

AIKEN EXCHANGE

2545 Whiskey Road, Aiken, SC 29803

EXECUTIVE SUMMARY



LOCATION OVERVIEW

101,558 SF Power Center that is shadow anchor to Aiken's only Target



PROPERTY HIGHLIGHTS

- Located in Aiken's 29803 zip code, which boasts the highest density (40,592 people) and HHIs in the market (\$82,880 Avg HHI)
- Over 1,100 residential units/homes have direct access into the shopping center from their neighborhood roads
- Visibility and three full access points to Whiskey Road (21,700 AADT)
- Direct access to neighboring Aiken Mall

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2019 Population Density	29,054	47,194	97,865
2019 Daytime Population	11,276	38,544	51,350
2019 Average HH Income	\$84,034	\$77,992	\$68,551

EXCLUSIVE AGENT(S)

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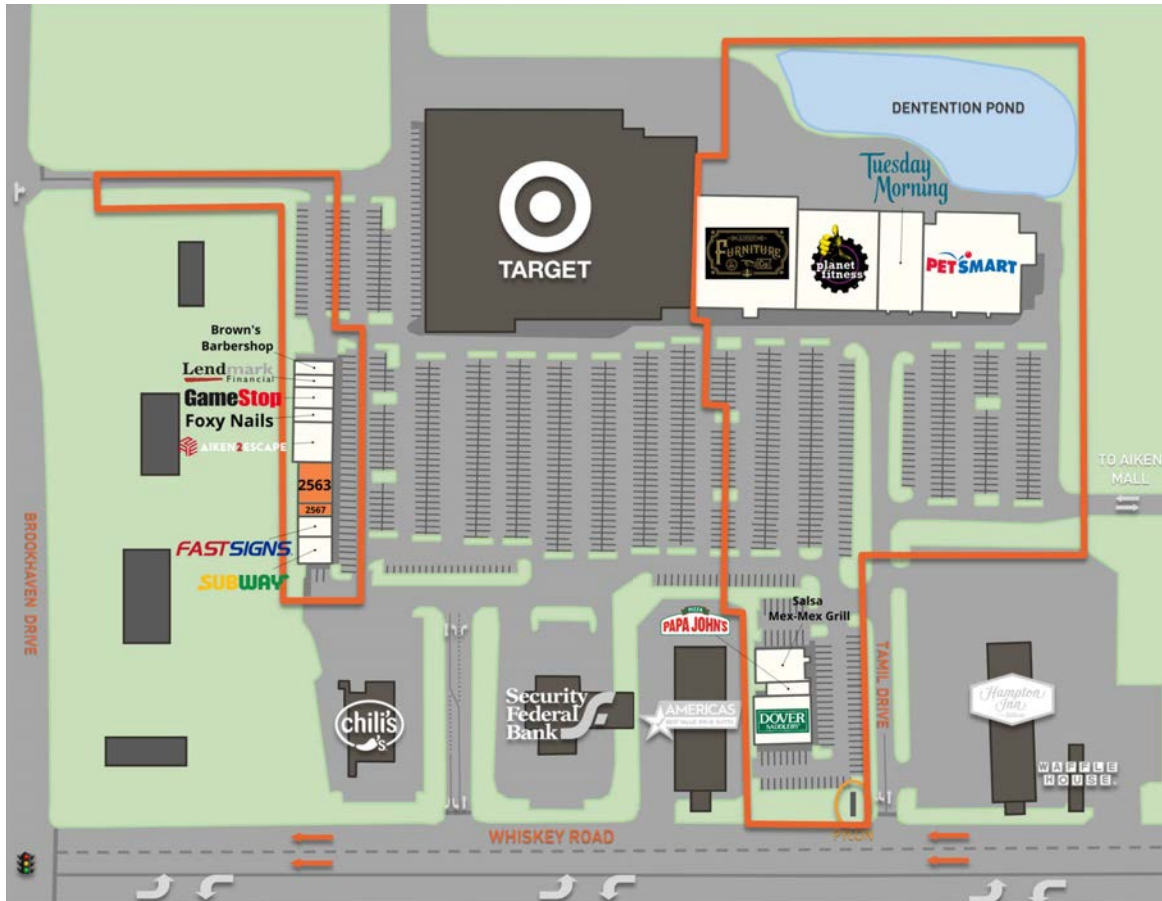
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
105	Papa John's Pizza	1,300 SF	2551	Game Stop	1,800 SF
109	Salsa Mex-Mex Grill	3,300 SF	2553	Foxy Nails	1,200 SF
2527	PetSmart	21,957 SF	2557	Aiken 2 Escape	3,600 SF
2529	Tuesday Morning	9,624 SF	2563	Available	3,000 SF
2531	Planet Fitness	17,877 SF	2567	Available	1,000 SF
2535	Aiken Furniture Co	25,230 SF	2569	Fast Signs	1,500 SF
2547	Brown's Barbershop	1,200 SF	2571	Subway	2,000 SF
2549	Lendmark Financial	1,200 SF	2575	Dover Saddlery	5,700 SF

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