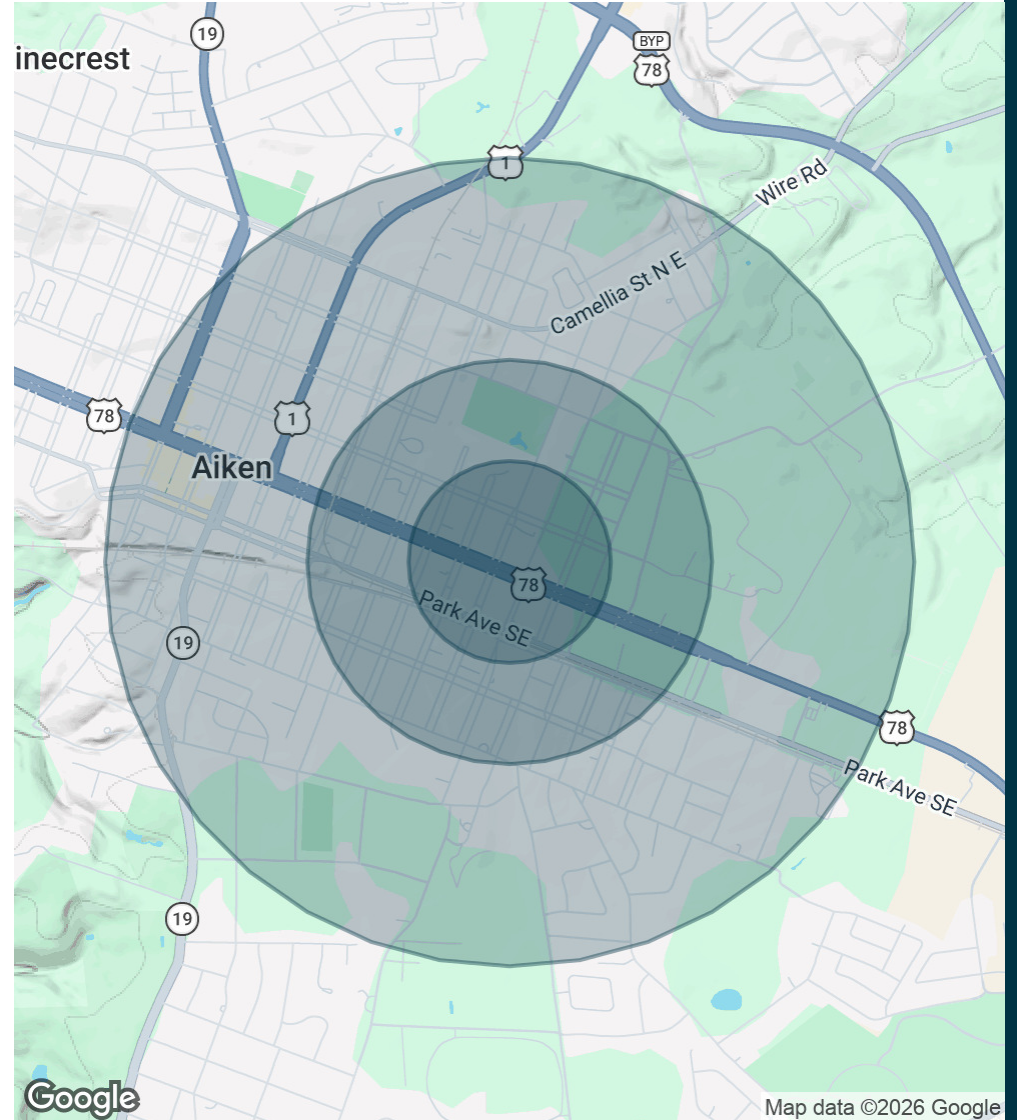


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 373        | 1,199     | 3,674  |
| Average Age          | 37.9       | 40.4      | 44.5   |
| Average Age (Male)   | 34.8       | 36.9      | 39.6   |
| Average Age (Female) | 49.8       | 50.9      | 52.3   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 139        | 463       | 1,462     |
| # of Persons per HH | 2.7        | 2.6       | 2.5       |
| Average HH Income   | \$73,094   | \$75,866  | \$75,088  |
| Average House Value | \$158,636  | \$222,146 | \$292,328 |

2023 American Community Survey (ACS)



# TEAM PAGE

## CURT HANNA



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## PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.