

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	14,400 SF
Available SF:	
Lot Size:	3.42 Acres
Year Built:	1962
Zoning:	RUD

PROPERTY OVERVIEW

Located on Aiken's north side, this fenced warehouse is only 6 minutes from downtown Aiken and 6 minutes to Interstate 20. With over 250 ft of road frontage, there are 2 handicapped accessible bathrooms, painted concrete floor, draw fans and ample parking on over 3 acres. Well-lit, clean and ready for your needs. 2 roller doors at the front of the building tall enough for an RV, 2 sliding rear doors at the back of the building with loading docks and 2 sliding slide doors. Outdoor security lighting, electric coded front gate, 17.5' ft roof height at the peak and 12.3' ft wall height. 12,000 VPD. Pad also on site for a mobile office.

PROPERTY HIGHLIGHTS

- 12,000 VPD
- Clean, well-lit warehouse
- High visibility
- 6 minutes from downtown and I-20

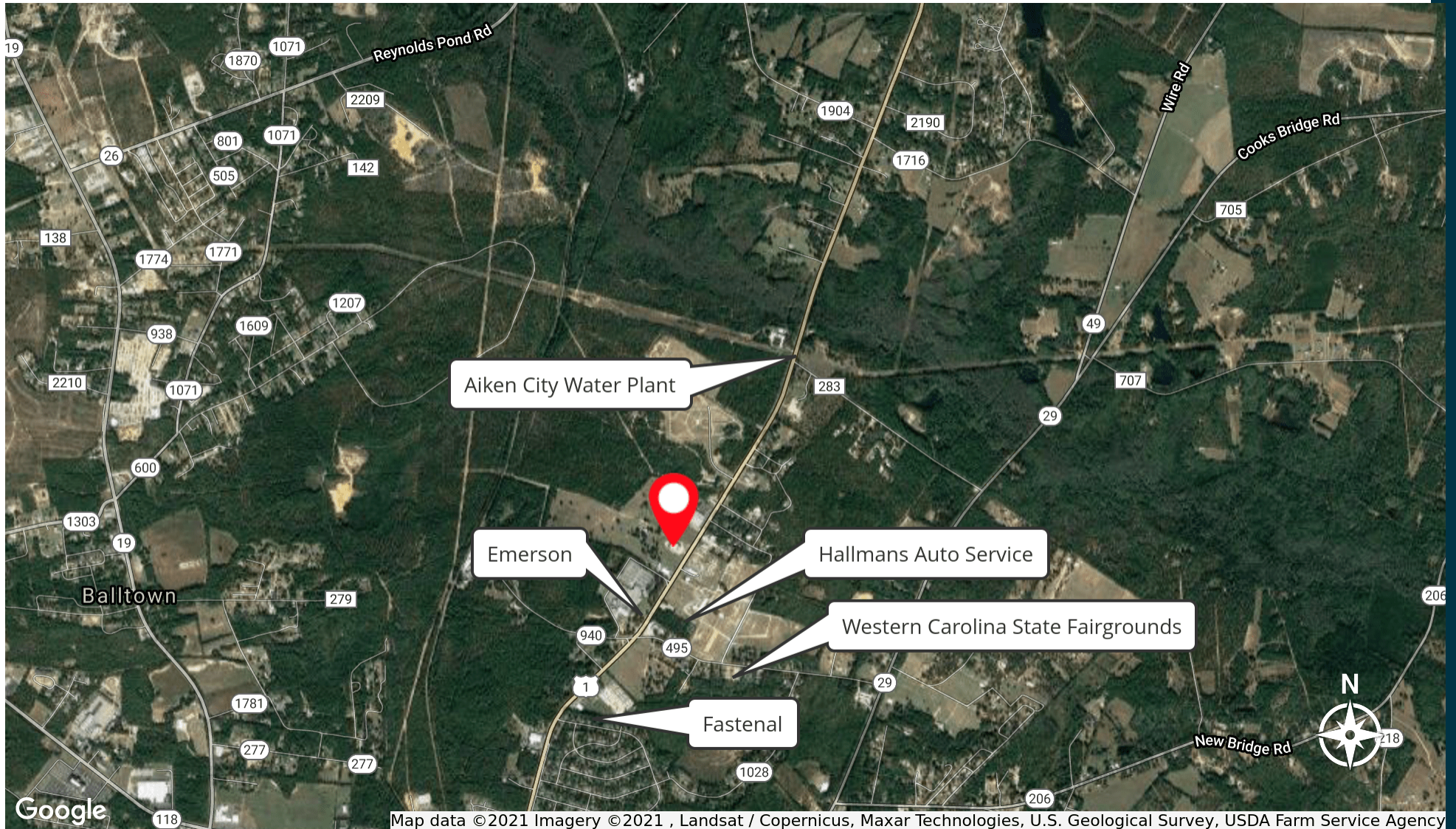
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	779	30,985	82,294
Average age	36.6	39.9	41.3
Average age (Male)	36.3	34.8	38.8
Average age (Female)	37.1	42.7	43.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	287	12,079	32,857
# of persons per HH	2.7	2.6	2.5
Average HH income	\$45,985	\$55,617	\$65,553
Average house value		\$174,644	\$215,905

* Demographic data derived from 2020 ACS - US Census

