

## SHOPPPES AT RICHLAND

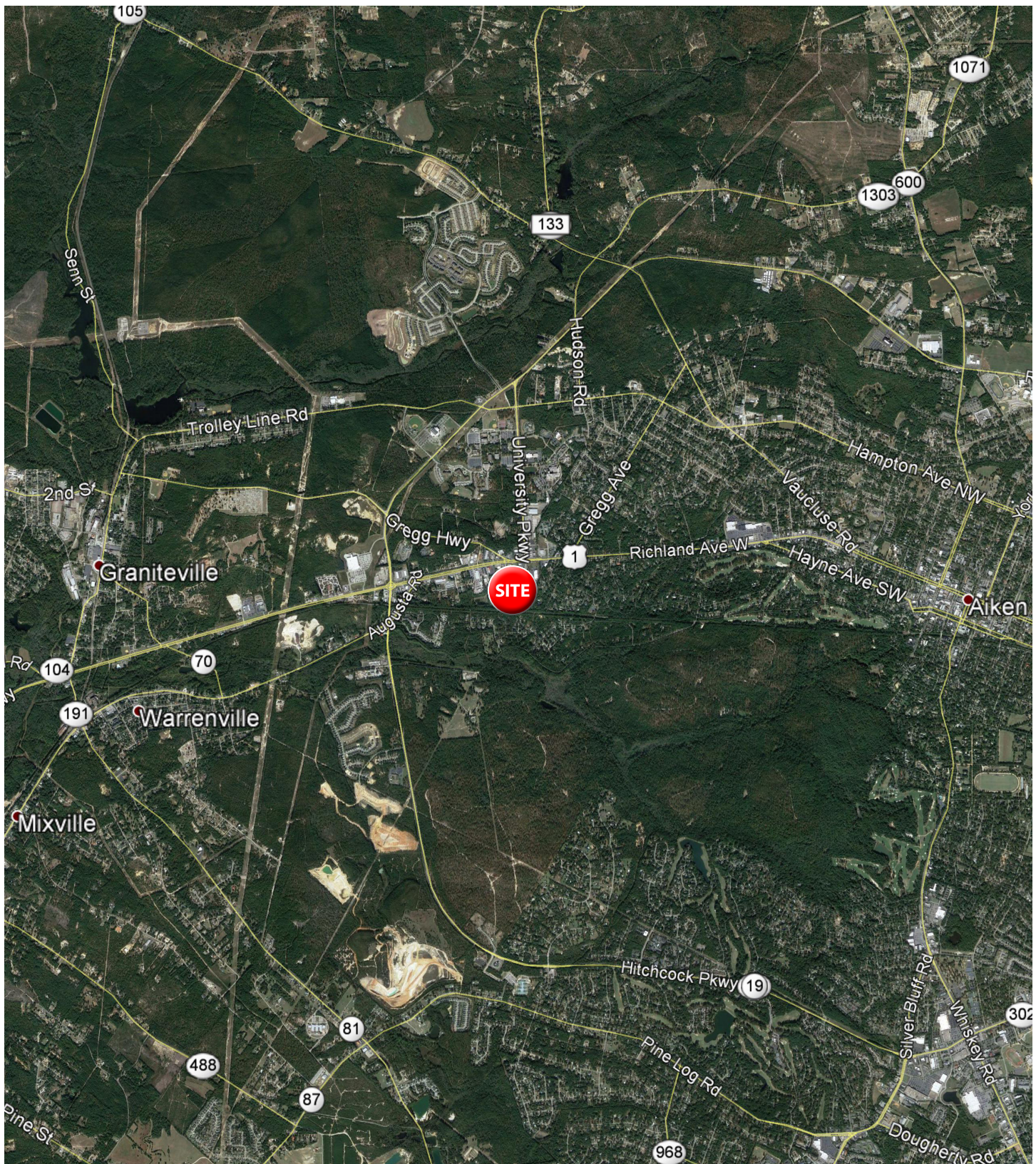
3581 RICHLAND AVENUE WEST  
AIKEN, SC 29801



**Max Dufour**, Leasing  
843.654.7859  
max.dufour@wrsrealty.com

**Mary Dufour**, Outparcels  
803.644.2831  
mdufour@wrsrealty.com

# LOCATION





# INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
1	Dancing Crab
2	Diablo's of Aiken
3	Shoe Department
4	Maurice's
5 & 6	Dollar Tree
7	CPR Cell Phone Repair
8	Nail Secrets
9	Tokyo Grill
10	Ferrando's Pizzeria
11	AVAILABLE 1,600 SF
12	AVAILABLE 1,600 SF
13	GameStop
14	Vihta Sauna House
15	Firehouse Subs
16	Direct General Insurance
17	Panda Kitchen Wings & Philly
18	GNC
19	Verizon
20	Aiken CBD
21	Tobacco Store
22	Great Clips
23	BenchMark Physical Therapy
Outparcels	Tenant
1	Murphy Oil
2	LuLu's Car Wash
3	AVAILABLE 1.82 Ac



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.  
WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889



# TRADE AREA SNAPSHOT



**Estimated  
Population**  
**67,871**



**Estimated  
Households**  
**26,633**



**Average HH  
Income**  
**\$76,027**



**Median HH  
Income**  
**\$58,094**



**Total  
Businesses**  
**1,934**



**Total  
Employees**  
**23,222**



# TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.7358/-81.6812

Trade Area	Trade Area
<b>Population</b>	
2023 Estimated Population	67,871
2028 Projected Population	69,482
2020 Census Population	66,550
2010 Census Population	64,348
Projected Annual Growth 2023 to 2028	0.5%
Historical Annual Growth 2010 to 2023	0.4%
<b>Households</b>	
2023 Estimated Households	26,633
2028 Projected Households	27,056
2020 Census Households	25,850
2010 Census Households	24,088
Projected Annual Growth 2023 to 2028	0.3%
Historical Annual Growth 2010 to 2023	0.8%
<b>Age</b>	
2023 Est. Population Under 10 Years	10.7%
2023 Est. Population 10 to 19 Years	12.1%
2023 Est. Population 20 to 29 Years	13.0%
2023 Est. Population 30 to 44 Years	19.2%
2023 Est. Population 45 to 59 Years	18.5%
2023 Est. Population 60 to 74 Years	18.2%
2023 Est. Population 75 Years or Over	8.2%
2023 Est. Median Age	40.1
<b>Marital Status &amp; Gender</b>	
2023 Est. Male Population	50.1%
2023 Est. Female Population	49.9%
2023 Est. Never Married	35.2%
2023 Est. Now Married	39.8%
2023 Est. Separated or Divorced	17.1%
2023 Est. Widowed	7.9%
<b>Income</b>	
2023 Est. HH Income \$200,000 or More	4.4%
2023 Est. HH Income \$150,000 to \$199,999	6.7%
2023 Est. HH Income \$100,000 to \$149,999	14.4%
2023 Est. HH Income \$75,000 to \$99,999	10.7%
2023 Est. HH Income \$50,000 to \$74,999	16.7%
2023 Est. HH Income \$35,000 to \$49,999	11.5%
2023 Est. HH Income \$25,000 to \$34,999	9.8%
2023 Est. HH Income \$15,000 to \$24,999	10.4%
2023 Est. HH Income Under \$15,000	15.3%
2023 Est. Average Household Income	\$76,027
2023 Est. Median Household Income	\$58,094
2023 Est. Per Capita Income	\$30,695
2023 Est. Total Businesses	1,934
2023 Est. Total Employees	23,222

# TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.7358/-81.6812

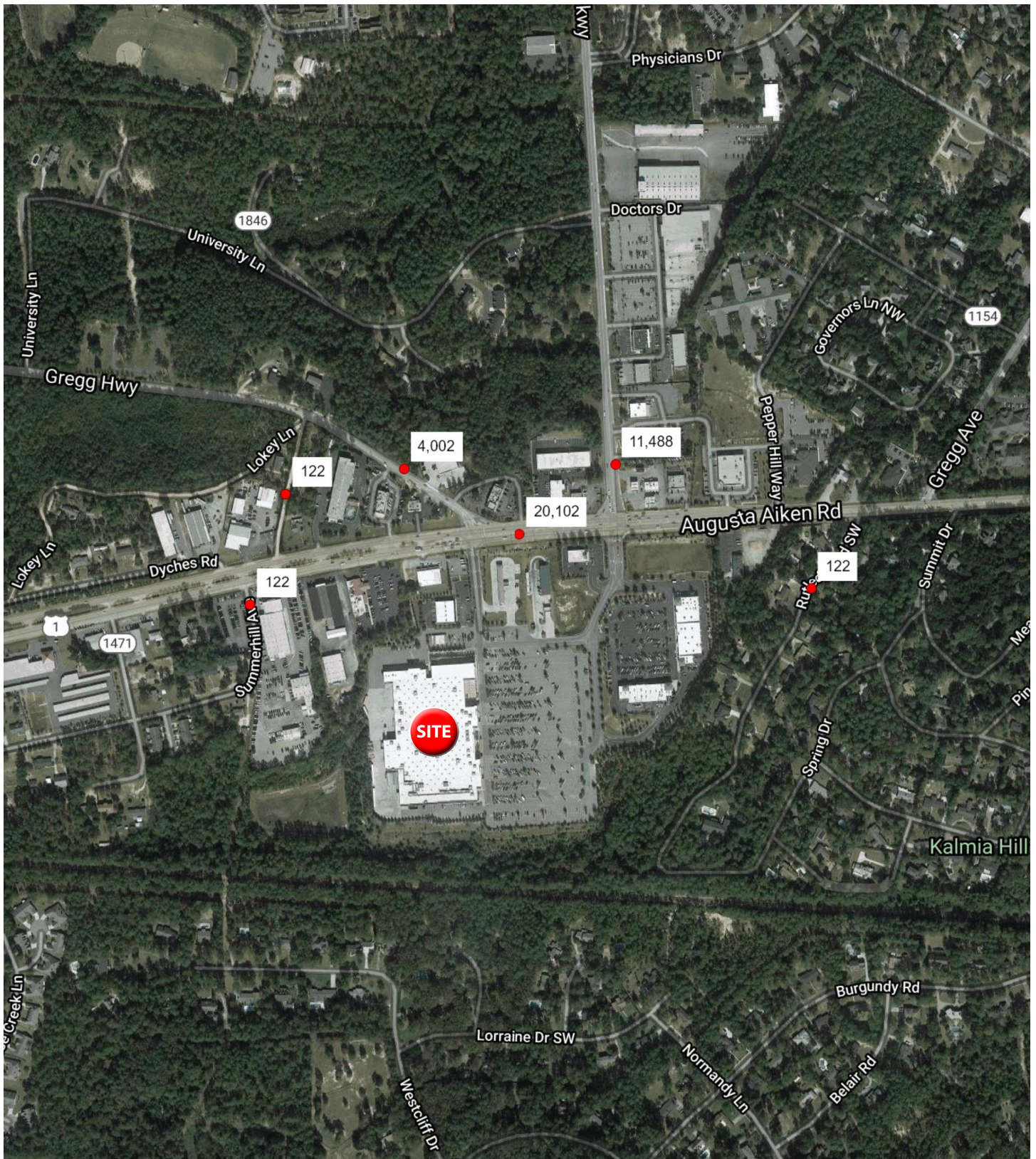
Trade Area	Trade Area
<b>Race</b>	
2023 Est. White	58.4%
2023 Est. Black	33.2%
2023 Est. Asian or Pacific Islander	1.9%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	6.3%
<b>Hispanic</b>	
2023 Est. Hispanic Population	4,036
2023 Est. Hispanic Population	5.9%
2028 Proj. Hispanic Population	6.0%
2020 Hispanic Population	6.8%
<b>Education (Adults 25 &amp; Older)</b>	
2023 Est. Adult Population (25 Years or Over)	47,928
2023 Est. Elementary (Grade Level 0 to 8)	4.7%
2023 Est. Some High School (Grade Level 9 to 11)	10.0%
2023 Est. High School Graduate	34.9%
2023 Est. Some College	17.5%
2023 Est. Associate Degree Only	9.6%
2023 Est. Bachelor Degree Only	15.0%
2023 Est. Graduate Degree	8.4%
<b>Housing</b>	
2023 Est. Total Housing Units	30,214
2023 Est. Owner-Occupied	63.9%
2023 Est. Renter-Occupied	24.2%
2023 Est. Vacant Housing	11.9%
<b>Homes Built by Year</b>	
2023 Homes Built 2010 or later	13.0%
2023 Homes Built 2000 to 2009	13.5%
2023 Homes Built 1990 to 1999	13.3%
2023 Homes Built 1980 to 1989	12.8%
2023 Homes Built 1970 to 1979	10.6%
2023 Homes Built 1960 to 1969	8.8%
2023 Homes Built 1950 to 1959	7.7%
2023 Homes Built Before 1949	8.5%
<b>Home Values</b>	
2023 Home Value \$1,000,000 or More	1.3%
2023 Home Value \$500,000 to \$999,999	5.0%
2023 Home Value \$400,000 to \$499,999	4.4%
2023 Home Value \$300,000 to \$399,999	6.9%
2023 Home Value \$200,000 to \$299,999	18.1%
2023 Home Value \$150,000 to \$199,999	14.9%
2023 Home Value \$100,000 to \$149,999	12.5%
2023 Home Value \$50,000 to \$99,999	22.0%
2023 Home Value \$25,000 to \$49,999	8.1%
2023 Home Value Under \$25,000	6.7%
2023 Median Home Value	\$154,117
2023 Median Rent	\$689

# TRADE AREA DEMOGRAPHICS

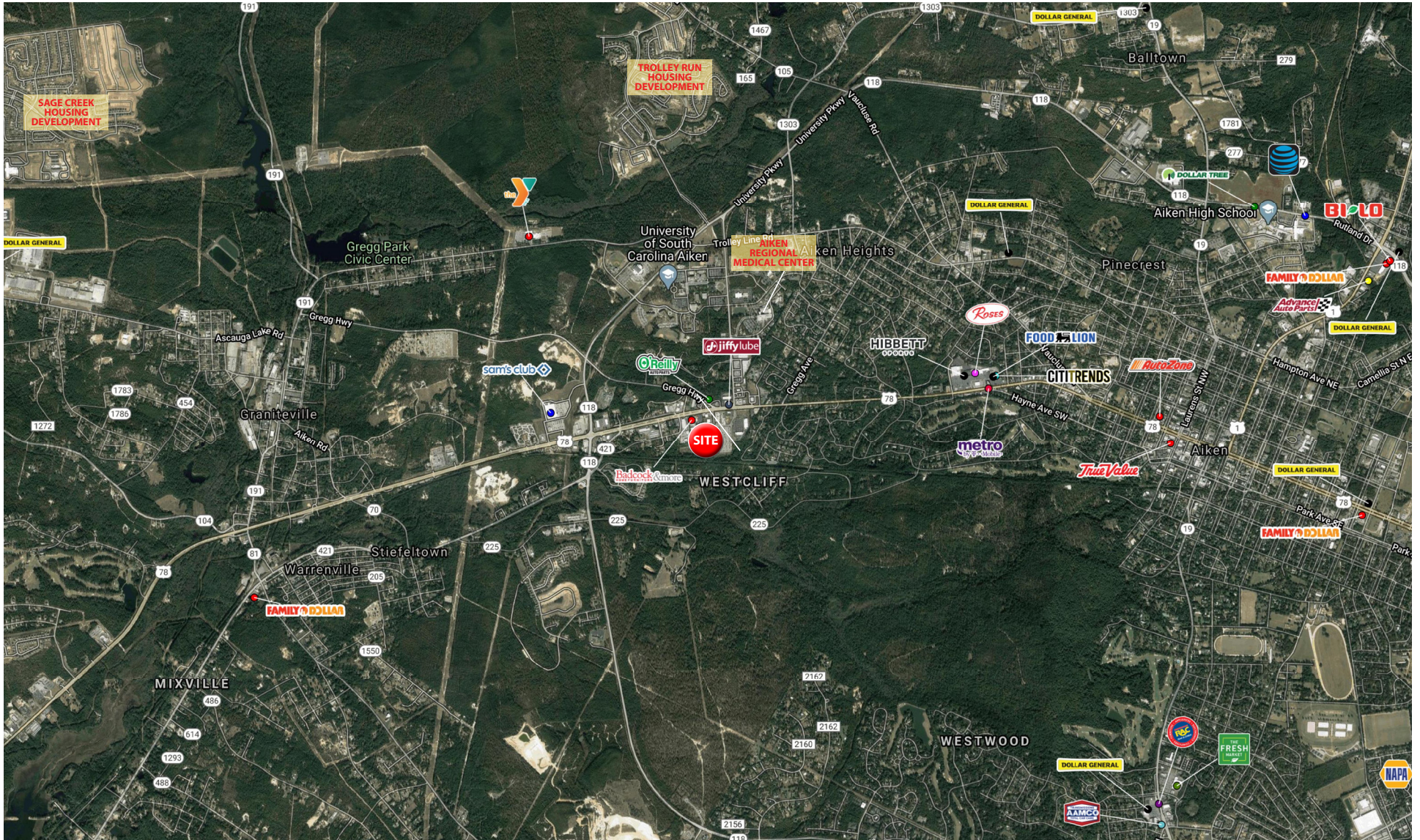
Lat/Lon: 33.7358/-81.6812

Trade Area	Trade Area
<b>Labor Force</b>	
2023 Est. Labor Population Age 16 Years or Over	55,728
2023 Est. Civilian Employed	50.3%
2023 Est. Civilian Unemployed	1.7%
2023 Est. in Armed Forces	0.4%
2023 Est. not in Labor Force	47.6%
2023 Labor Force Males	49.8%
2023 Labor Force Females	50.2%
<b>Occupation</b>	
2023 Occupation: Population Age 16 Years or Over	28,026
2023 Mgmt, Business, & Financial Operations	11.5%
2023 Professional, Related	21.0%
2023 Service	16.8%
2023 Sales, Office	19.0%
2023 Farming, Fishing, Forestry	1.0%
2023 Construction, Extraction, Maintenance	10.0%
2023 Production, Transport, Material Moving	20.8%
2023 White Collar Workers	51.5%
2023 Blue Collar Workers	48.5%
<b>Transportation to Work</b>	
2023 Drive to Work Alone	78.8%
2023 Drive to Work in Carpool	10.8%
2023 Travel to Work by Public Transportation	0.3%
2023 Drive to Work on Motorcycle	0.2%
2023 Walk or Bicycle to Work	1.2%
2023 Other Means	0.8%
2023 Work at Home	7.9%
<b>Travel Time</b>	
2023 Travel to Work in 14 Minutes or Less	23.2%
2023 Travel to Work in 15 to 29 Minutes	40.6%
2023 Travel to Work in 30 to 59 Minutes	30.4%
2023 Travel to Work in 60 Minutes or More	5.8%
2023 Average Travel Time to Work	22.8
<b>Consumer Expenditure</b>	
2023 Est. Total Household Expenditure	\$1.54 B
2023 Est. Apparel	\$53.87 M
2023 Est. Contributions, Gifts	\$86.72 M
2023 Est. Education, Reading	\$48.36 M
2023 Est. Entertainment	\$86.76 M
2023 Est. Food, Beverages, Tobacco	\$238.16 M
2023 Est. Furnishings, Equipment	\$53.91 M
2023 Est. Health Care, Insurance	\$143.71 M
2023 Est. Household Operations, Shelter, Utilities	\$502.91 M
2023 Est. Miscellaneous Expenses	\$29.23 M
2023 Est. Personal Care	\$20.75 M
2023 Est. Transportation	\$280.4 M

# TRAFFIC COUNTS



# COMMERCIAL AERIAL





**WRS**INC  
REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200  
Mount Pleasant, SC 29464  
843.654.7888 Office  
843.654.7889 Fax  
[www.wrsrealstate.com](http://www.wrsrealstate.com)