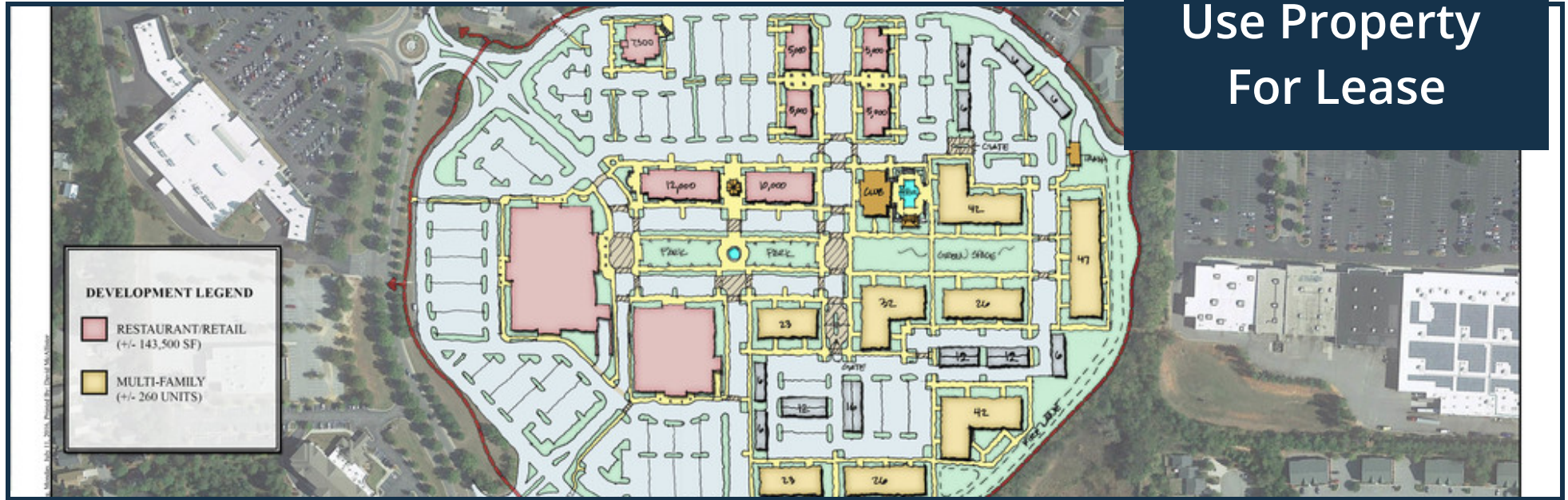


Retail Mixed Use Property For Lease



AIKEN MALL

2441 Whiskey Road, Aiken, SC 29803

Property features

Listing Price: Negotiable

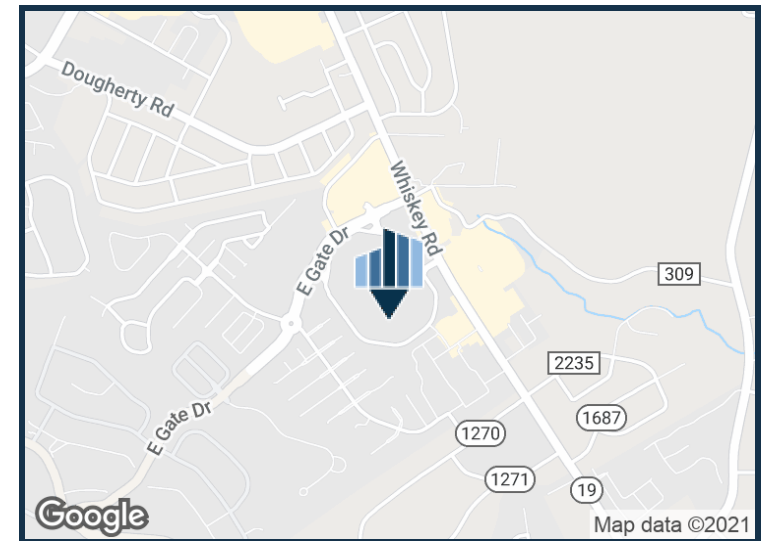
Property Size: 39.71 Acres

Price Per Acre: -

Parcel ID: 122-17-08-002 & 123-05-02-003

Zoning: PD

Mixed used center under development. Overall development includes big box retail, small shop retail, restaurant, and class A multifamily all centered around a beautiful green



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AIKEN MALL

2441 WHISKEY ROAD, AIKEN, SC 29803

Property Name:	Aiken Mall
Property Address:	2441 Whiskey Road, Aiken, SC 29803
Property Type:	Retail Mixed Use
APN:	122-17-08-002 & 123-05-02-003
Lot Size:	39.71 AC
Building Size:	40,000 SF
Building Class:	A
Zoning:	PD
Rail Access:	N/A

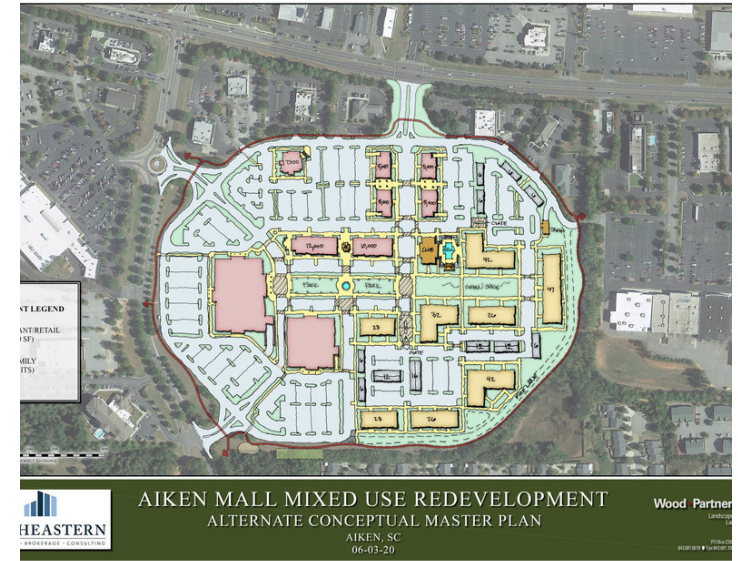
PROPERTY OVERVIEW

Mixed used center under development. Overall development includes big box retail, small shop retail, restaurant, and class A multifamily all centered around a beautiful green space. Property is located on Whiskey Road, boasting the highest traffic counts in the Aiken area, and directly in front of the major PUD Woodside Plantation.

LOCATION OVERVIEW

Located in Aiken, SC along Whiskey Road, with the highest traffic counts in the are directly in front of the site. The subject site is also at the entrance to the largest planned community in Aiken, Woodside Plantation.

**Retail Mixed Use
Property
For Lease**



LEASE HIGHLIGHTS

- 1,500 s.f. to 40,000 s.f. available
- Small shop, restaurant, and big box space available
- Drive thru space available
- High traffic counts
- New retail

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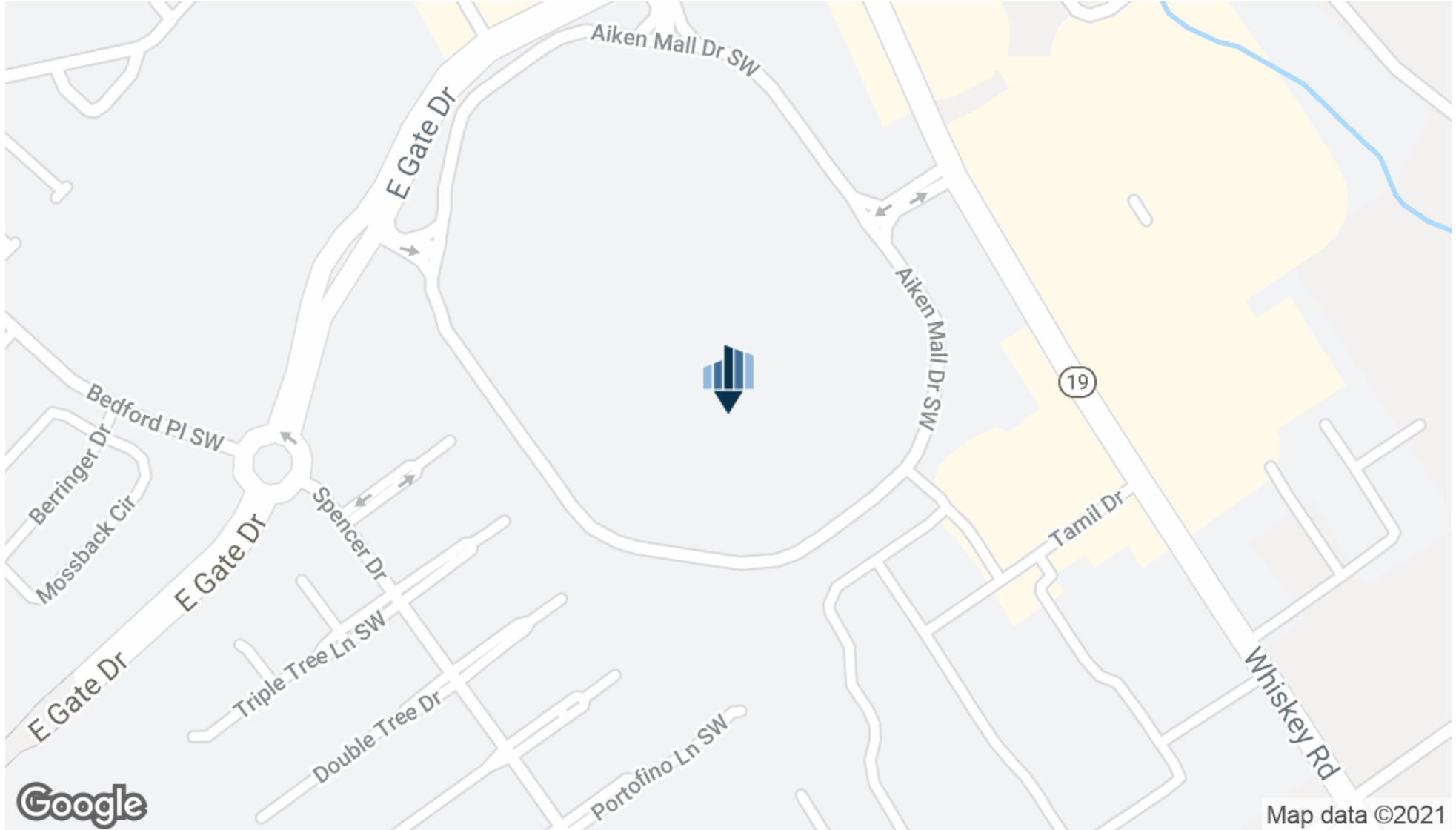
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Retail Mixed Use
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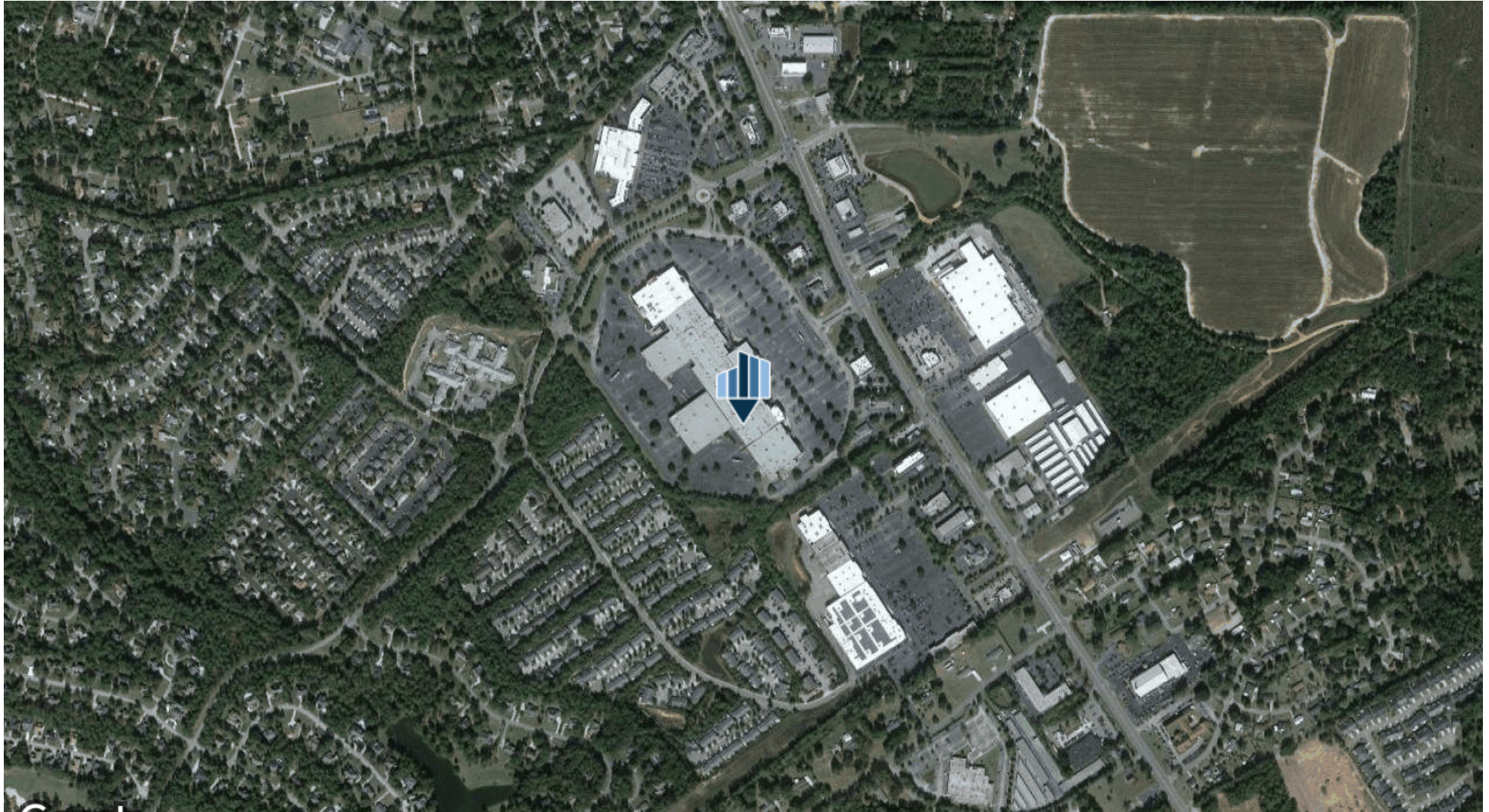
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Google

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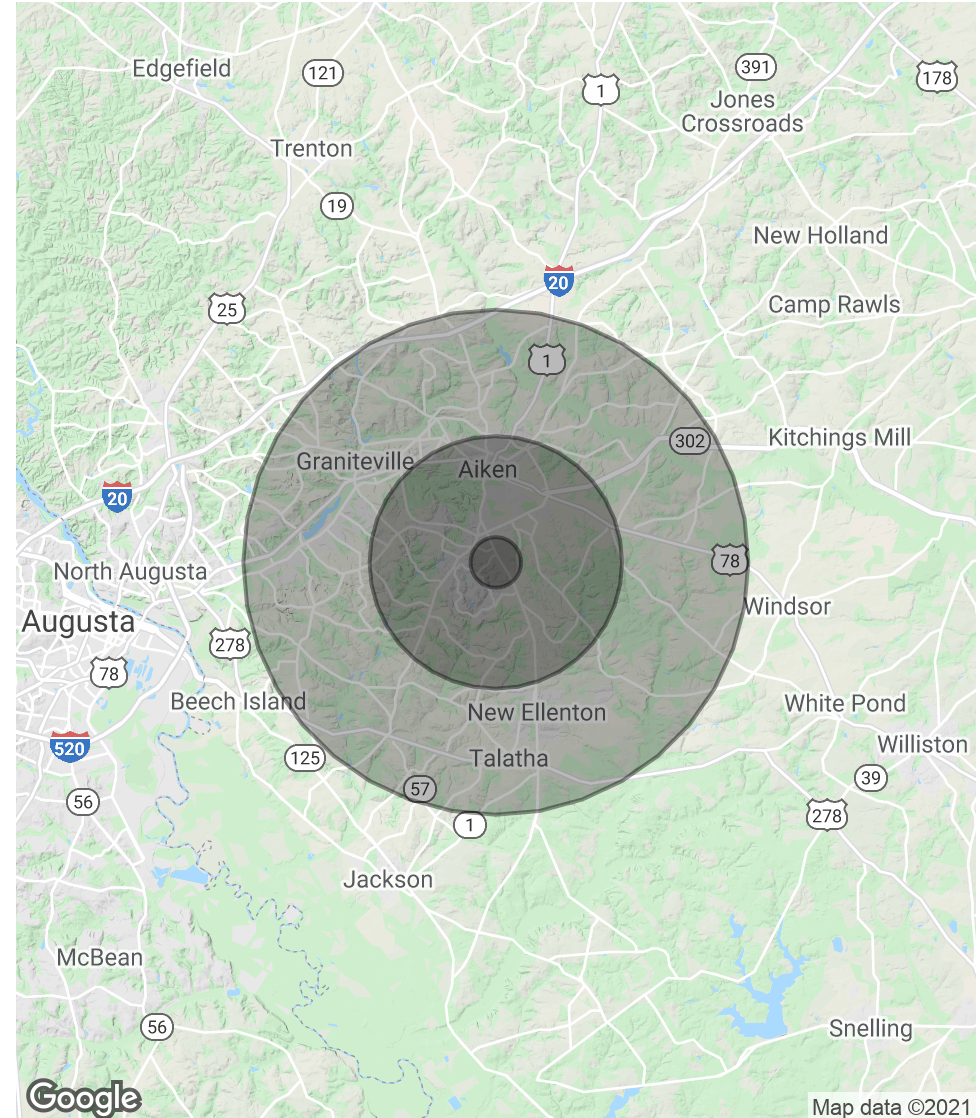
AIKEN MALL

2441 WHISKEY ROAD, AIKEN, SC 29803

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,153	46,798	93,136
Average age	46.2	43.6	41.8
Average age (Male)	46.6	41.0	39.3
Average age (Female)	46.3	45.2	43.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	939	19,411	37,470
# of persons per HH	2.3	2.4	2.5
Average HH income	\$95,087	\$76,000	\$64,439
Average house value	\$276,147	\$231,913	\$209,003

* Demographic data derived from 2010 US Census

**Retail Mixed Use
Property
For Lease**



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AIKEN MALL

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**Retail Mixed Use
Property
For Lease**

Lease Rate	NEGOTIABLE
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LOCATION INFORMATION

Building Name	Aiken Mall
Street Address	2441 Whiskey Road
City, State, Zip	Aiken, SC 29803
County	Aiken
Market	Aiken

PROPERTY INFORMATION

Property Type	Retail Mixed Use
Property Subtype	Free Standing Building
APN #	122-17-08-002 & 123-05-02-003

BUILDING INFORMATION

Building Class	A
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PARKING & TRANSPORTATION

UTILITIES & AMENITIES