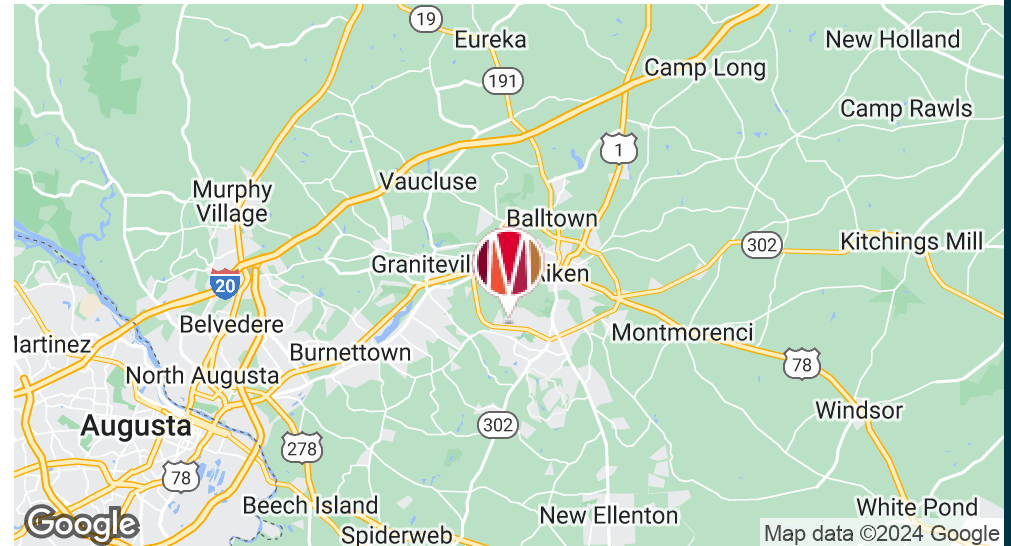


FOR LEASE

Surrey Woods Professional Building

105 Summerwood Way, Aiken, SC 29803

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$890.00 per month (MG)
Available SF:	844 SF
Building Size:	6,541 SF
Year Built / Renovated:	1988 / -
Zoning:	GB

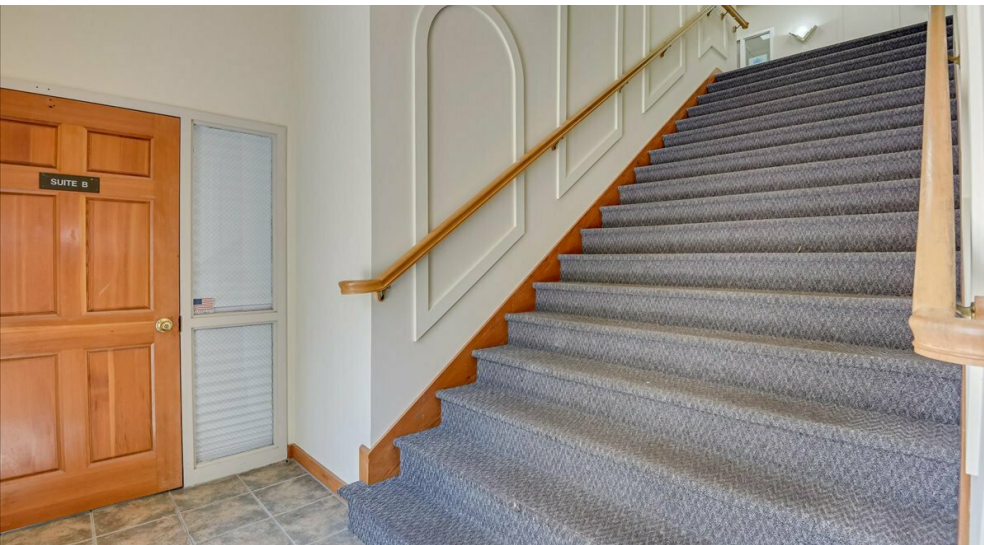
PROPERTY OVERVIEW

AVAILABLE MAY 1, 2024. Office suite located on second floor of Surrey Woods Professional Building, located only 10 minutes from downtown Aiken. Open floor plan with one small office and two separate larger spaces, combined kitchen and bathroom in suite. STAIR ACCESS ONLY. Ample parking (34 spaces) shared with current tenants (dental practices), private trash pick up, each unit separately metered, and landscaping maintained by the landlord. Suite E - 843.5 SF+/-.

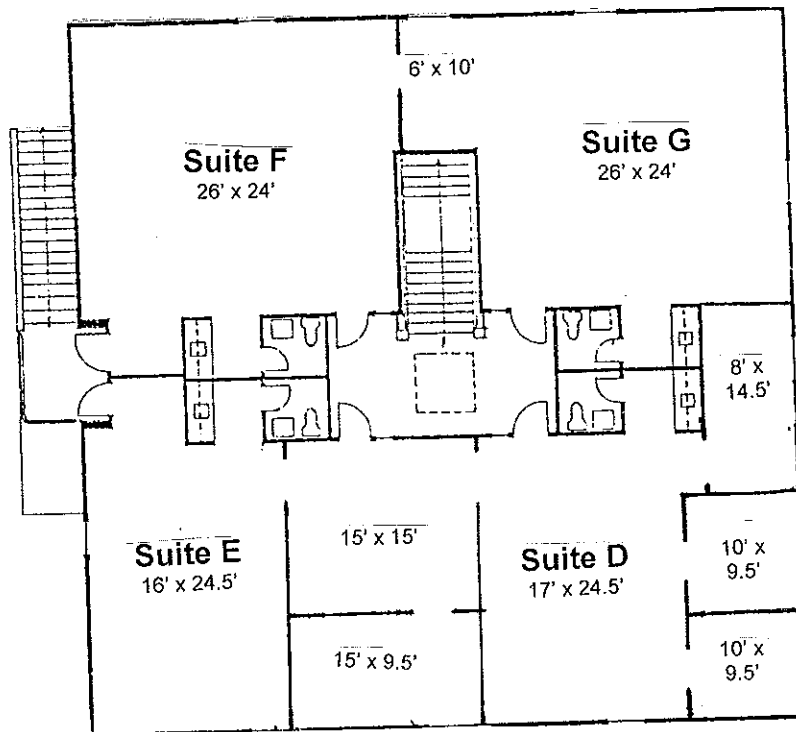
LOCATION OVERVIEW

Located on Aiken's west side, just off the Hitchcock Pkwy in Surrey Woods.

ADDITIONAL PHOTOS







Suites E & F

ADD

84 sf for
Bathroom
& Stair hall

Suites D & G

ADD

60 sf for
Bathroom

Common Area = 210 SF

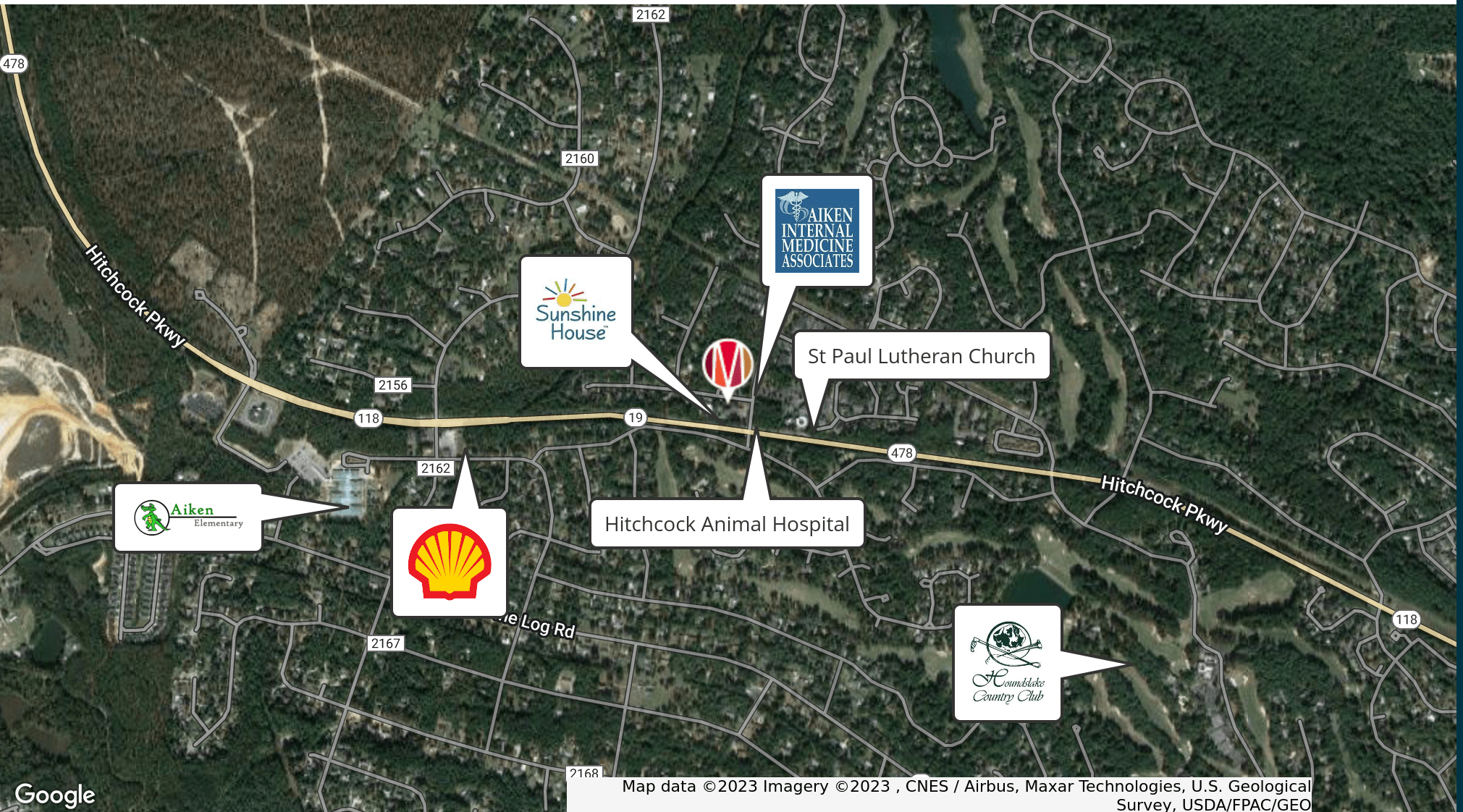
$$\text{Suite D} = 722.5 + 60 = 782.5 \text{ SF}$$

$$\text{Suite E} = 759.5 + 84 = 843.5 \text{ SF}$$

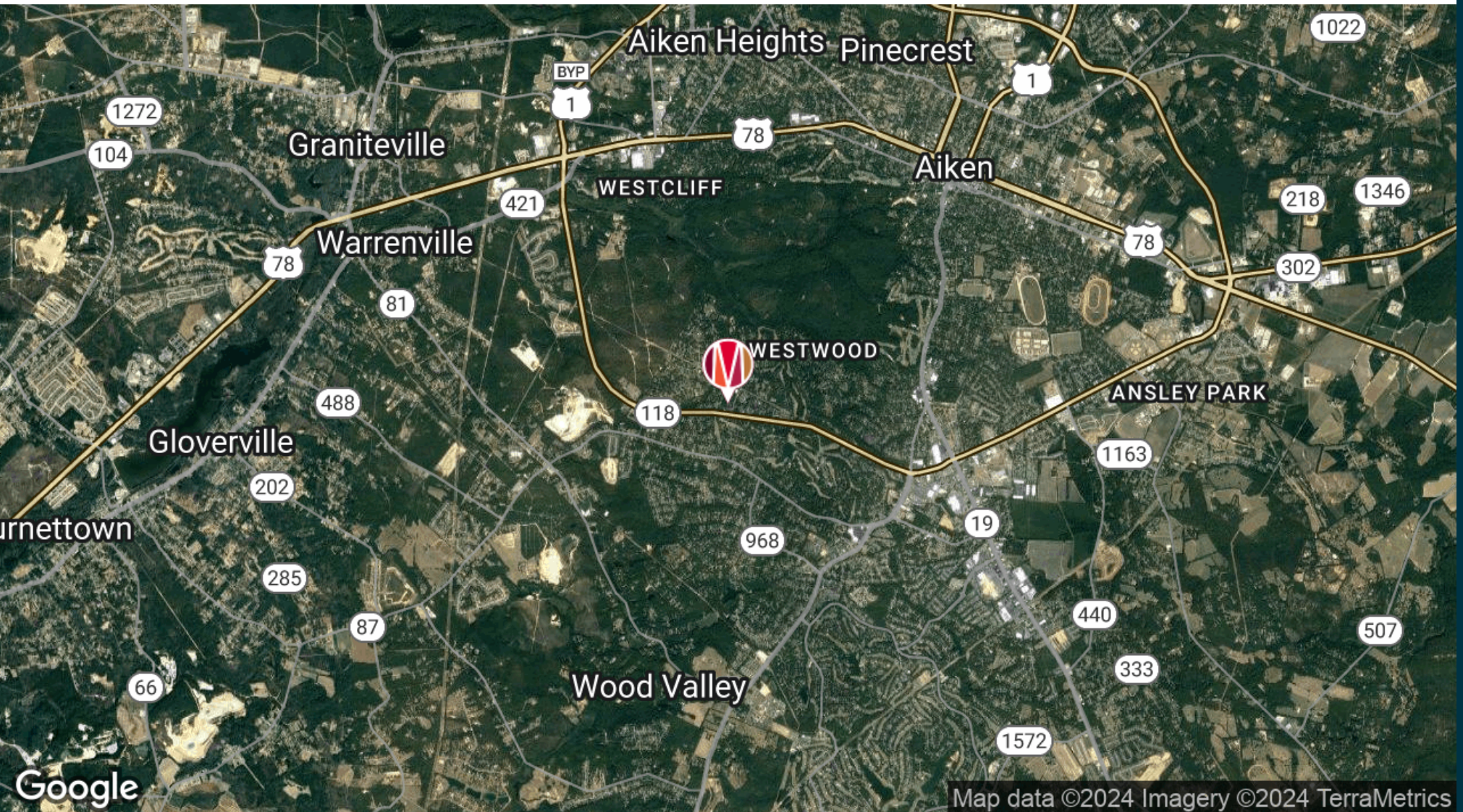
$$\text{Suite F} = 624.0 + 84 = 708.0 \text{ SF}$$

$$\text{Suite G} = 684.0 + 60 = 744.0 \text{ SF}$$

RETAILER MAP



LOCATION MAP

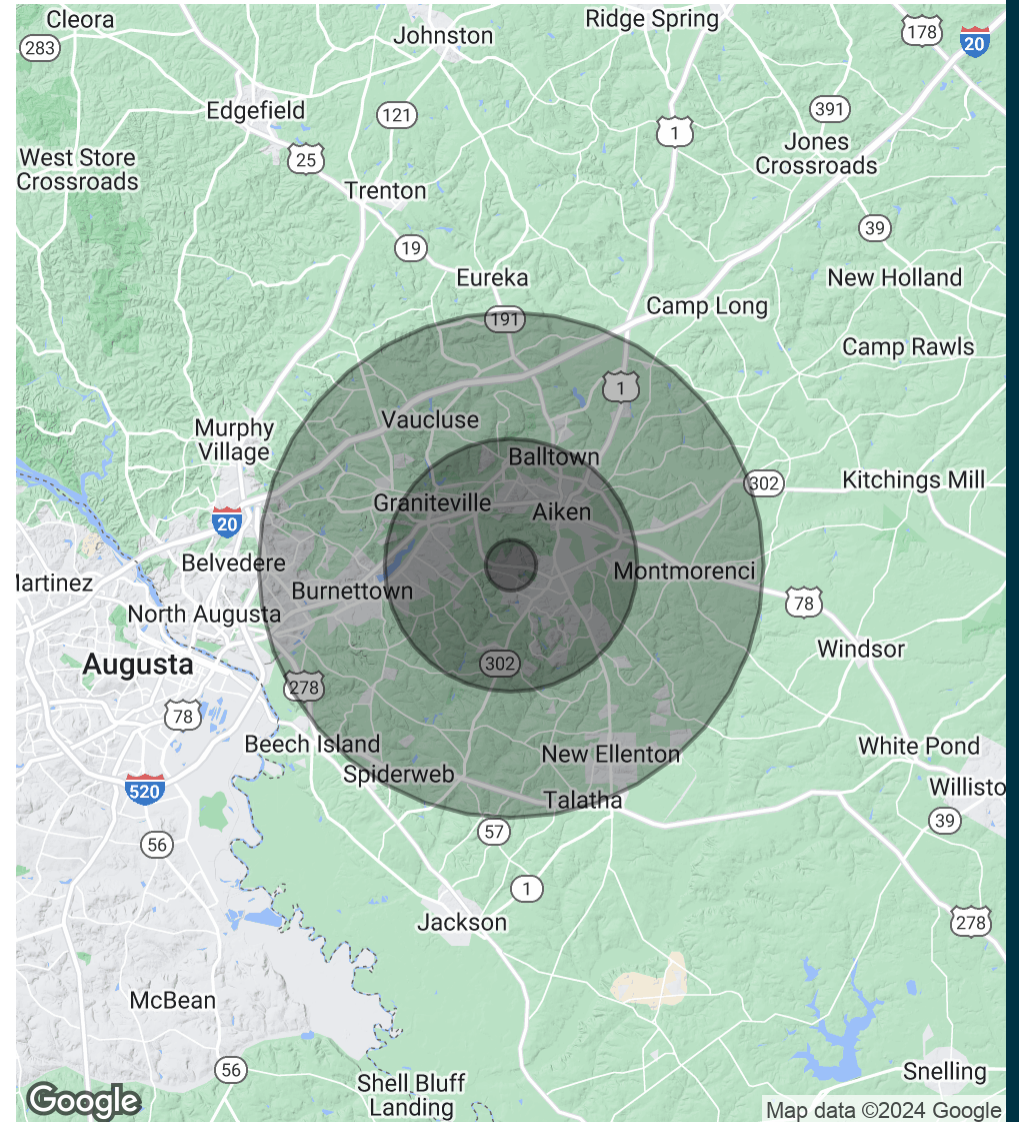


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,559	58,096	110,710
Average Age	47	45	43
Average Age (Male)	46	43	42
Average Age (Female)	48	46	44

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,147	24,937	45,803
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$101,196	\$90,703	\$86,752
Average House Value	\$331,394	\$287,627	\$267,180

** Demographic data derived from 2020 ACS - US Census*





KAREN DALY

Vice President, Associate Broker, Sales & Leasing

Kdaly@Meybohm.Com

Phone: 803.649.8103

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 & AFFILIATIONS

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

SC #97250 // GA #405675

MEYBOHM COMMERCIAL PROPERTIES

142 Laurens Street NW
Aiken, SC 29801

803.649.8103
MeybohmCommercial.com