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FOR SALE

±62,719 SF | ±1.36 AC:  
Historic Hotel  
Redevelopment  
and Retail Opportunity

Richland Avenue, Aiken, SC

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# Property Summary

For 125 years, Hotel Aiken has been a prominent feature of downtown Aiken. It anchors and dominates one end of the most significant commercial block of the City of Aiken, along Laurens Street between Park Avenue and Richland Avenue.

The offering consists of a total of seven buildings located along Richland Avenue between Newberry and Laurens Streets in the heart of downtown Aiken. The offering includes a historic restoration development and mixed-use development opportunities. Full OM including tenant leases and financial information will be provided upon execution of CA/NDA.

## Key Specifications

### 1 Hotel

Size ±28,406 SF w/ ±0.43 AC (±14,203 SF/floor)

Floors 3 Floors (# existing rooms)

Year built 1898 (Renovated in 1915 & 1929)

Opportunity Historic restoration *with opportunity to expand into adjacent lot*

### Additional Spaces

	Size	Floors	Year Built
2 106 Laurens St	±10,054 SF	2	1920
3 112 Bee Ln	±11,760 SF	2	1981
4 211 Richland Ave	±3,330 SF	1	1904-1909
5 203 Richland Ave	±1,991 SF	1	1920
6 203 Richland Ave	±2,898 SF	2	1920
7 113 Newberry St	±4,280 SF	1	1939

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