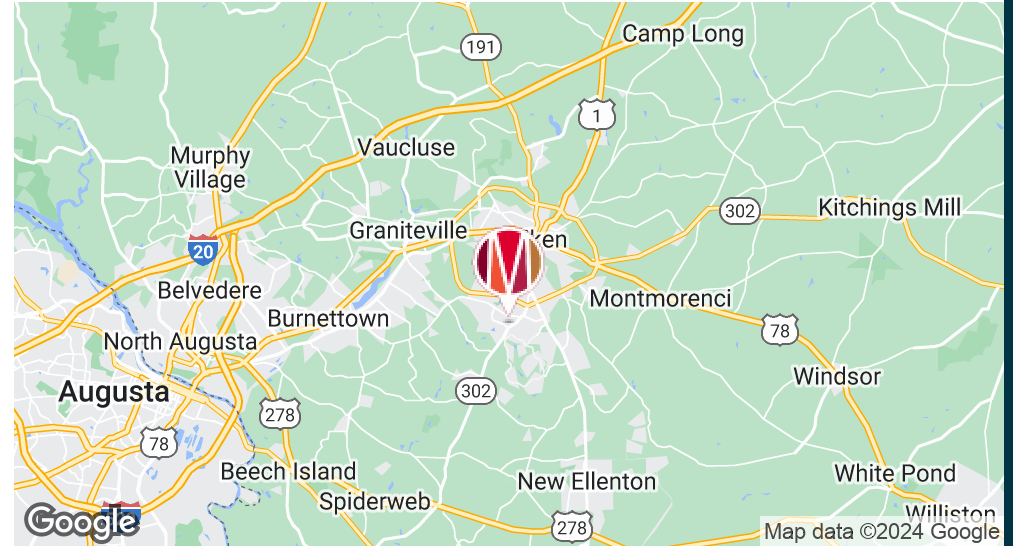


FOR LEASE: 1080 SILVER BLUFF RD, AIKEN SC 29803



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	30,266 SF
Year Built:	1988
Zoning:	City of Aiken - O (Office)

- Available spaces up to 25,000 square feet
- Plenty of Parking
- Aiken's South Side

PROPERTY OVERVIEW

This unique, atrium style, three-story office building located on Aiken's south side Silver Bluff corridor is a prime location for your company. This building can accommodate a variety of traditional, creative or medical office users. Elevator, sprinklers, 117 parking spaces (4 are handicap), communal bathrooms, common area kitchenettes, and water fountains.

Located a mere 10 minutes from Aiken's CBD, 5 min. from Aiken's midtown and only 20 min. from Augusta, GA's CBD, this locale is well suited for local, regional and national tenants.

Situated on almost 3 acres, this attractive office park boasts ample parking, and is conveniently located near national grocery anchored strip centers, big box stores, restaurants, post office, shopping, medical practices, financial institutions and benefits from 16,900 VPD.

Space can be leased "as is" or built out/renovated as per a Tenants needs/requirements depending on lease term, conditions and some restrictions may apply. Rent will be paid based on RSF, which according to industry standards includes the tenant's pro-rata share of the common area space, and will be calculated based on the final measurements of the leased premises. Please contact Karen and/or Dean for more information.



16,900
VPD



Silver Bluff Road

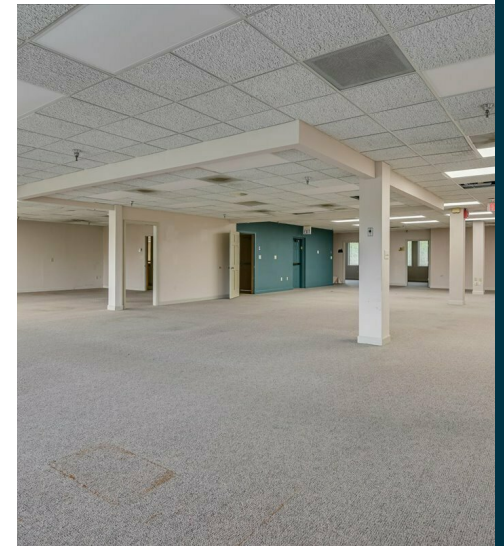
7 Oaks Drive

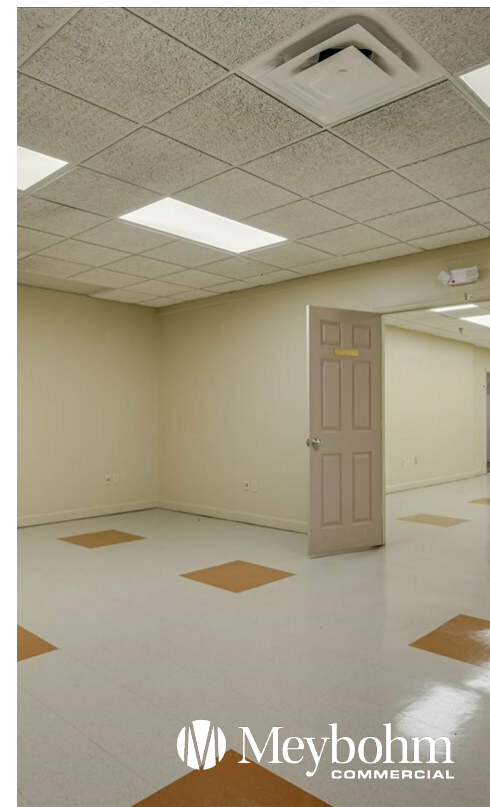
1080 SILVER BLUFF EXTERIOR

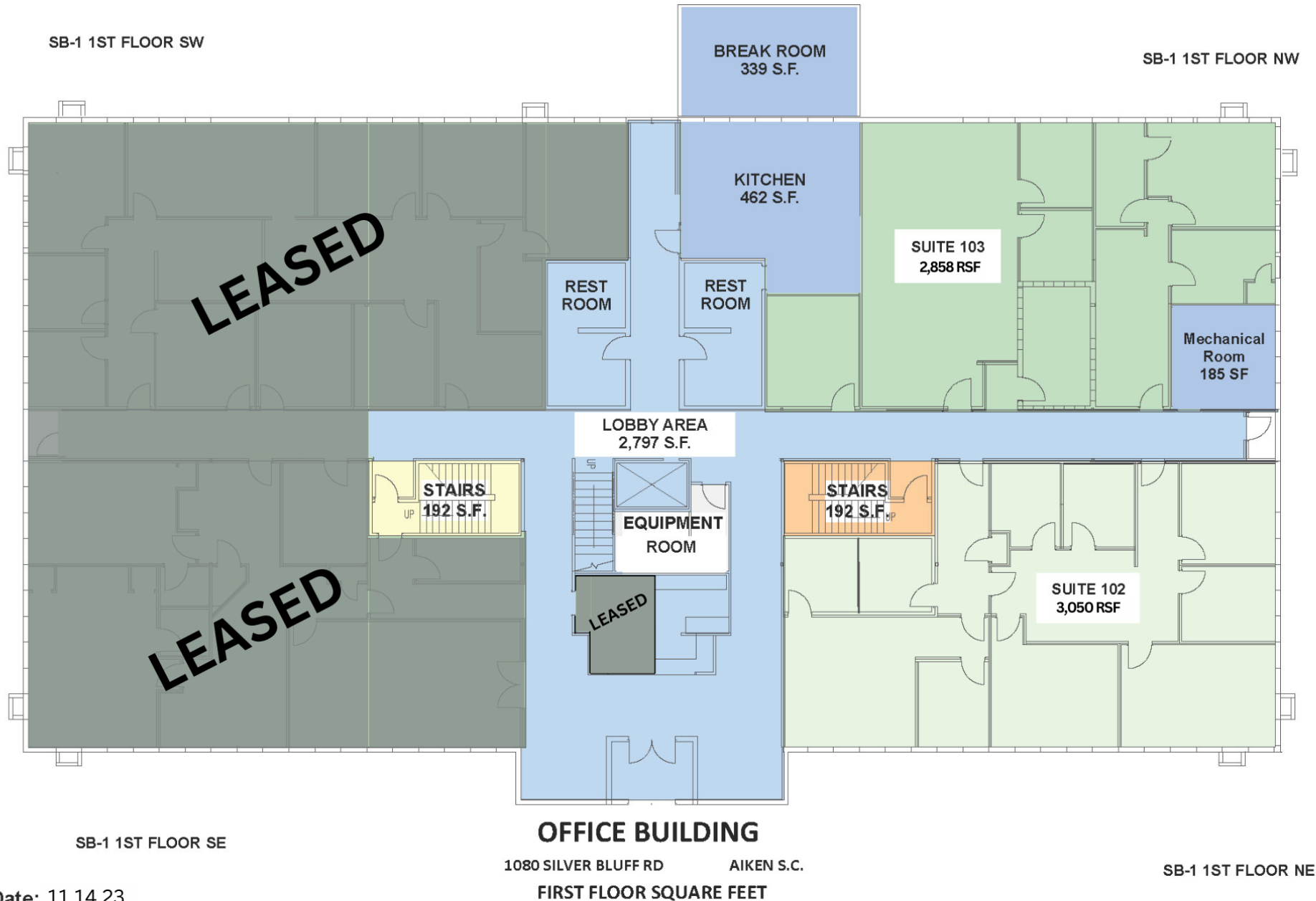




1080 SILVER BLUFF INTERIOR



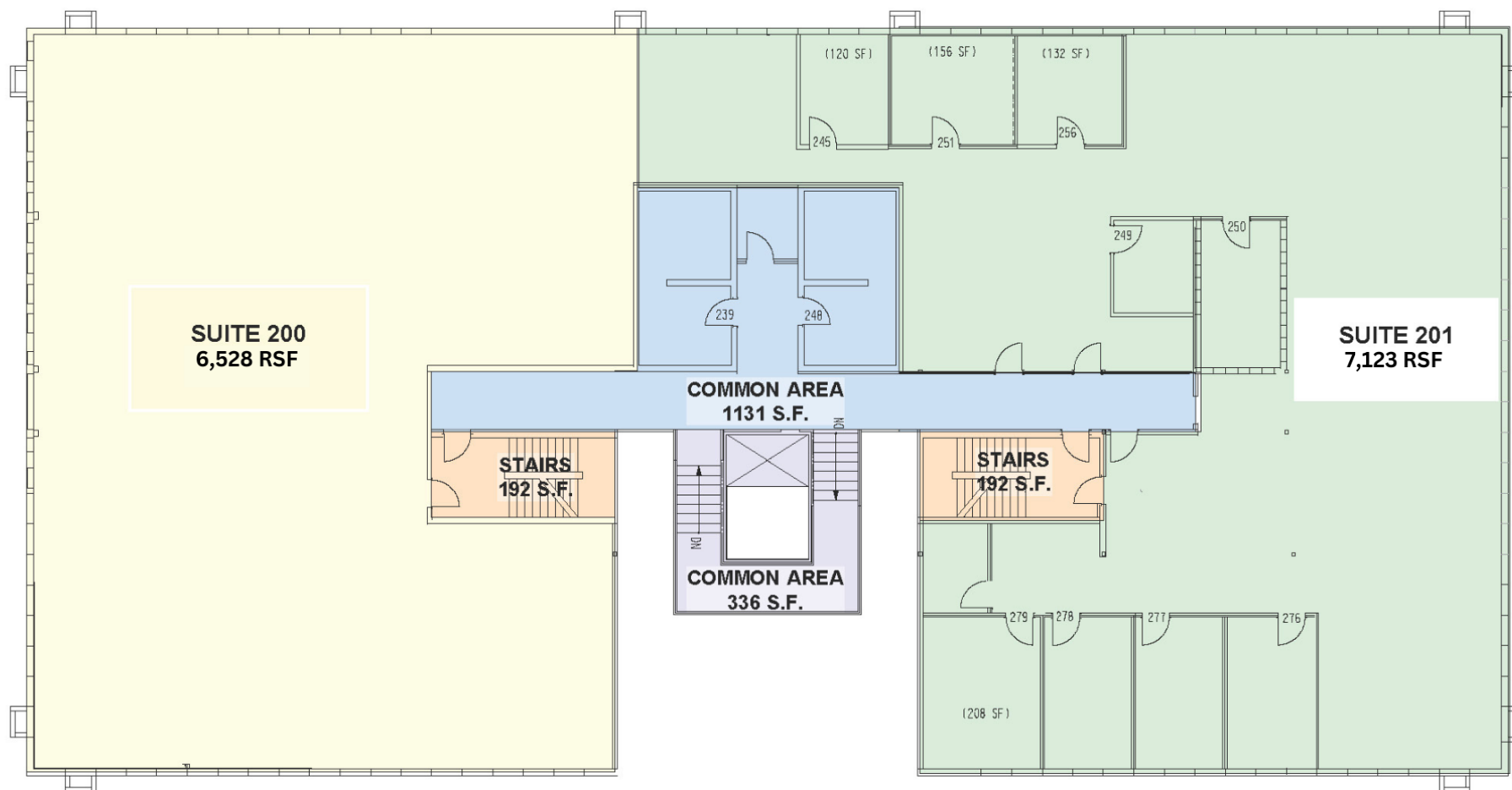




Date: 11.14.23

SB-1 2nd FLOOR SW

SB-1 2nd FLOOR NW



SB-1 2nd FLOOR SE

OFFICE BUILDING
1080 SILVER BLUFF RD AIKEN S.C.
SECOND FLOOR SQUARE FEET

SB-1 2nd FLOOR NE

Date: 11.14.23



Office Building
1080 SILVER BLUFF ROAD AIKEN SC
THIRD FLOOR
3,865 RSF

Date: 11.14.23

RETAILER MAP



Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

LOCATION MAP / 1080 SILVER BLUFF RD

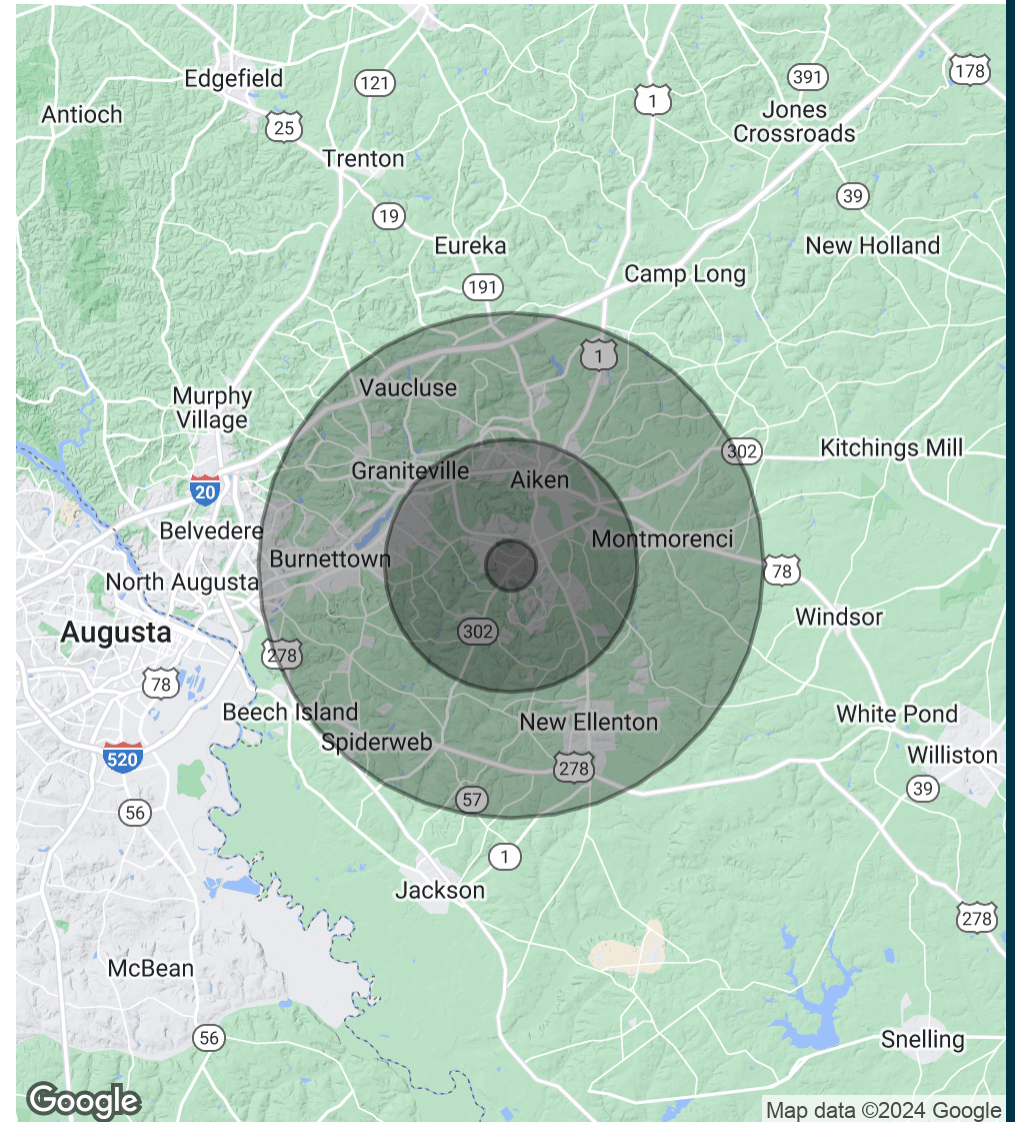


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,447	54,085	106,756
Average Age	48	46	43
Average Age (Male)	47	44	42
Average Age (Female)	49	47	44

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,051	23,350	44,318
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$109,885	\$95,635	\$86,769
Average House Value	\$338,523	\$311,192	\$270,336

Demographics data derived from AlphaMap



Aiken is the largest city in, and the county seat of, Aiken County, in western South Carolina, United States. With Augusta, Georgia, it is one of the two largest cities of the Central Savannah River Area. It is part of the Augusta-Richmond County Metropolitan Statistical Area.

Founded in 1835, Aiken was named after William Aiken, the president of the South Carolina Railroad. It became part of Aiken County when the county was formed in 1871 from parts of Orangeburg, Lexington, Edgefield, and Barnwell counties.

Aiken is home to the University of South Carolina Aiken. According to 2019 U.S. Census estimates, its population was 30,869. The National Civic League gave Aiken the All-America City Award in 1997. Aiken was also named "best small town of the South" by Southern Living.



The municipality of Aiken was incorporated on December 19, 1835. The community formed around the terminus of the South Carolina Canal and Railroad Company, a rail line from Charleston to the Savannah River, and was named for William Aiken, the railroad's first president. Originally it was in the Edgefield District. With population increases, in 1871 Aiken County was organized, made up of parts of neighboring counties. Among its founding commissioners were three African-American legislators: Prince Rivers; Samuel J. Lee, speaker of the state House and the first black man admitted to the South Carolina Bar; and Charles D. Hayne, a free man of color from one of Charleston's elite families. Aiken was a planned town, and many of the streets in the historic district are named for other cities and counties in South Carolina.

Aiken is located near the center of Aiken County. It is 20 miles (32 km) northeast of Augusta, Georgia, along U.S. Route 1 and 78. Interstate 20 passes 6 miles (10 km) to the north of the city, with access via South Carolina Highway 19 (Exit 18) and US 1 (Exit 22). According to the United States Census Bureau, the city has an area of 20.8 square miles (54.0 km²), of which 20.7 square miles (53.6 km²) is land and 0.15 square miles (0.4 km²), or 0.68%, is water.[13]

Aiken has a humid subtropical climate characterized by hot, humid summers and cool, dry winters, but experiences milder temperatures throughout the year than the rest of the state. Precipitation is distributed relatively uniformly throughout the year, with mostly rain in the milder months and occasional snow in the winter. The coldest recorded temperature was -4°F or -20°C on January 21, 1985 and the hottest 109°F or 42.8°C on August 21, 1983.



MEET THE TEAM

KAREN DALY



T 803.649.8103
kdaly@meybohm.com
SC #97250
GA #405675

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.

DEAN NEWMAN



T 803.649.9120
dnewman@meybohm.com
GA #281453
SC #49942

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.