

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	1.15 Acres
Year Built:	2001
Building Size:	2,800 SF
Zoning:	UD
Traffic Count:	12,400

PROPERTY OVERVIEW

Class B office space on second floor (stairs access only), located on Aiken's south side. Situated on Whiskey Road, Aiken's major north/south artery (VPD: 12,400) only 15 minutes from downtown Aiken and 10 minutes to the Savannah River Site (Hwy 278) gate. Eight offices (6 are approx. 10' x 11' and 2 others are larger), large conference room, flex room (could be another large office, small conference/war room or workroom), 2 half baths, reception/waiting area and kitchenette (with stove and fridge). Industrial carpet is in great shape, neutral paint color and move-in ready.

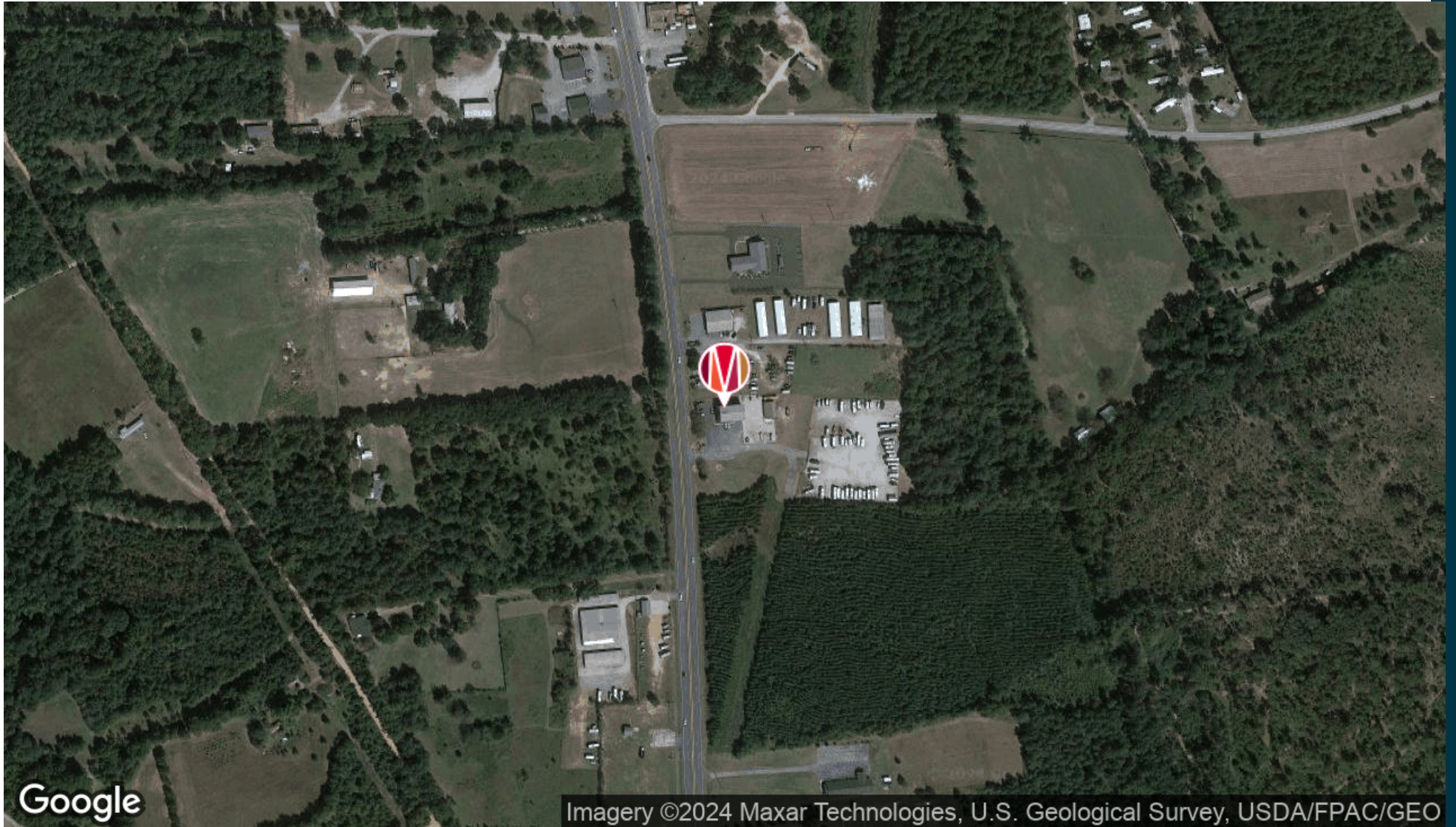
PROPERTY HIGHLIGHTS

- Suitable for many professional uses
- Easy access
- Convenient location on Aiken's Southside
- Excellent visibility

ADDITIONAL PHOTOS

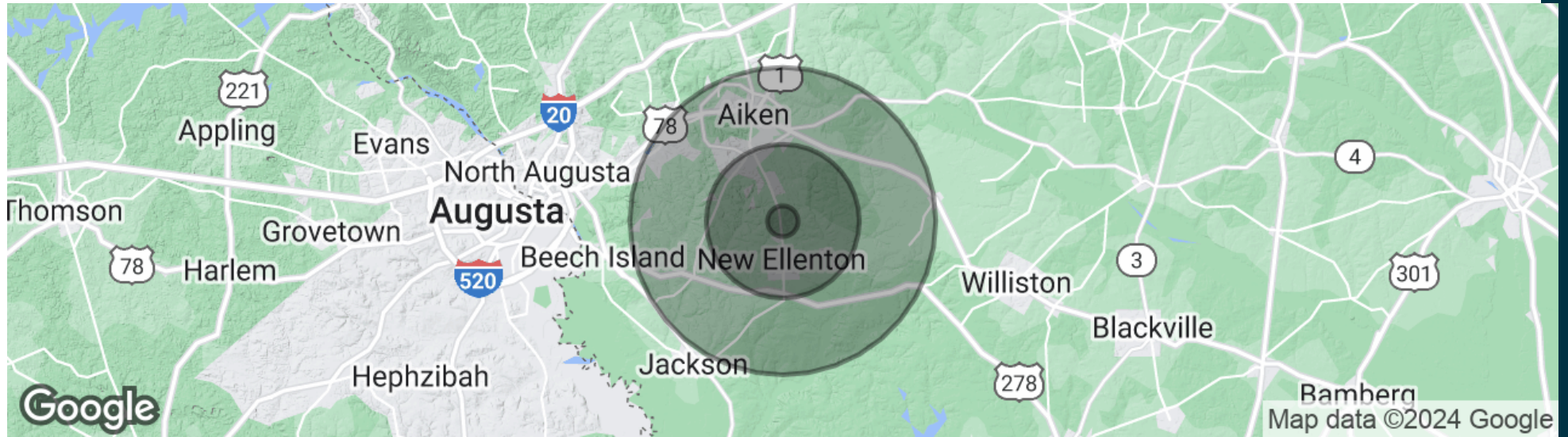


LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	682	24,315	80,108
Median age	44.9	44.6	42.6
Median age (Male)	43.5	43.9	39.5
Median age (Female)	45.6	45.3	44.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	281	10,232	32,121
# of persons per HH	2.4	2.4	2.5
Average HH income	\$78,174	\$82,979	\$67,703
Average house value	\$251,953	\$253,376	\$224,096

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIO 1



KAREN DALY

Vice President, Associate Broker, Sales & Leasing

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PROFESSIONAL BACKGROUND

Karen is passionate about bringing people and their business' together with properties that fit their needs and goals. As an Associate Broker at Meybohm Commercial Properties, Karen works with Buyers and Sellers as well as Tenants and Landlords for office, retail, warehouse/industrial, and land/development in Aiken, South Carolina. Karen achieved the Meybohm President's Award in 2019, 2020, 2021 & 2023 as well as the Chairman's Award in 2022. She is a native of Toronto, Canada, and moved to Aiken in 1997 to follow her equestrian pursuits. After graduating in 1991 with a BFA in Graphic Design from York University, Karen traveled extensively and worked in the hospitality industry, combined with her equestrian skills, but eventually returned to advertising and marketing. Karen currently serves on several boards including the Aiken Association of Realtors, Board of Zoning Appeals (City of Aiken), United Way of Aiken County and the Aiken Corporation.

EDUCATION

York University, Bachelor of Fine Art, Specialized Honors, Graphic Design, 1991

MEMBERSHIPS

Aiken Association of Realtors, Member/Board Member

Board Of Zoning Appeals, City Of Aiken

United Way of Aiken County, Board Member

Aiken Corporation, Board Member

Meybohm Commercial Properties

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