

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



1,800 SF FOR LEASE

600 Rutland Drive | Aiken, SC 29801

HOLTON BRINSON
holton@jordantrotter.com
706 • 736 • 1031

ZONE | GENERAL BUSINESS

4.91 AC

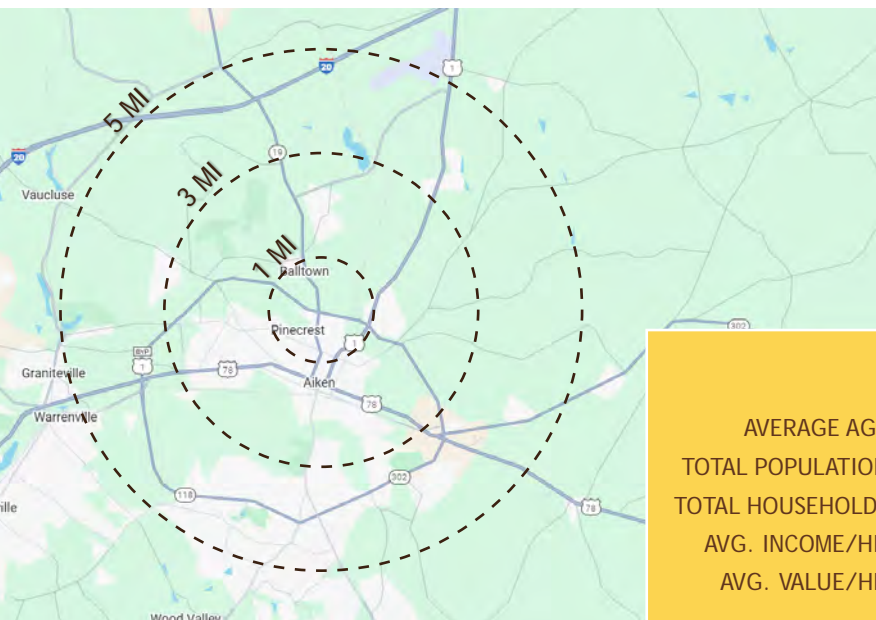
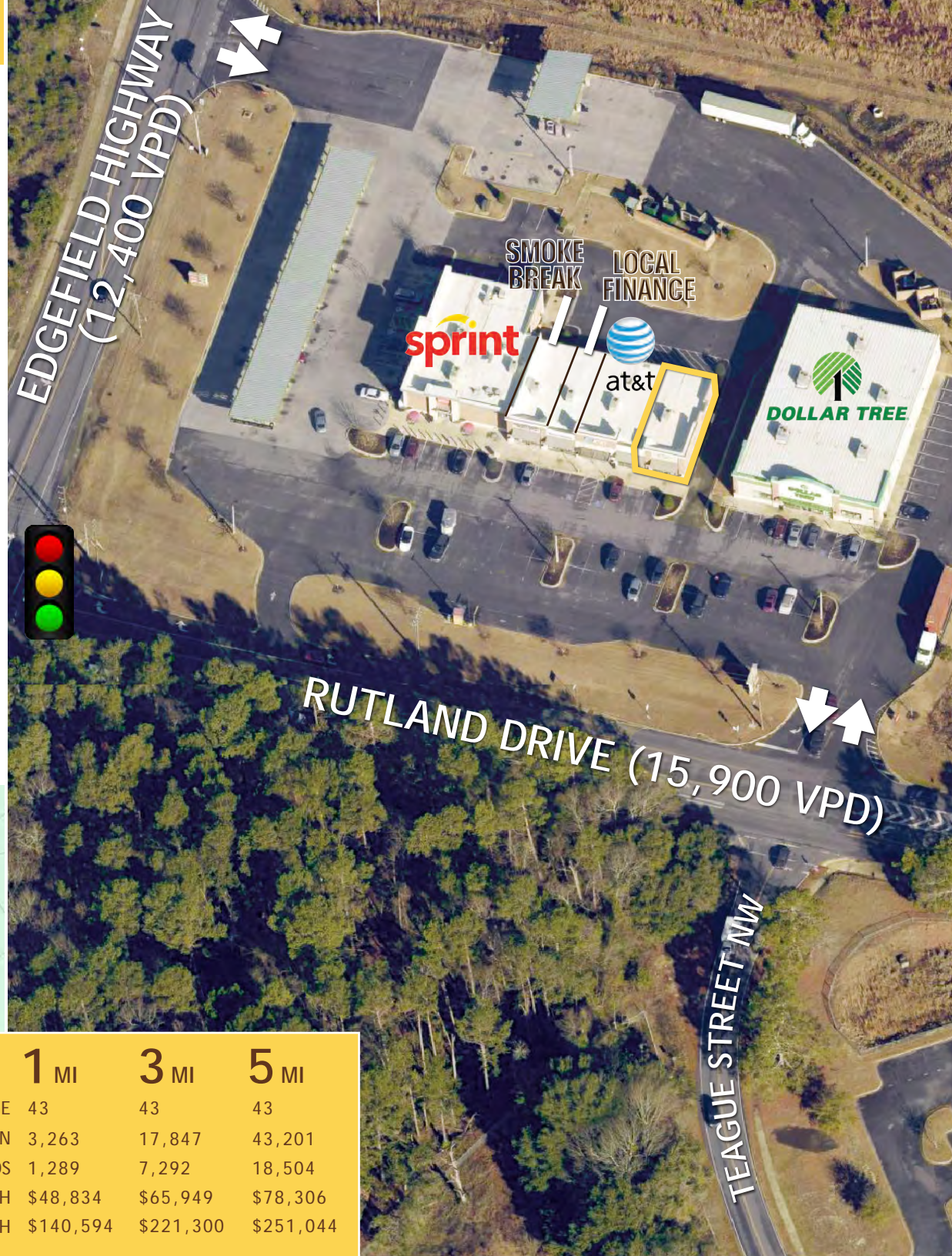
LEASE | \$20/SF/YR



AIKEN, SOUTH CAROLINA

Located at the intersection of Rutland Drive and Laurens Street, this property is visible to 22,800 cars daily. This center is located across from Aiken High School (1,254 students) and convenient to all of north Aiken.

1,800 square feet previously occupied by Blimpie. The space is set up well for a quick serve restaurant and includes a drive thru window and restrooms. This center has 105 parking stalls and the other tenants include Sprint (gas station), Dollar Tree, AT&T, Local Finance, and Smoke Break Tobacco and Vape.



	1 MI	3 MI	5 MI
AVERAGE AGE	43	43	43
TOTAL POPULATION	3,263	17,847	43,201
TOTAL HOUSEHOLDS	1,289	7,292	18,504
AVG. INCOME/HH	\$48,834	\$65,949	\$78,306
AVG. VALUE/HH	\$140,594	\$221,300	\$251,044



SITE

VAUCLUSE ROAD

UNIVERSITY PARKWAY

COLUMBIA HIGHWAY

AIKEN HIGH SCHOOL

RUDY MASON PARKWAY

UNIVERSITY OF SOUTH CAROLINA AIKEN

AIKEN REGIONAL MEDICAL CENTER

JEFFERSON DAVIS HIGHWAY/AUGUSTA AIKEN ROAD

DOWNTOWN AIKEN

HOPELAND GARDENS

CITIZENS PARK

HITCHCOCK WOODS

PALMETTO GOLF CLUB

WHISKEY ROAD

E PINE LOG ROAD

HITCHCOCK PARKWAY

AIKEN COUNTY STATISTICS



River Region Population:
177,649



Annual Growth Rate:
1.3%



Average Commute:
25 mins



Medium Income:
\$69,182



Unemployment Rate:
3.4%

Major Industry: Savannah River Nuclear Solutions (11,635 employees - expanding by 2,000 permanent jobs in 2035), CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Travel: Area has 31 airports within a 50 mile radius
CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Healthcare: Aiken Regional Medical Center (1,117 employees)

Education: Aiken County Public Schools (3,346 employees)



