

Property Summary



PROPERTY DESCRIPTION

This 2,160 square foot endcap is located in Gabriel Center which is the the heart of the Aiken retail district. Area retailers include Lowes, Publix, Target, Hobby Lobby, Belk, Chick Fil A, and many more national brands. Gabriel Center is located directly across from the Aiken Mall redevelopment which is nearly complete with brand new high end apartments and national retailers including Chicken Salad Chick. This space has great visibility and exposure from very busy Whiskey Road that sees over 41,000 cars per day.

OFFERING SUMMARY

Lease Rate:	\$4,200 per month (MG)
Available SF:	2,160 SF
Lease Type:	Modified Gross. Taxes, Insurance, and CAM are included in the base rate. There a some small fees charged to the Tenant.
Utility notes:	Septic (cannot accommodate restaurants)
Traffic count:	Over 41,000 cars per day

Additional Photos



Additional Photos



Complete Highlights



Directly across from the Aiken Mall redevelopment



Plenty of parking with 4 points of ingress / egress

PROPERTY HIGHLIGHTS

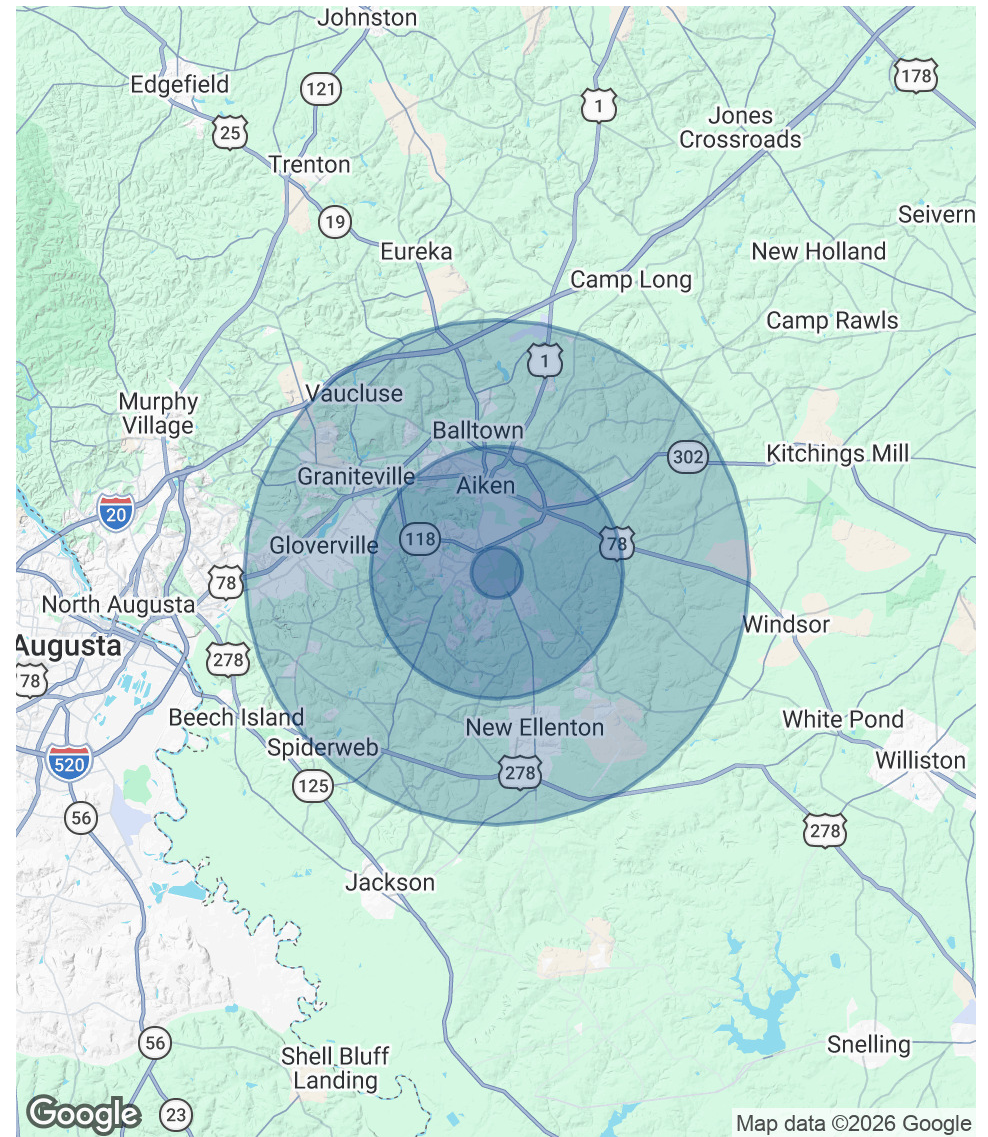
- Area retailers include Lowes, Hobby Lobby, Publix, Belk, Target, Chick fil a, and much more.
- Across from the exciting and brand new Aiken Mall redevelopment.
- Adjacent to Cracker Barrell with cross access.
- Over 41,000 cars per day.
- 4 points of ingress / egress.
- Lease rate includes all NNN's (some small Tenant fees apply).
- Great visibility and exposure.
- Plenty of parking in the front, side, and rear of the center.

Demographics Map & Report

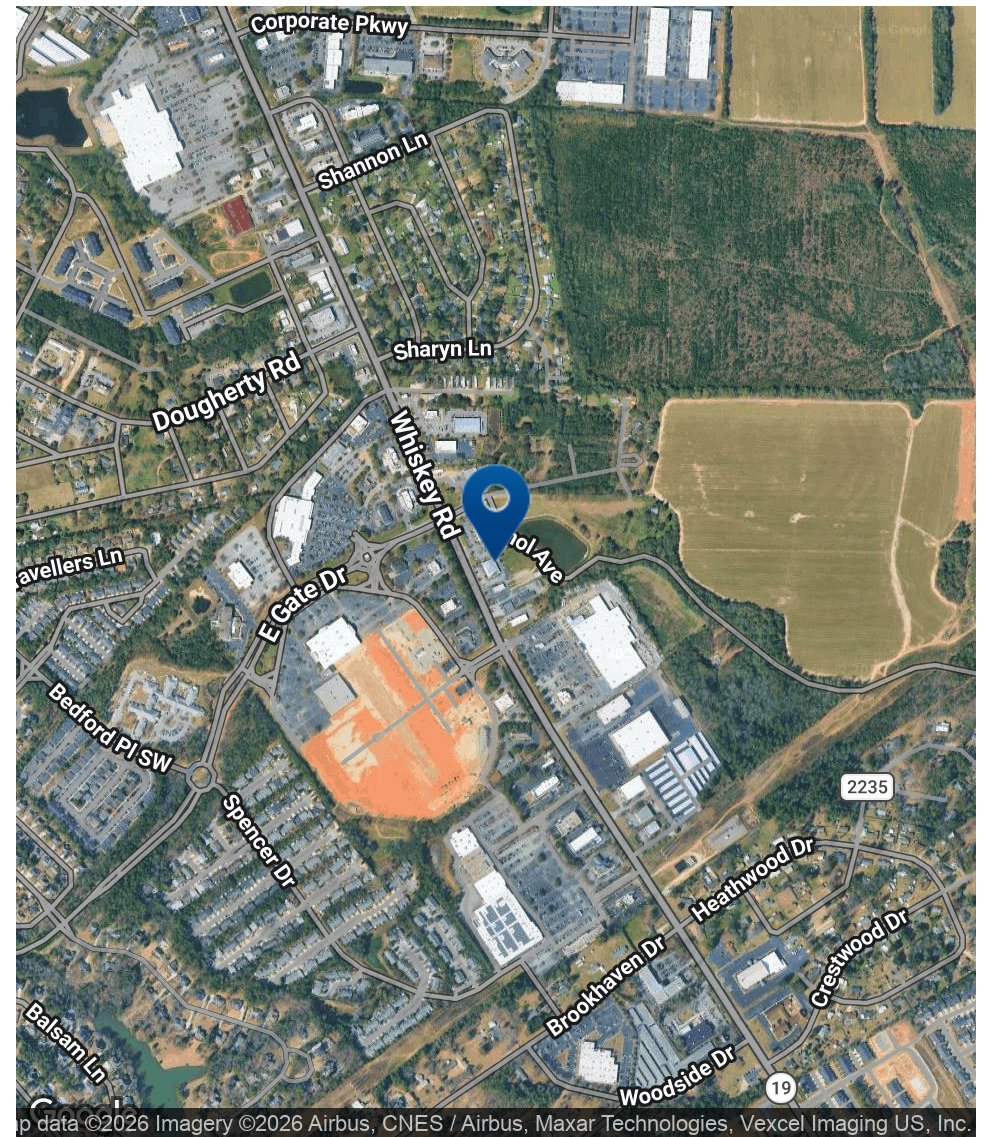
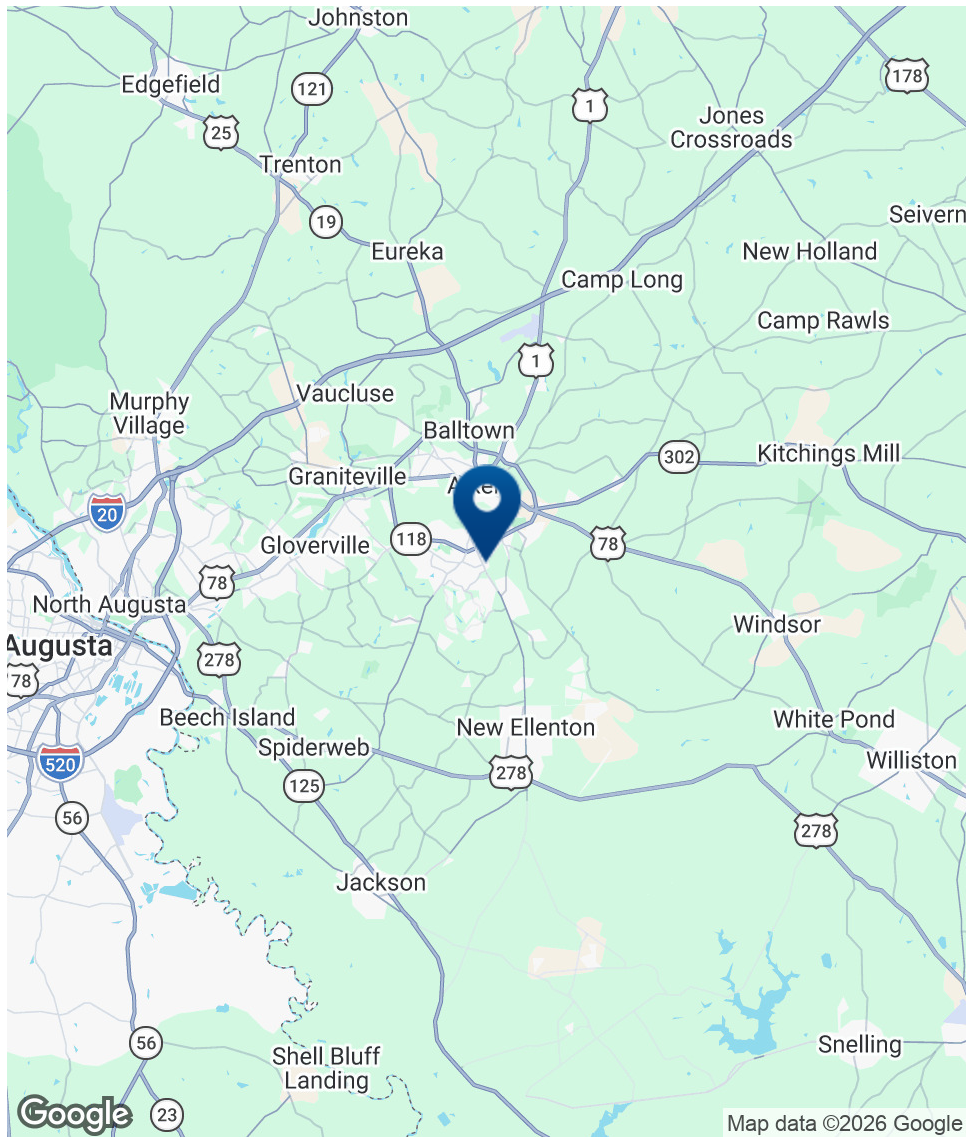
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,008	50,036	97,537
Average Age	41.5	46.4	42.6
Average Age (Male)	40.2	44.7	41.2
Average Age (Female)	44.4	48.8	44.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,893	20,124	37,630
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$87,284	\$99,982	\$91,965
Average House Value	\$206,831	\$293,350	\$248,945

2023 American Community Survey (ACS)



Location Map



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