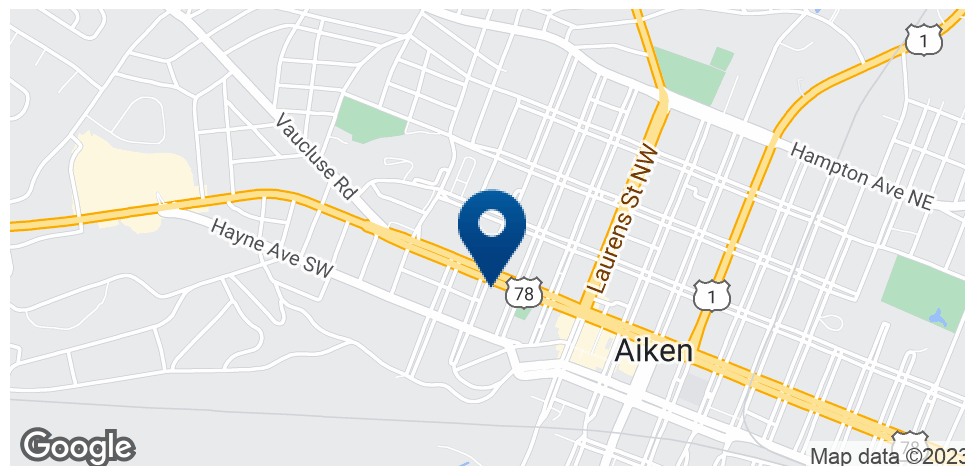


Aiken Office Building

104 Florence Street SW, Aiken, SC 29801



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

0.55 Acres

Building Size:

5,579

PROPERTY OVERVIEW

Great office or medical office in Aiken County. Space was recently renovated and has always been used by medical users. It can be used as general office as well. Space is in great condition and has lots of individual offices. Several bathrooms, break room and waiting room. Ample parking and good traffic.

LOCATION OVERVIEW

Located at the corner of Florence and Aiken/Augusta Highway near intersection with Highway 1. Site is close to Downtown and is ideal for someone needing space in downtown Aiken without the traffic congestion of being downtown. Site is easy to get in and out of and has great road frontage and parking.

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SHERMAN & HEMSTREET REAL ESTATE COMPANY

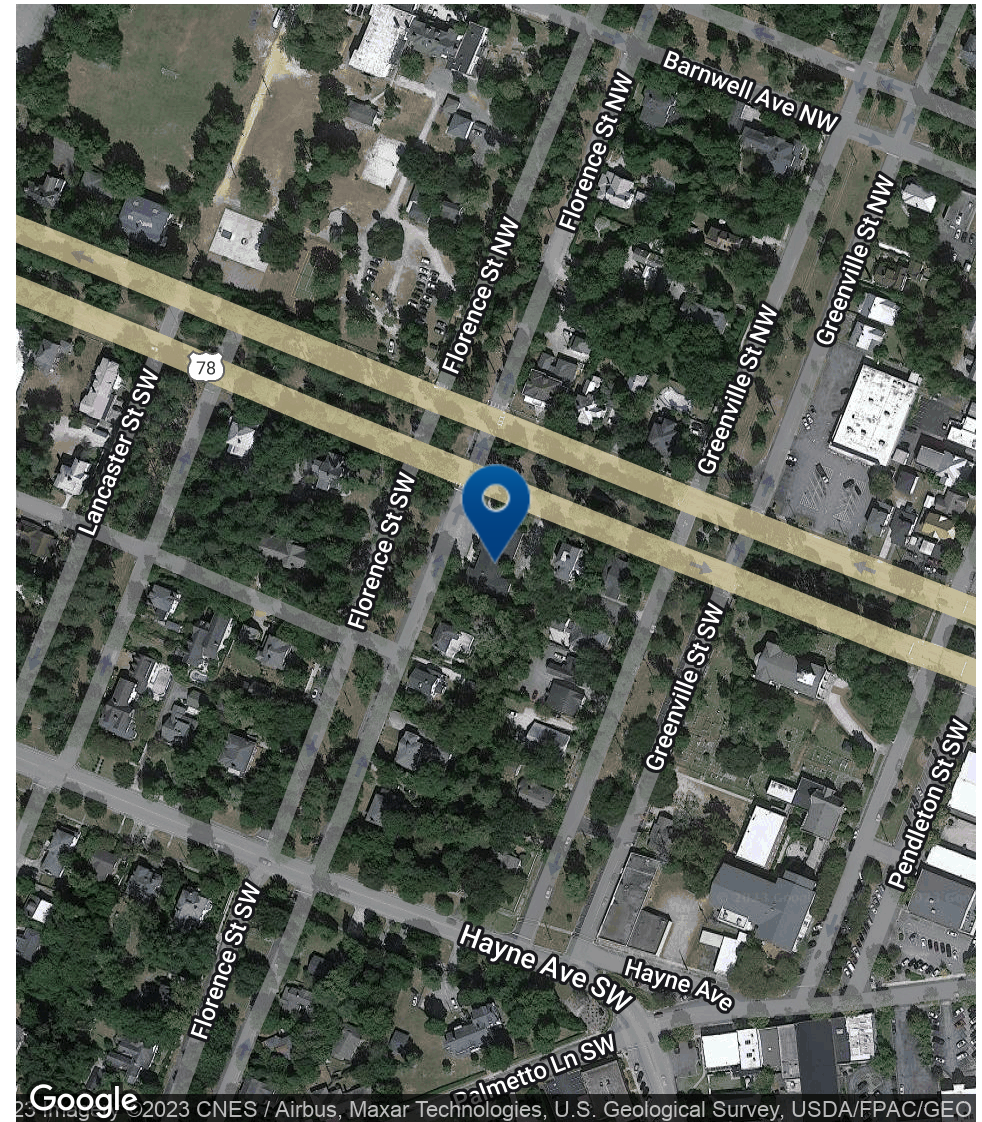
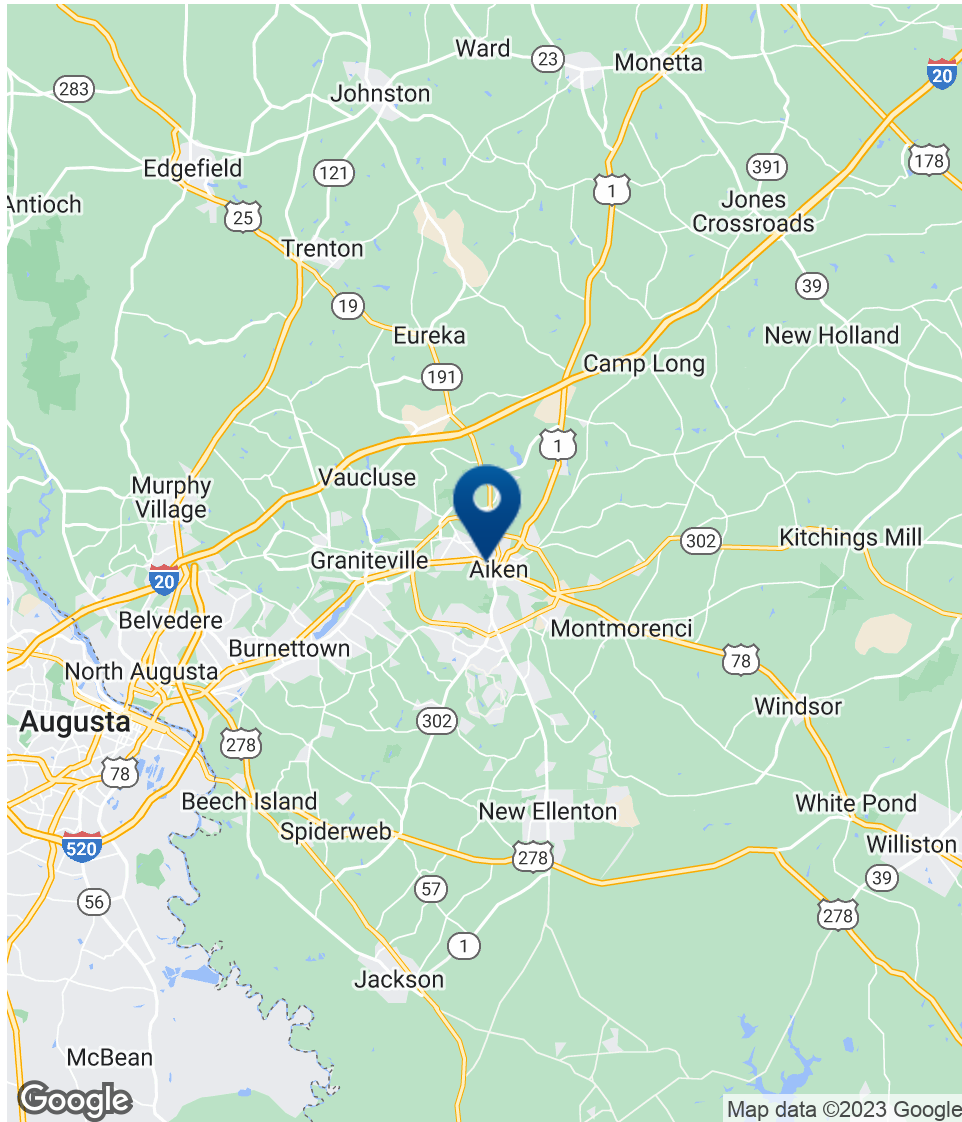
624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

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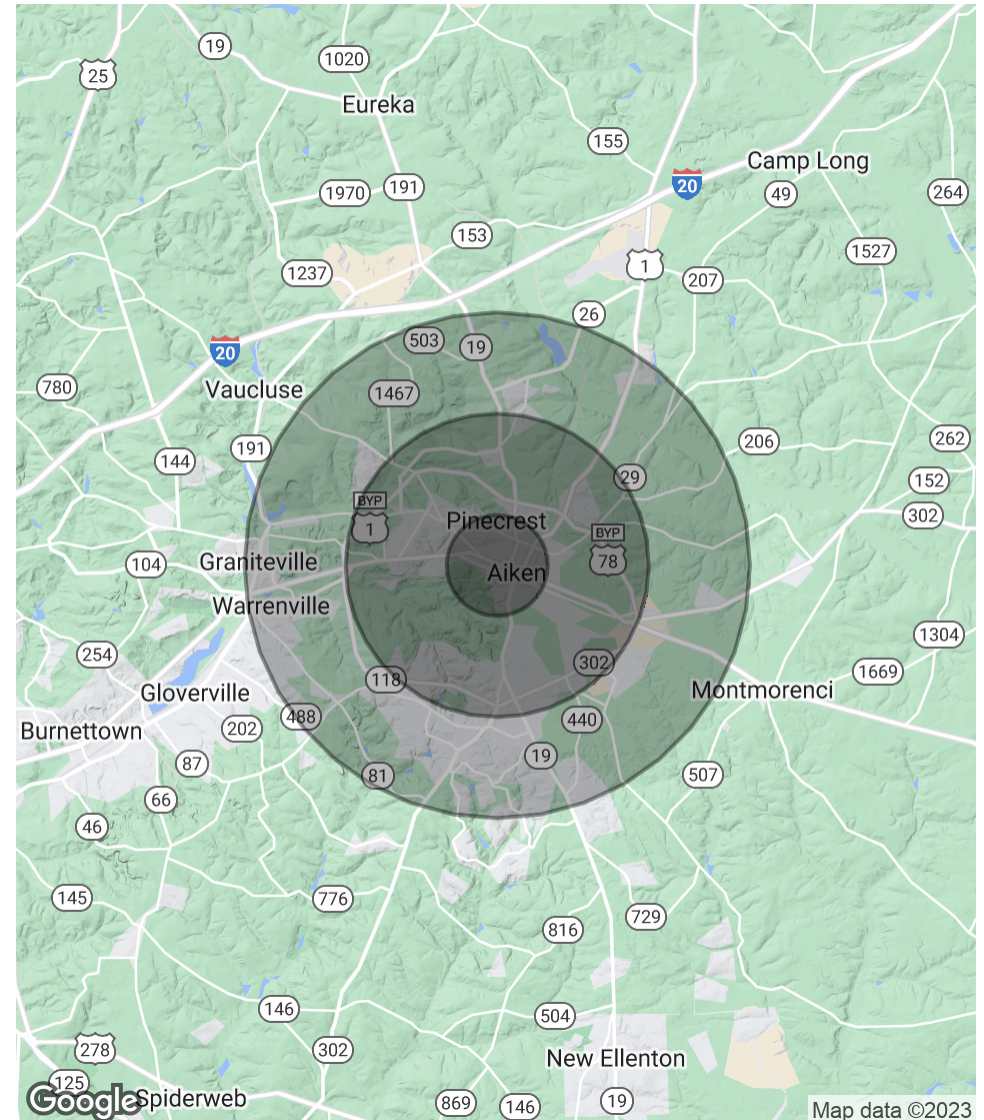
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,846	25,729	50,218
Average age	51.5	40.8	42.4
Average age (Male)	48.4	38.8	41.4
Average age (Female)	53.6	42.3	43.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,930	11,742	23,112
# of persons per HH	2.0	2.2	2.2
Average HH income	\$53,825	\$60,209	\$62,969
Average house value	\$180,885	\$161,956	\$165,759

* Demographic data derived from 2020 ACS - US Census



Aiken Office Building

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JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: 706.288.1077 | **Cell:** 706.627.2789

PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

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