

FOR LEASE

**South Aiken Office Building -
Approximately 4,400 Square
Feet**

830 Colony Parkway, Aiken, SC 29803

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Lot Size:	0.54 Acres
Year Built:	1990
Renovated:	2015
Zoning:	Limited Professional

PROPERTY HIGHLIGHTS

- Excellent move in condition
- Walking distance to shopping and retail

PROPERTY OVERVIEW

This very nice office building is nestled just off Whiskey Road between downtown Aiken and popular south Aiken. The building has been occupied by a chiropractor for the last 5 years and his expanding practice requires him to move. The building has been renovated in recent years with new windows, paint, lighting and more. It's a very warm and inviting atmosphere and would work well for any type of professional business such as an insurance company, engineering firm, real estate company and much more. It is within walking distance of the Fresh Market Shopping Center, Bojangles, Applebees, Fairfield Inn, Moes Southwest Grill and others. The parking lot has 24 spaces and the lot is a little over one half acre. Ceiling heights are approximately 10 feet. There is a large waiting room that could be converted to a conference room. Approximately 10 standard sized offices, two large multi-purpose rooms, men's and women's bathrooms, a break room and several other rooms for storage, etc. This is a great building in a great location.

LOCATION OVERVIEW

From downtown Aiken take Whiskey Road (Hwy 19) south and turn left on Colony Parkway next to Applebee's Restaurant. The building will be a few hundred yards up on the right just past the law firm of Smith, Massey, Brodie, Guynn and Mayes.

RETAILER MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS / SOUTH AIKEN OFFICE BUILDING - APPROXIMATELY 4,400 SQUARE FEET

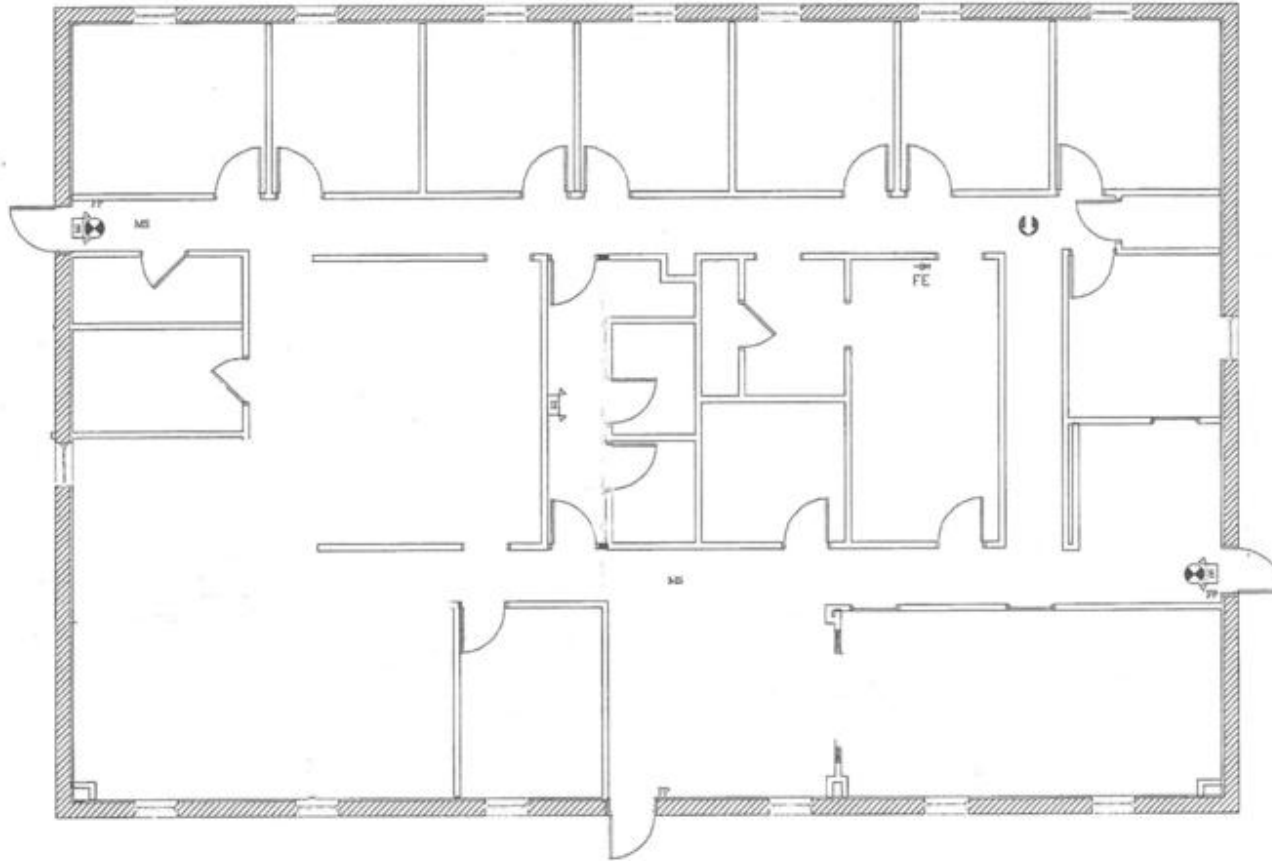
ADDITIONAL PHOTOS



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FLOOR PLANS

Aiken, SC, 29803

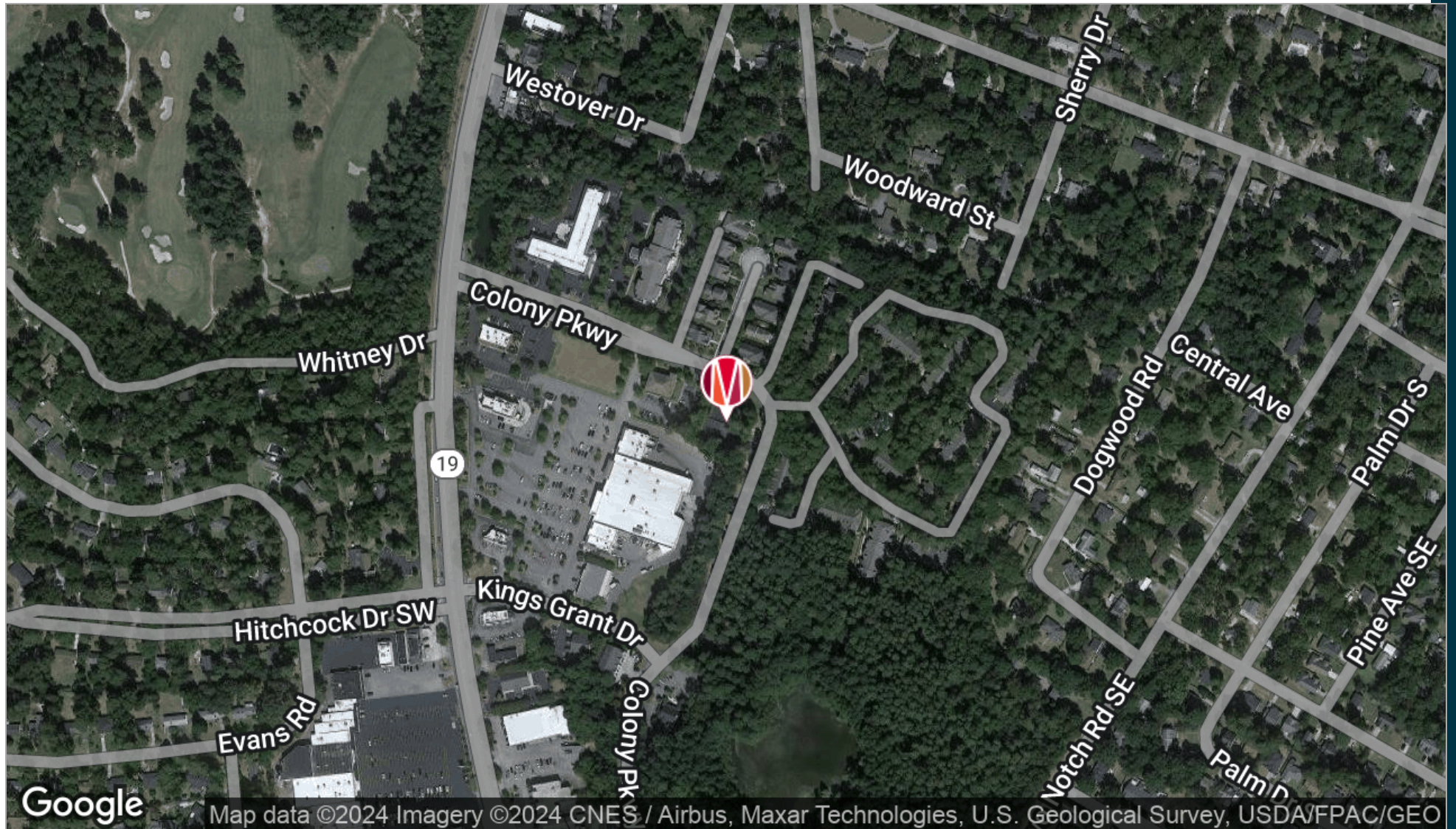


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LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

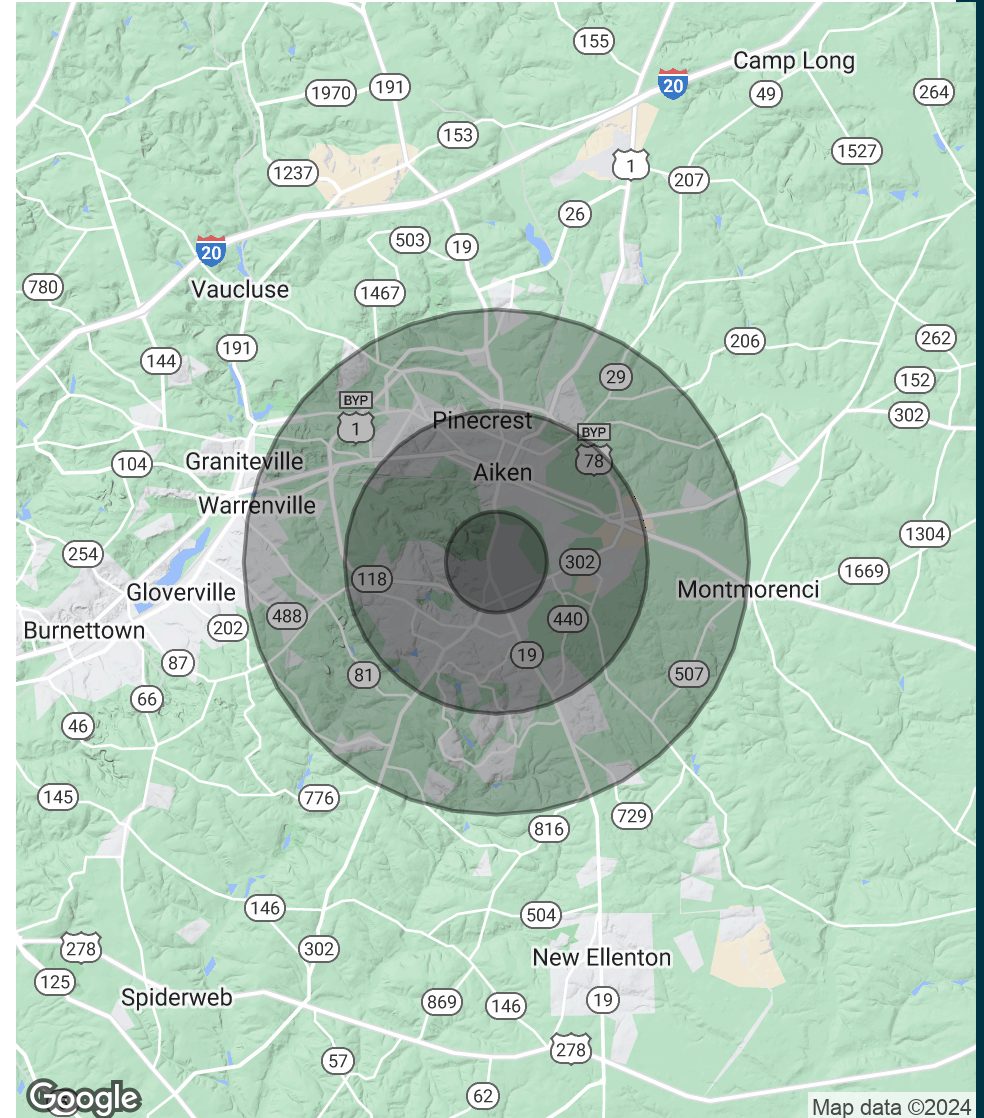
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	3,616	25,507	52,917
Average age	39.2	43.0	43.6
Average age (Male)	36.7	39.2	40.2
Average age (Female)	40.7	45.2	45.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total households	1,534	10,549	21,640
# of persons per HH	2.4	2.4	2.4
Average HH income	\$74,320	\$72,068	\$73,219
Average house value	\$219,076	\$218,563	\$229,111

* Demographic data derived from 2020 ACS - US Census



TEAM PAGE

DEAN NEWMAN



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PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and four grandchildren.