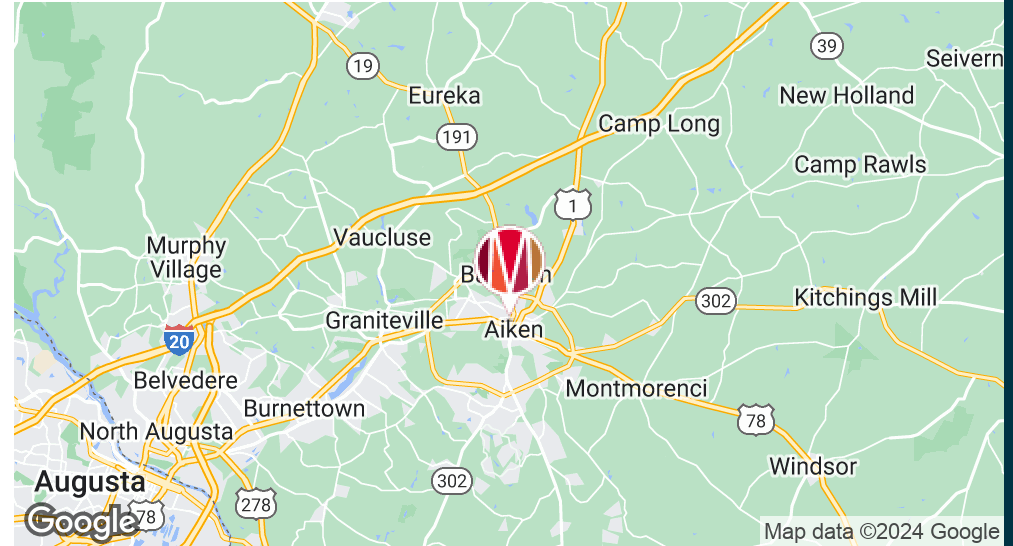


FOR LEASE

235 Barnwell Avenue NW

Aiken, SC 29801

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$3,850.00 per month (MG)
Available SF:	3,300 SF
Building Size:	3,300 SF
Year Built / Renovated:	1977 / 2023
Zoning:	DB

## PROPERTY OVERVIEW

Large two story office space located in the heart of Aiken's CBD. Formally the home of the United Way of Aiken County, this multi room space would bode well for a variety of office and possibly some retail uses. Accessibility is limited due to stair access only for the majority of the property. Street parking only with excellent walkability and all that downtown has to offer with shopping and restaurants only steps away. Ground floor: reception with check-in window, two 1/2 baths, workroom with cabinets/counter, large conference room, large office, kitchenette. First Floor: full bath, two large offices. Second Floor: 4 large offices, half bath w/ shower, half bath. New carpet, flooring and paint.

## LOCATION OVERVIEW

Located in the heart of Aiken, SC, the area surrounding the property offers a vibrant blend of historic charm and modern amenities. Tenants will find themselves within walking distance of quaint boutiques, art galleries, and charming cafes. The property is also conveniently situated near Hitchcock Woods, which provides a serene escape for outdoor enthusiasts. A variety of dining options are available along Laurens Street, offering the perfect setting for business lunches or after-work socializing. A short drive away, the Aiken County Historical Museum and the Aiken Center for the Arts provide enriching cultural experiences. This prime location provides



# ADDITIONAL PHOTOS





# RETAILER MAP





# LOCATION MAP



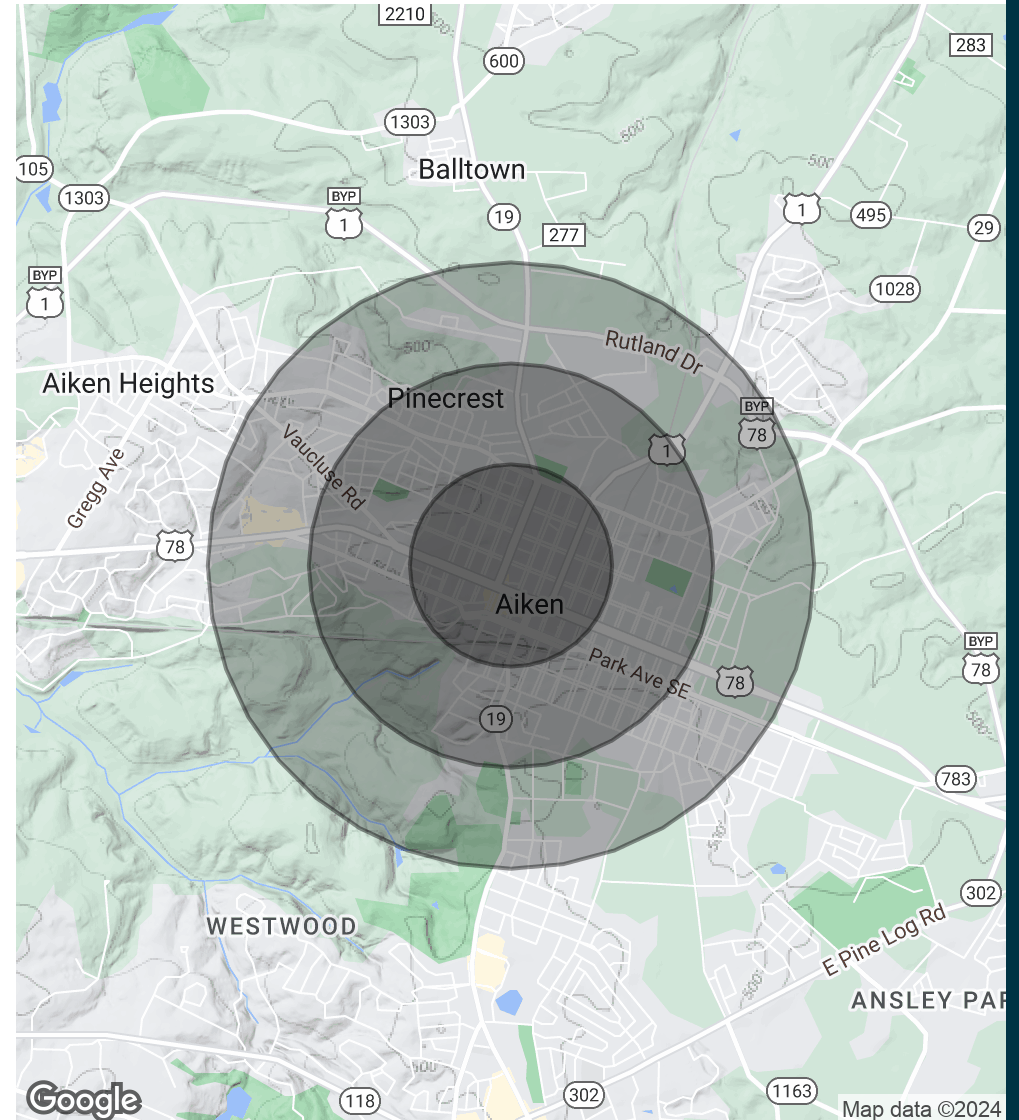


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,026	4,059	7,728
Average Age	48	46	45
Average Age (Male)	45	44	43
Average Age (Female)	50	49	47

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	454	1,704	3,255
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$80,292	\$68,190	\$68,734
Average House Value	\$346,910	\$273,482	\$258,758

*Demographics data derived from AlphaMap*





# KAREN DALY, ASSOCIATE BROKER

## KAREN DALY



## 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.

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