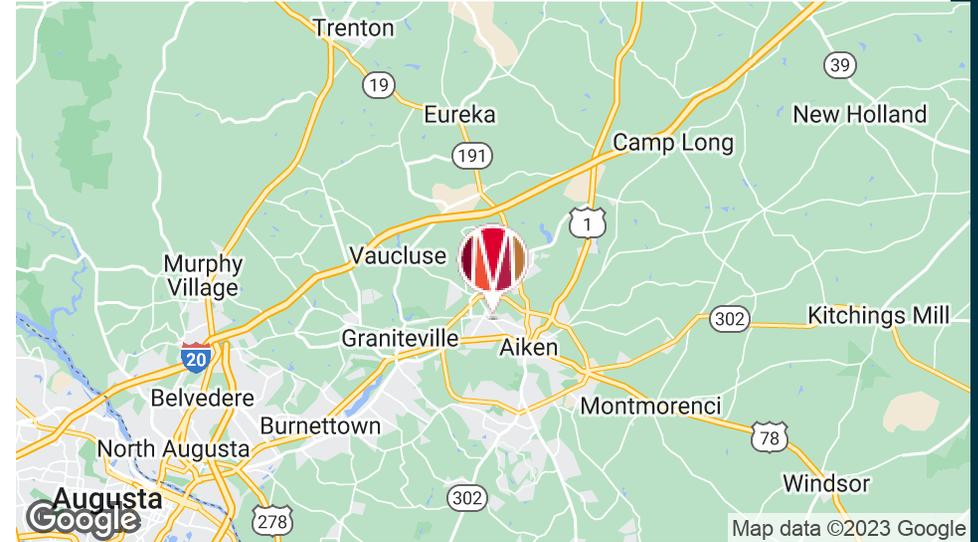


FOR LEASE

**Office Warehouse With Fenced
Yard**

3341 Vaucluse Road, Aiken, SC 29801

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,300 SF
Available SF:	
Lot Size:	
Year Built:	1982

PROPERTY OVERVIEW

Commercial building with lots of potential in northwest Aiken. The building is approximately 4,300 square feet with about 3,000 square feet of warehouse space and about 1,300 square feet of office/showroom space. The front office is very open and could be used for a showroom. The warehouse is very clean with skylights and a roll up door. The property is fenced which would make for a good lay-down yard in the back. You can drive all the way around the building. The property would be great for a contractor such as heating and air conditioning, plumbing, electrical or any commercial business.

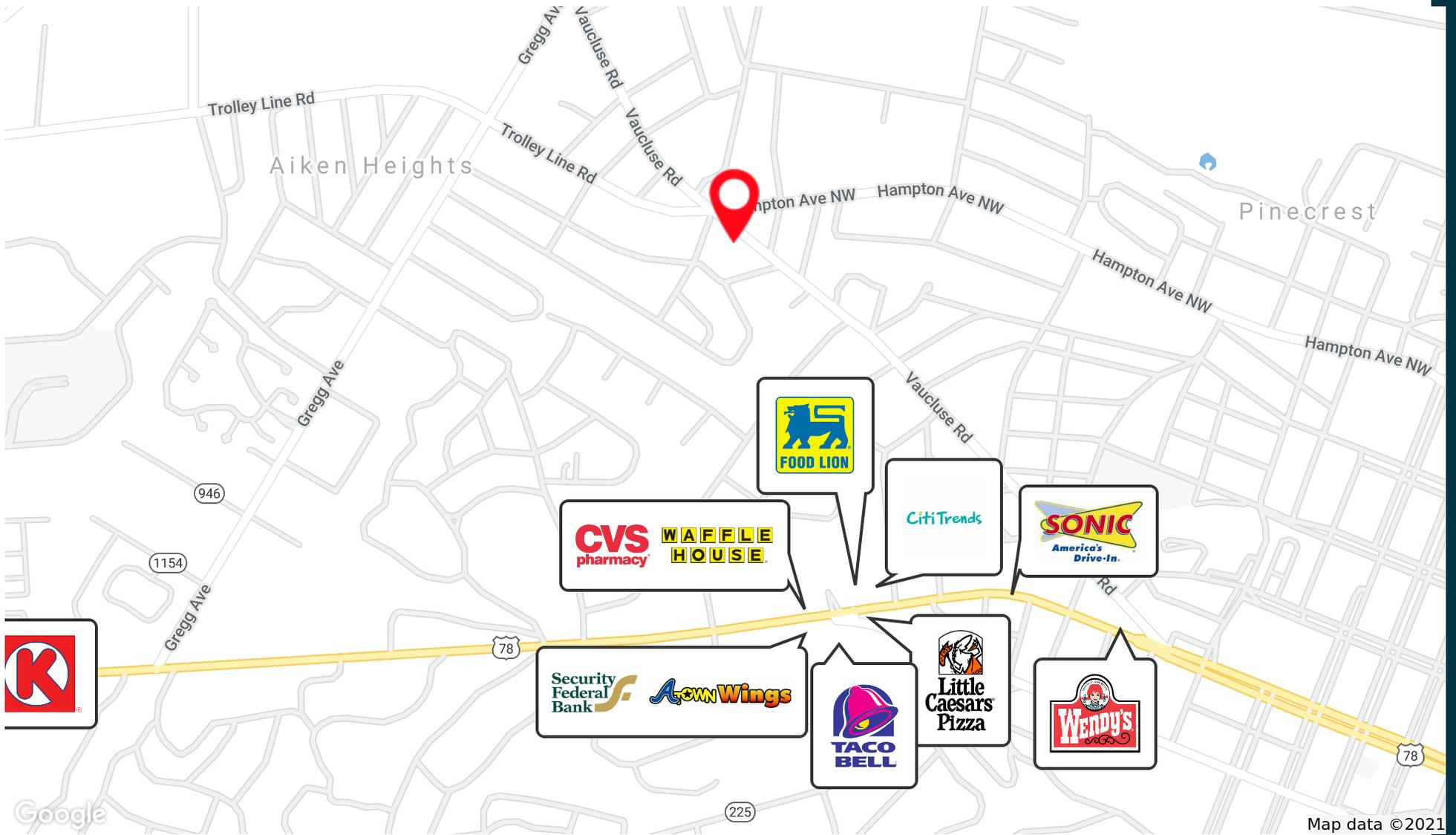
LOCATION OVERVIEW

On Vaucluse Road, near the intersection of Hampton Avenue.

PROPERTY HIGHLIGHTS

- 1,300 square feet of office/showroom
- 3,000 square feet of warehouse

RETAILER MAP



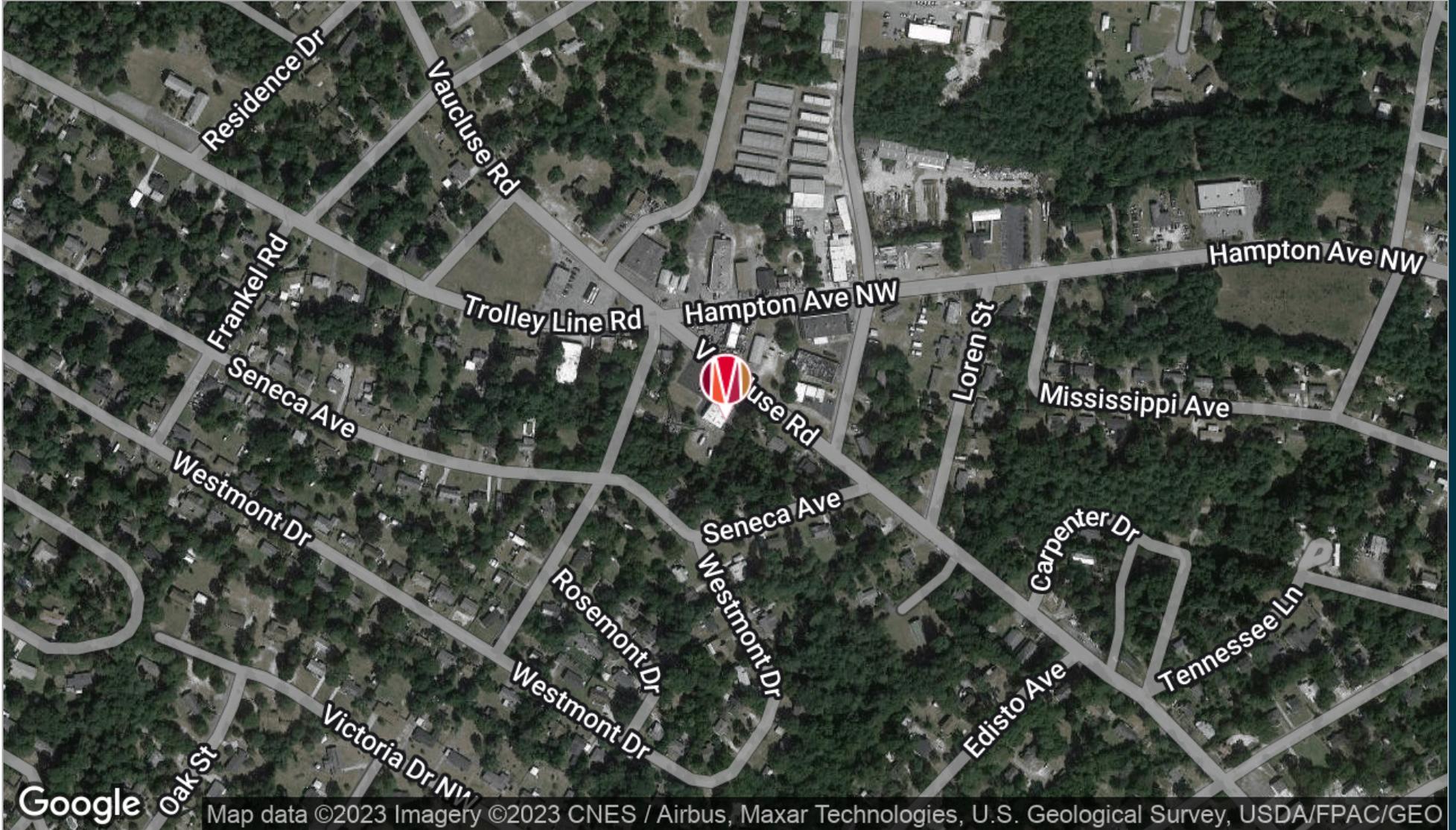
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

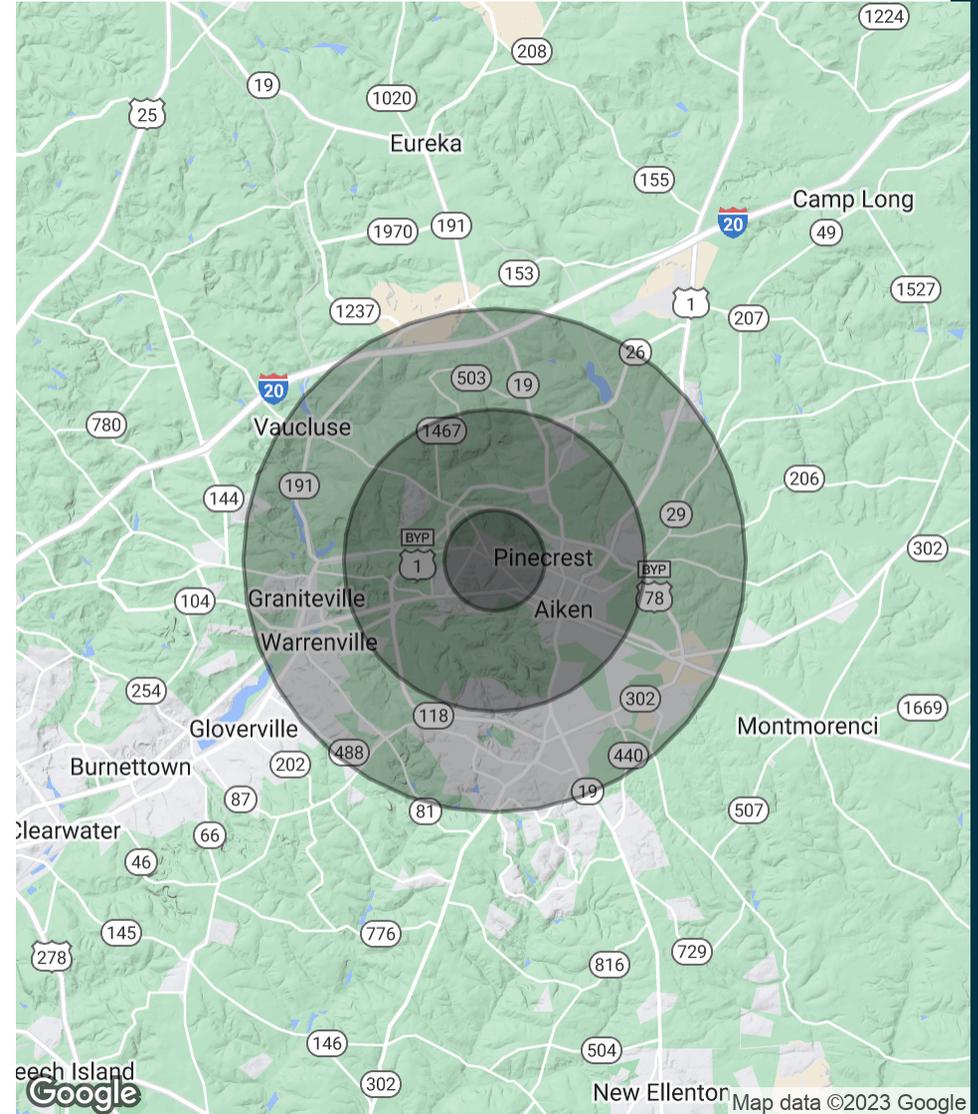
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,842	19,320	42,537
Average age	45.4	44.0	42.5
Average age (Male)	32.7	36.4	38.4
Average age (Female)	52.3	48.0	44.8

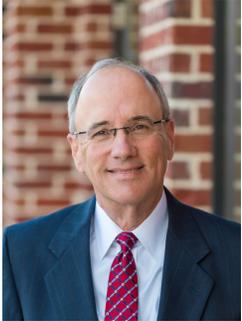
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,451	7,681	17,087
# of persons per HH	2.6	2.5	2.5
Average HH income	\$49,176	\$57,257	\$64,002
Average house value	\$110,920	\$142,331	\$206,482

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIO 1



DEAN NEWMAN

Vice President, Associate Broker

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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.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS

Aiken Board of Realtors

Meybohm Commercial Properties

3519 Wheeler Road
Augusta, GA 30909
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