

FOR LEASE

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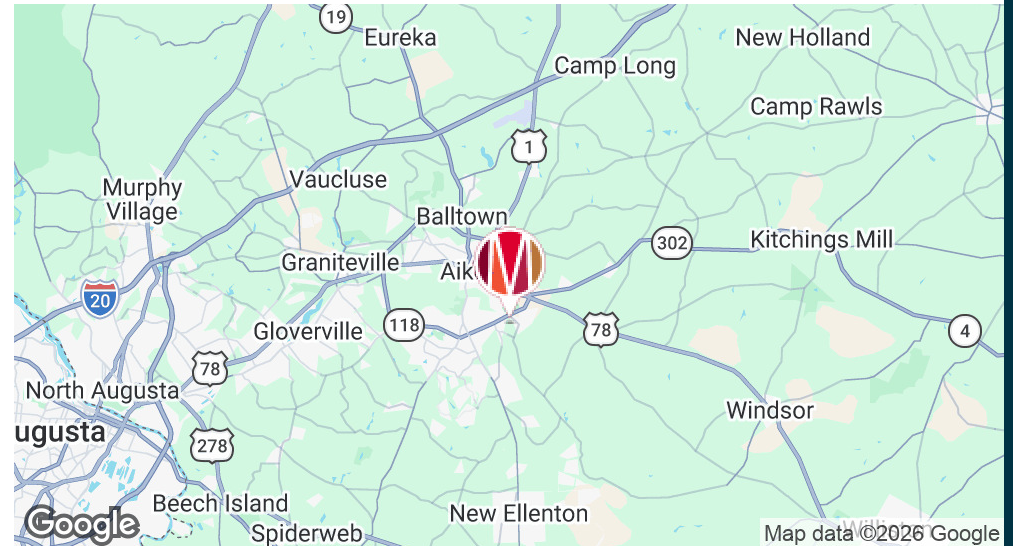
31 Enterprise Avenue | Warehouse & Flex Space

31 Enterprise Ave, Aiken, SC 29803



CLIP

EXECUTIVE SUMMARY



OFFERING SUMMARY

- Warehouse / Flex Space
- Dedicated Office Space
- Convenient South Aiken Location
- Easy Access to Whiskey Road (SC-19)
- Ideal for Contractors, Service & Light Industrial Users

PROPERTY OVERVIEW

FOR LEASE | WAREHOUSE / FLEX SPACE | AIKEN, SC

Located at 31 Enterprise Avenue in Aiken, SC, this versatile ±5,000 SF warehouse/flex property offers a functional combination of office and warehouse space ideal for contractors, service businesses, distribution, storage, or other light industrial users. The property includes approximately 1,250 SF of office space featuring two private offices and a bathroom, along with approximately 3,750 SF of heated and cooled warehouse space. The warehouse features three roll-up doors, providing convenient access for loading, deliveries, equipment, and daily operations. Conveniently located on Aiken's south side with easy access to Whiskey Road (SC-19) and the surrounding Aiken market, this property offers a practical and flexible space for a variety of commercial users.

LOCATION OVERVIEW

Located at 31 Enterprise Avenue in Aiken, South Carolina, this commercial property is situated within an established light industrial and commercial corridor on Aiken's south side. The location offers convenient access to Whiskey Road (SC-19), Downtown Aiken, and the greater Aiken-Augusta market. Surrounded by a mix of warehouse, service, flex, and commercial users, the property provides a practical location for businesses seeking accessibility and proximity to Aiken's primary commercial and residential areas.

ADDITIONAL PHOTOS









FLOOR PLANS



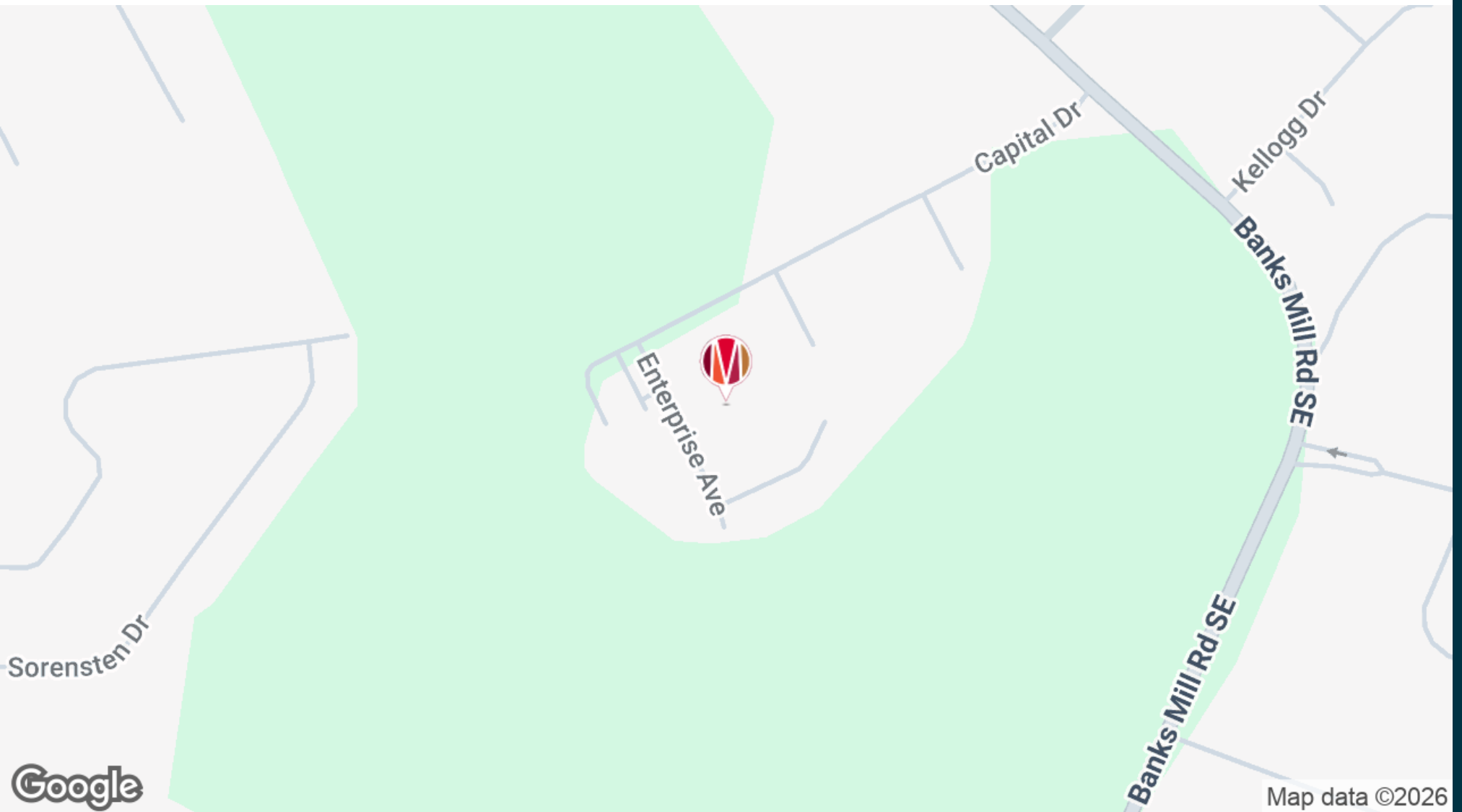
Total: 5000 SF
1st Floor: 1223 sq. ft
Excluded Areas: Room: 3782 sq. ft

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

RETAILER MAP



LOCATION MAP

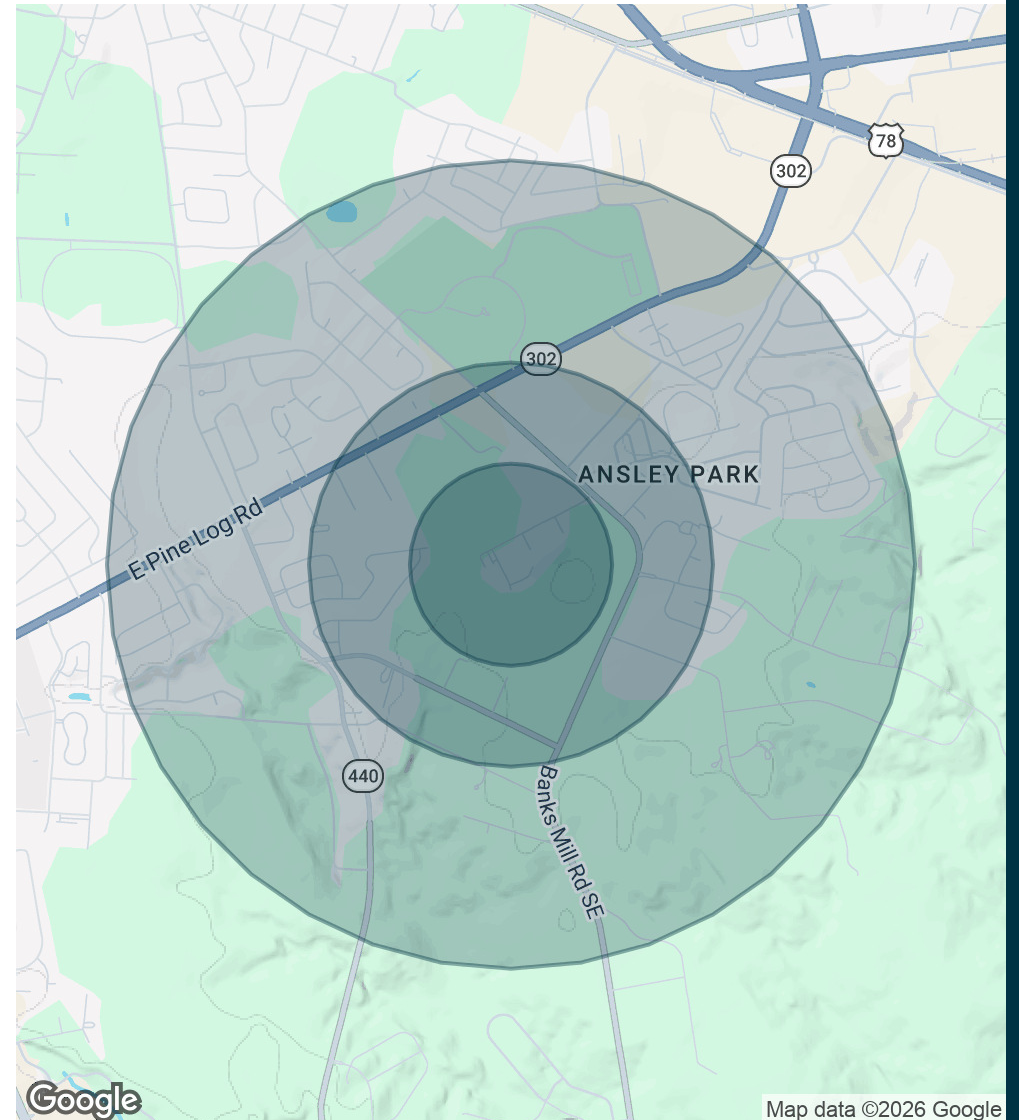


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	82	391	2,104
Average Age	41.8	44.2	48.4
Average Age (Male)	47.3	47.3	48.1
Average Age (Female)	37.6	41.4	46.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	32	151	908
# of Persons per HH	2.6	2.6	2.3
Average HH Income	\$108,209	\$107,722	\$89,598
Average House Value	\$256,879	\$279,660	\$260,942

2023 American Community Survey (ACS)



Map data ©2026 Google

TEAM PAGE

CURT HANNA



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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.