


FOR LEASE


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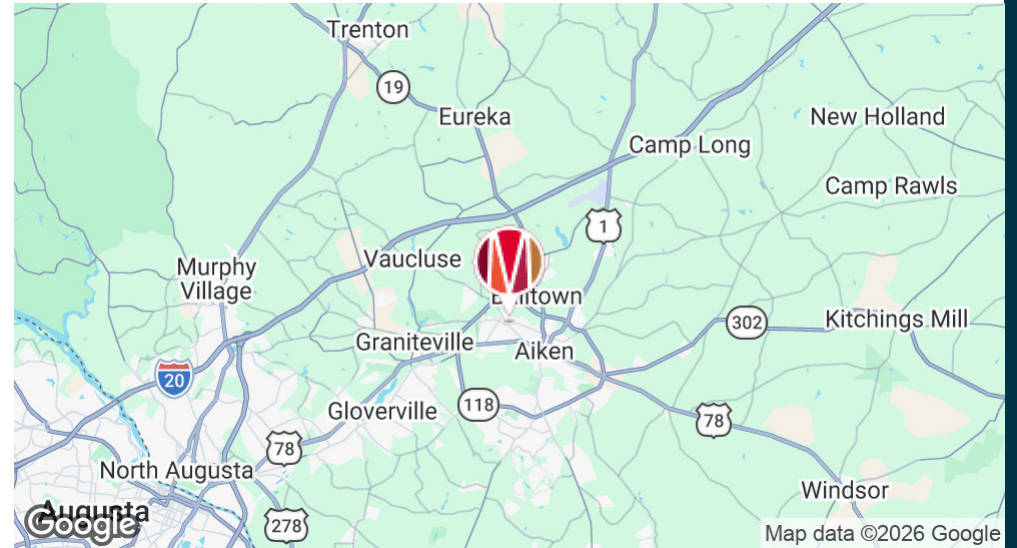

FOR LEASE
1619 Hampton Ave
Aiken, SC, 29801

Prime Office Space

1619 Hampton Avenue Northwest, Aiken, SC 29801



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,500.00 per month (NNN)
Available SF:	1,680 SF
Building Size:	1,680 SF
Year Built / Renovated:	- / -
Zoning:	Commercial

PROPERTY OVERVIEW

Lease Terms:

- Rent: \$1,500 per month
- Lease Type: Triple Net (NNN)
- Tenant responsible for utilities, taxes, insurance, and CAM
- Term: Negotiable

LOCATION OVERVIEW

Located in a well-maintained strip center on Hampton Avenue, this ±1,680-square-foot suite offers a highly functional office layout ideal for professional, medical, or administrative use. The unit includes eight private offices, providing flexibility for multiple workstations or executive configurations.

One office measures approximately 21.9' x 11', offering a spacious layout suitable for a conference room, lobby, or team workspace. Another larger executive office includes a private restroom, adding convenience and privacy for management or client meetings.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



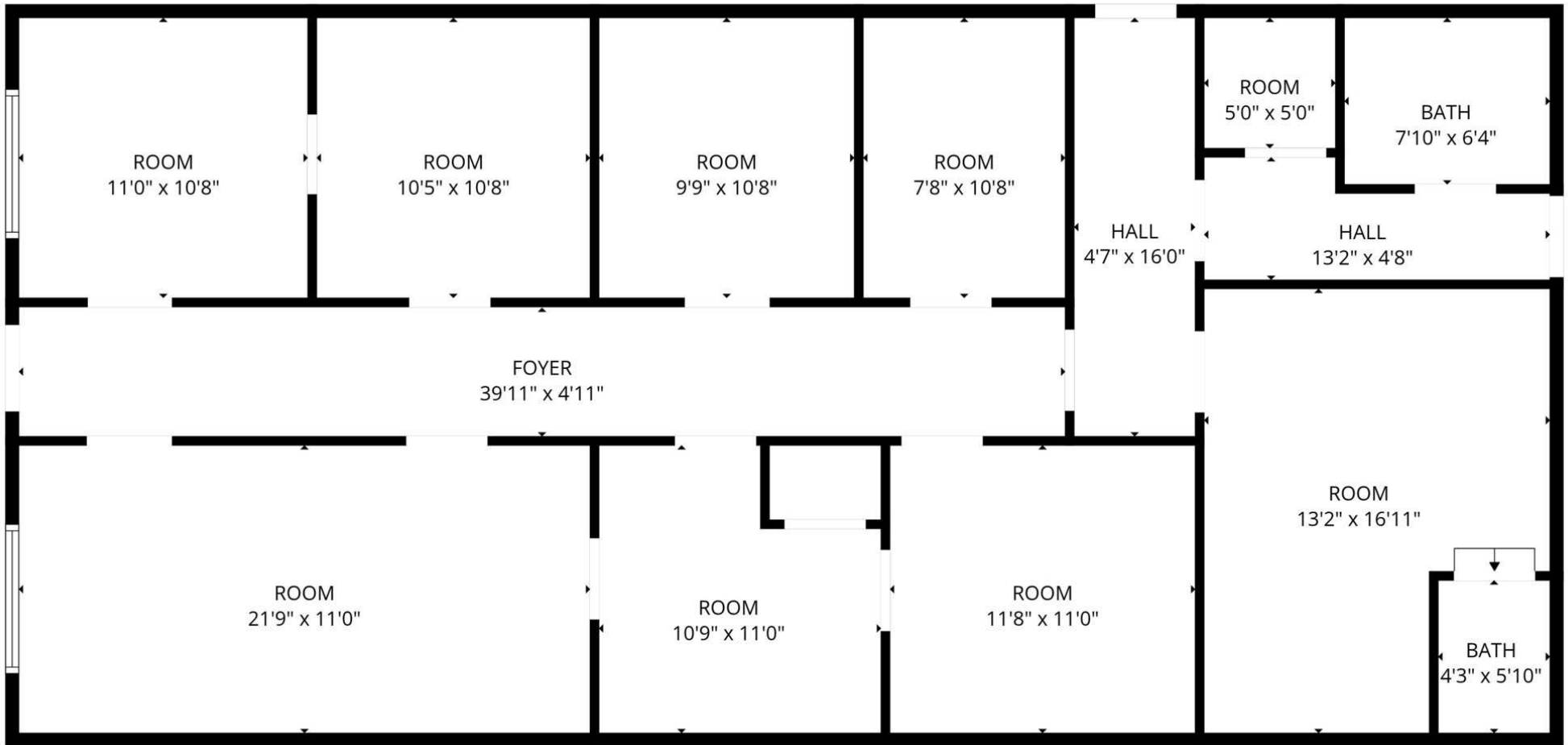
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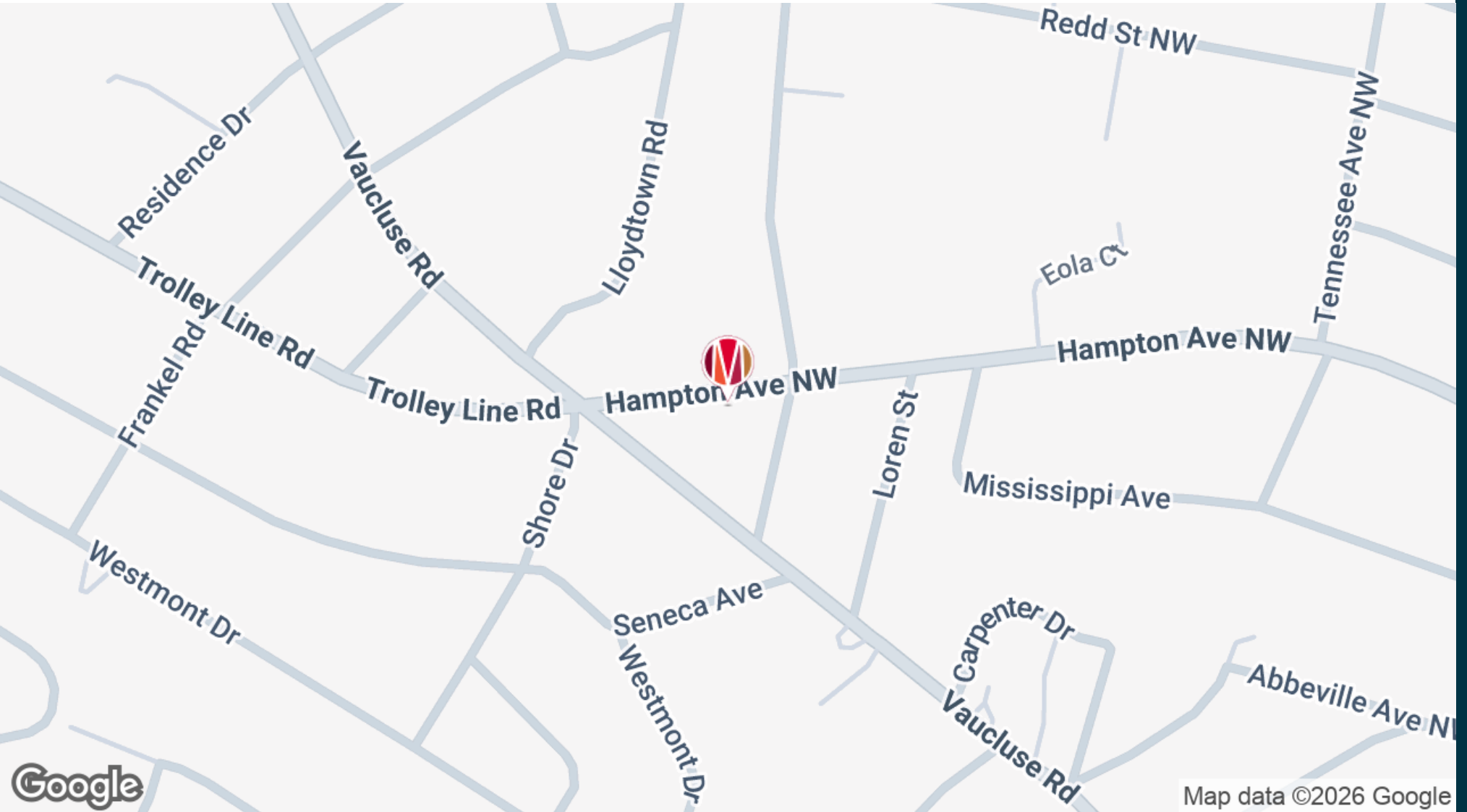
FLOOR PLAN



RETAILER MAP



LOCATION MAP

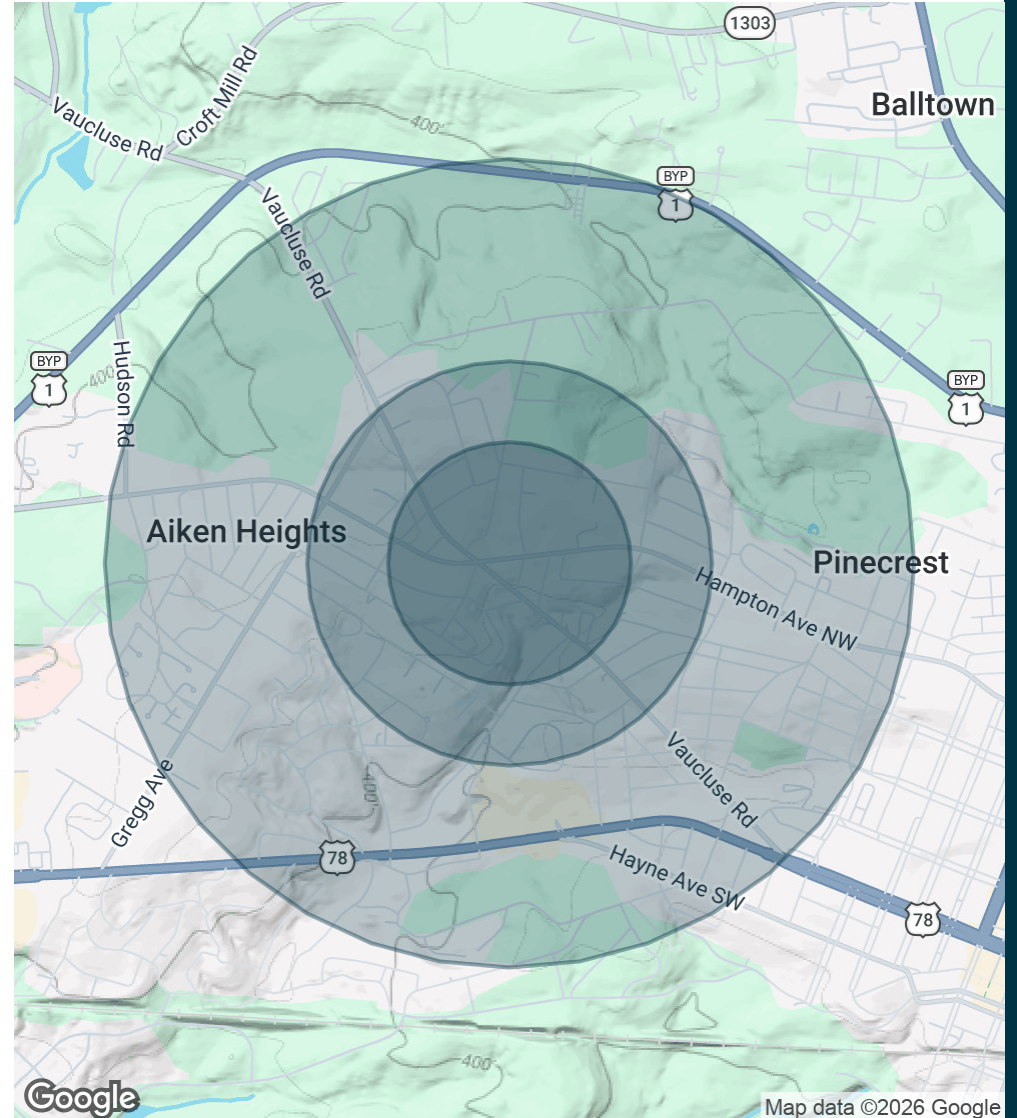


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	444	1,490	4,087
Average Age	44	45	45
Average Age (Male)	41	42	42
Average Age (Female)	47	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	193	649	1,717
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$64,369	\$66,532	\$67,973
Average House Value	\$193,792	\$215,753	\$246,340

Demographics data derived from AlphaMap



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.