

AIKEN MALL

2441 WHISKEY ROAD, AIKEN, SC 29803

**Retail Property
For Lease**



Presented By:

Jason Long

Vice President

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John Mills

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LEASE RATE

NEGOTIABLE

Property Name: Aiken Mall
Property Address: 2441 Whiskey Road , Aiken, SC 29803
Property Type: Retail
APN: 122-17-08-002
Lot Size: 29.97 AC
Gross Leasable Area: 43,200 SF
Zoning: Commercial
Cross Streets: Whiskey Road at E Gate Drive
Number of Stories: 1

LOCATION OVERVIEW

The Aiken Mall site is located on Whiskey Road, the main arterial highway that runs through Aiken, which has the highest traffic count in the county with an AADT of 38,600. The property is located in the heart of the primary growth area in Aiken County and is surrounded by more than 13,000+ households within 3 miles.

Directly behind the Aiken Mall is Woodside Plantation, which is the largest residential community in Aiken, containing 4 golf courses and housing 3000+ families. Also, the Powderhouse Road connector project by the City of Aiken will improve the flow and bring even greater traffic from the developing communities to the site.

Upon completion, the Aiken Mall Redevelopment will include 256 Class A multi-family units, 146,000 S.F. of retail, a city park, and a public walking trail.

Property Details



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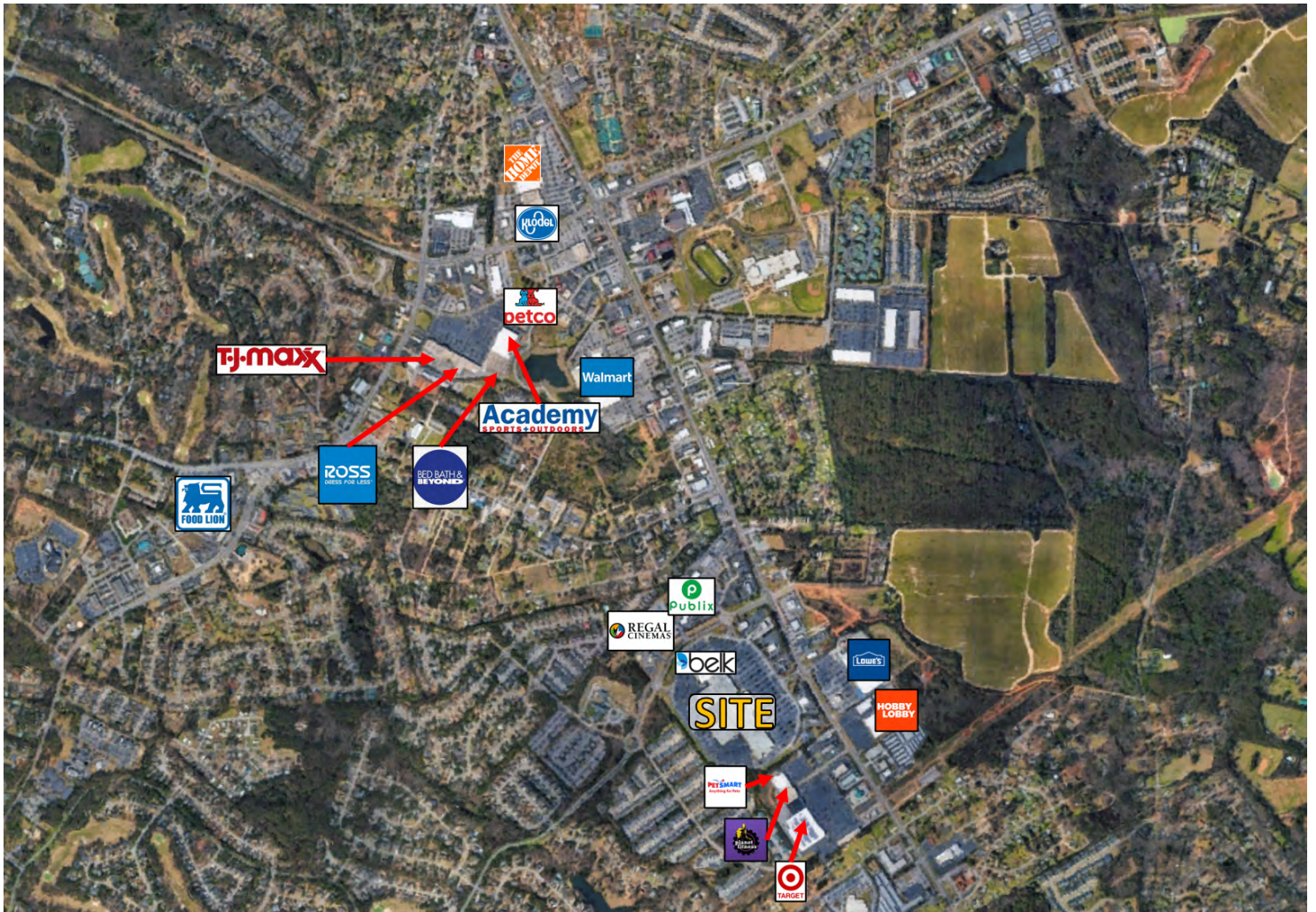
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Retailer Map



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Subdivision Lot Count



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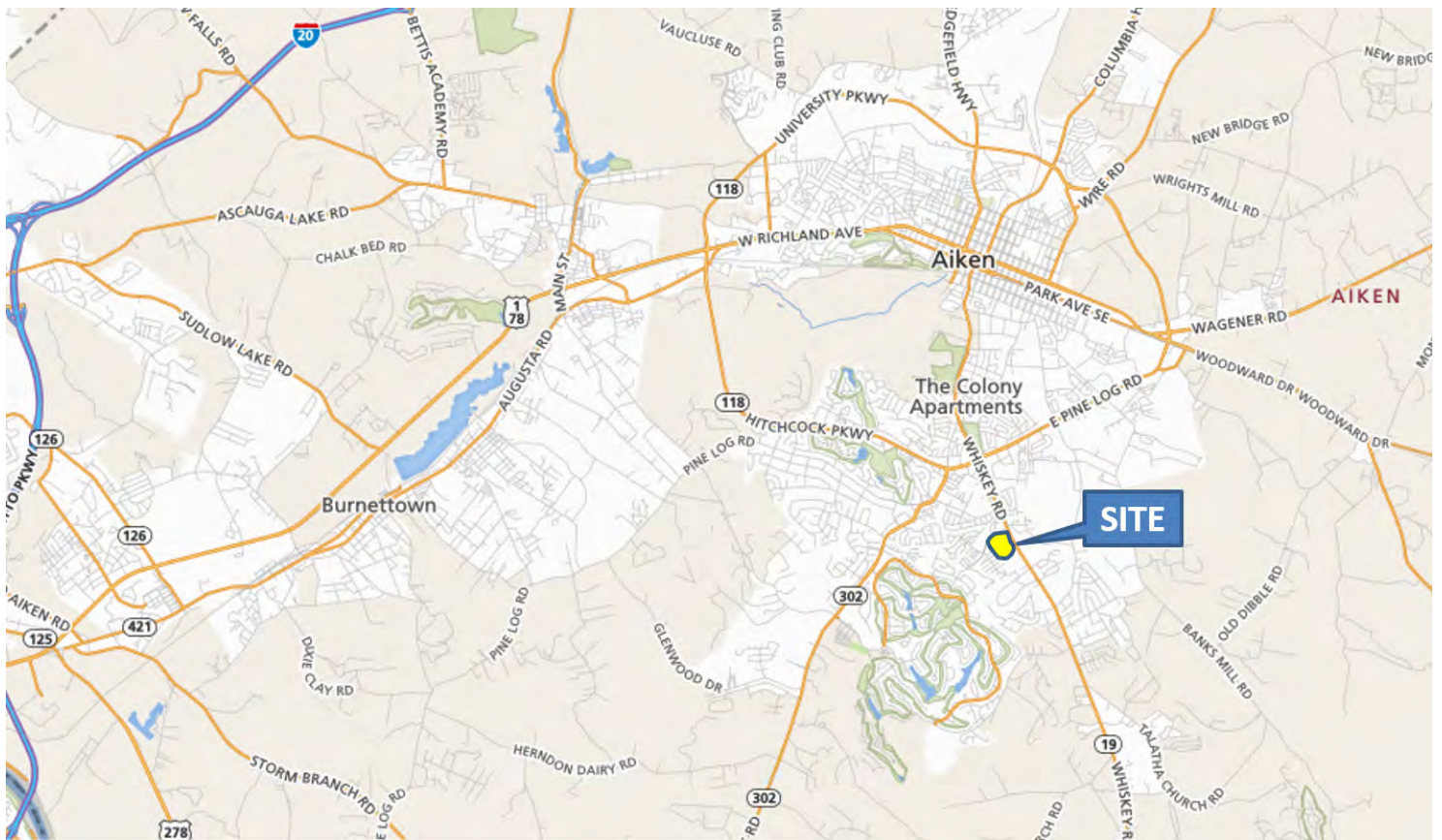
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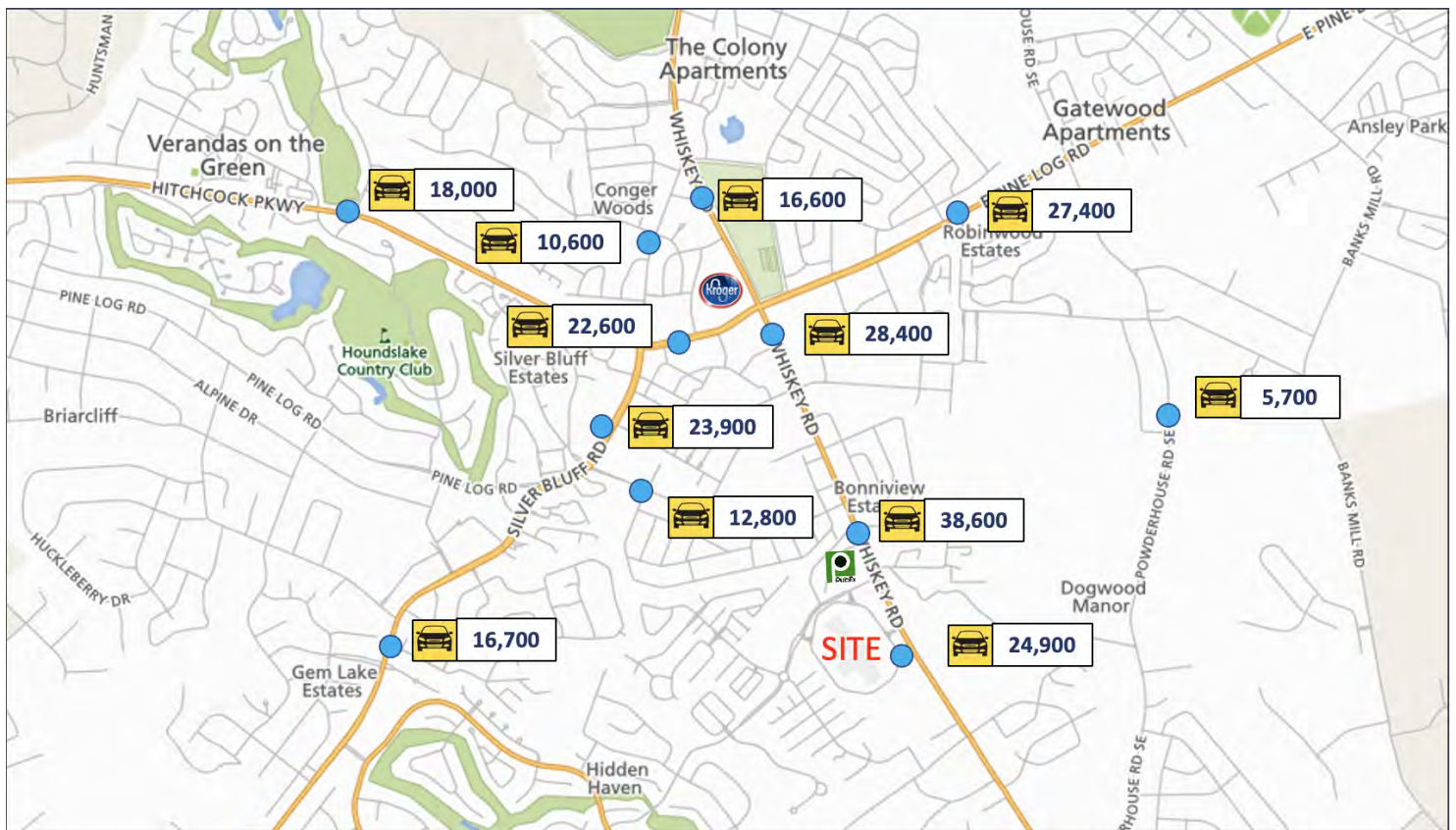
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Annual Average Daily Traffic (AADT)



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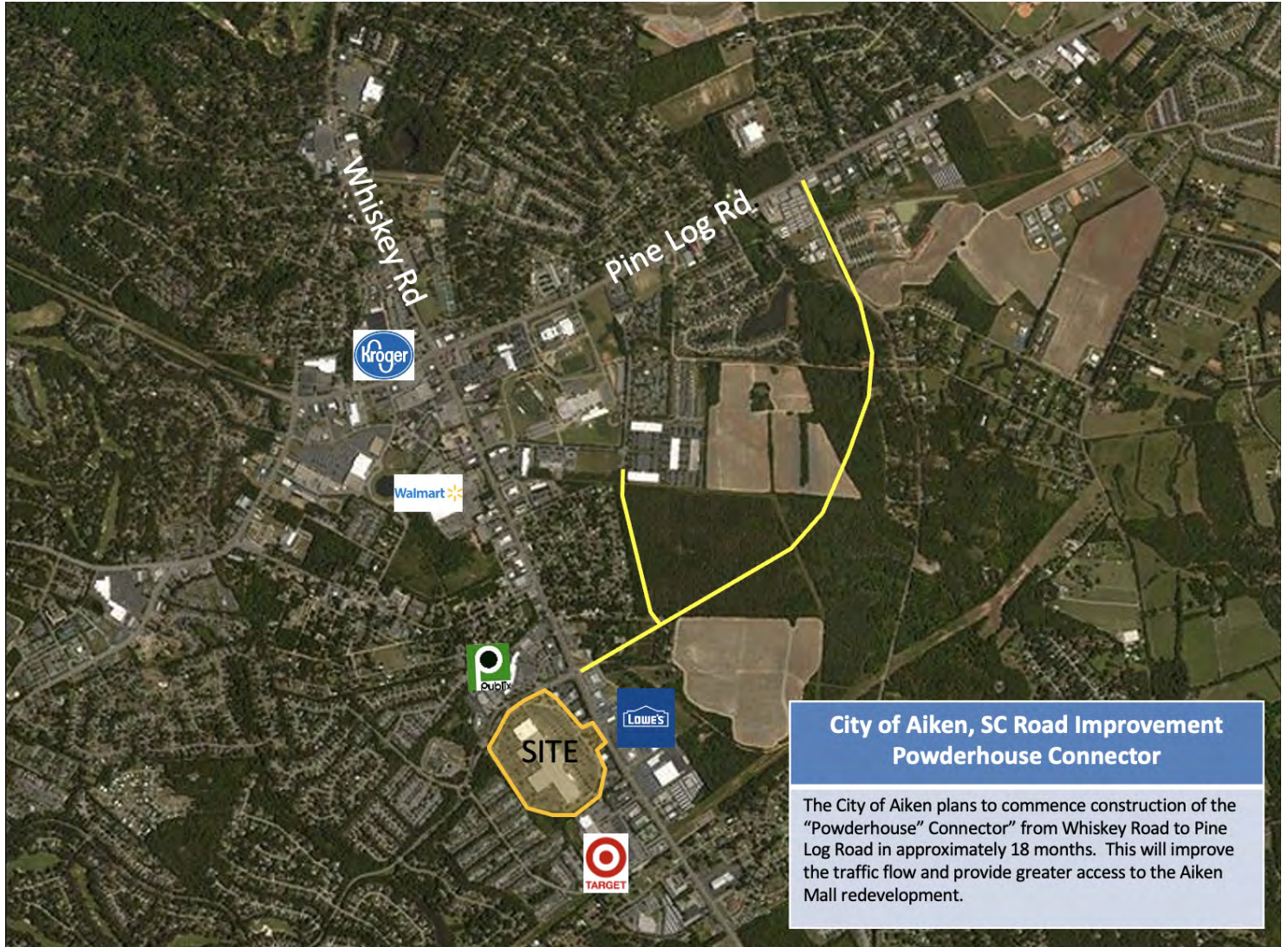
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Powderhouse Road Connector



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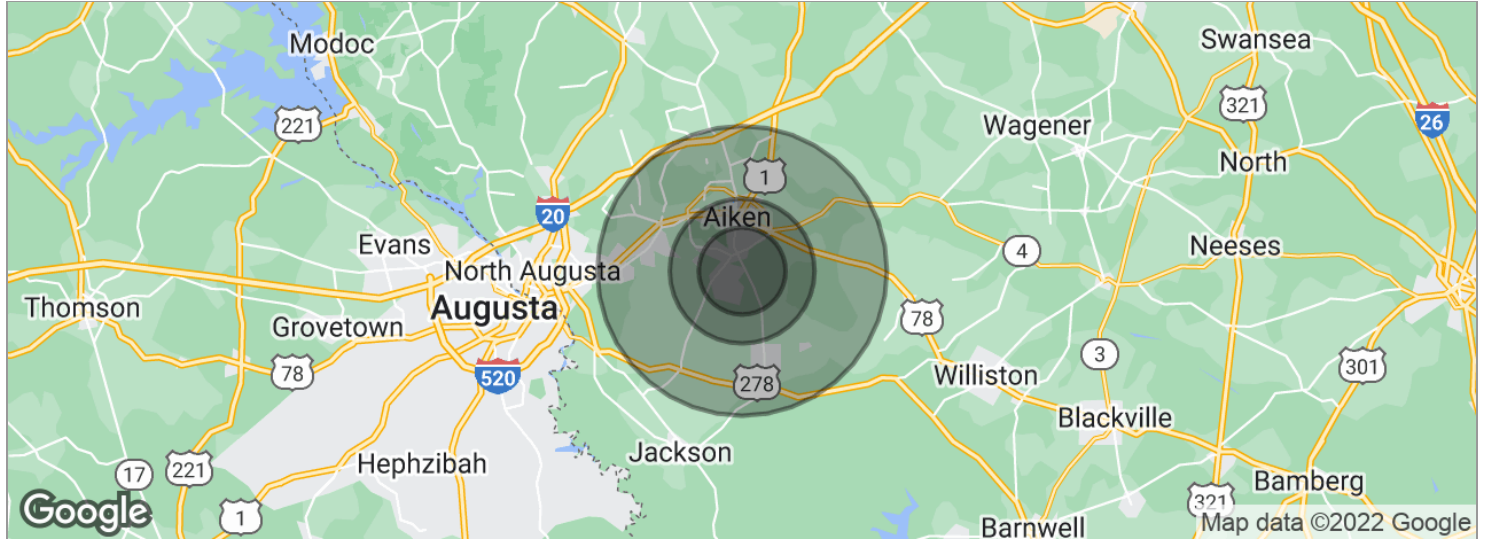
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	29,495	50,551	100,292
Median age	47.8	48.0	42.9
Median age (male)	46.5	46.0	41.9
Median age (Female)	49.1	49.9	44.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	13,280	22,003	41,129
# of persons per HH	2.22	2.26	2.39
Average HH income	\$89,398	\$83,880	\$75,021
Average house value	\$252,049	\$235,236	\$179,727

* Demographic data derived from 2020 ACS - US Census

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Multi-Family Renderings



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**New Belk Entrance
On Park side**



Park Side View

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Building E & F Conceptual Plan



Front View



Front View

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Parkside View

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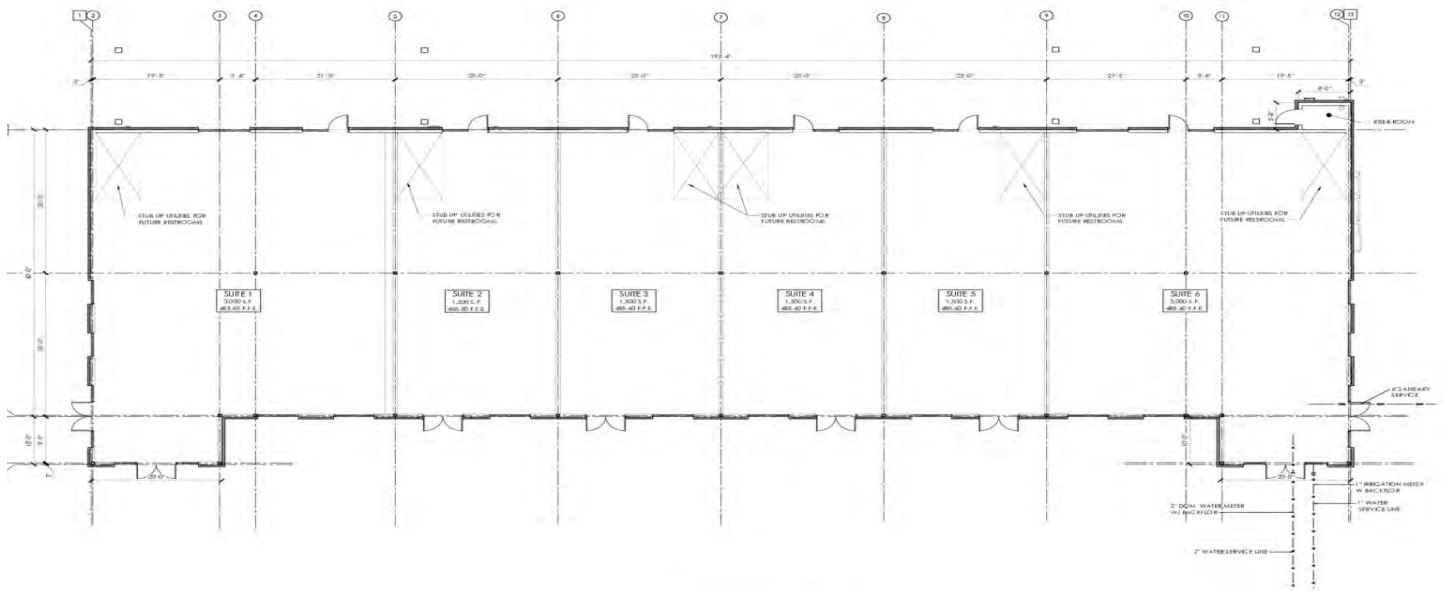
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Building E



LEASE INFORMATION

Lease Type:	NNN	Min Divisible:	1,200 SF
Total Space:	12,000 SF	Max Divisible:	12,000 SF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
#1 (Building E)	Available	3,000 SF	NNN
#2 (Building E)	Available	1,500 SF	NNN
#3 (Building E)	Available	1,500 SF	NNN
#4 (Building E)	Available	1,500 SF	NNN
#5 (Building E)	Available	1,500 SF	NNN
#6 (Building E)	Available	3,000 SF	NNN

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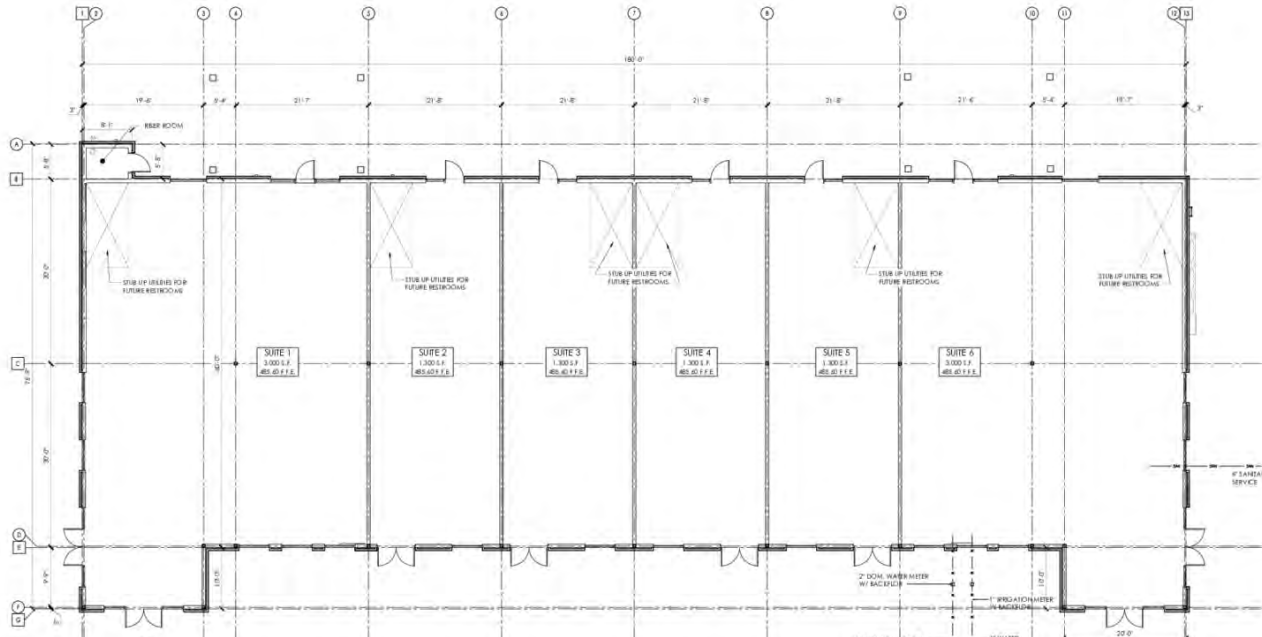
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Building F



LEASE INFORMATION

Lease Type:	NNN	Min Divisible:	1,200 SF
Total Space:	11,200 SF	Max Divisible:	11,200 SF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
#1 (Building F)	Available	3,000 SF	NNN
#2 (Building F)	Available	1,300 SF	NNN
#3 (Building F)	Available	1,300 SF	NNN
#4 (Building F)	Available	1,300 SF	NNN
#5 (Building F)	Available	1,300 SF	NNN
#6 (Building F)	Available	3,000 SF	NNN

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Building A



1 EXTERIOR FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

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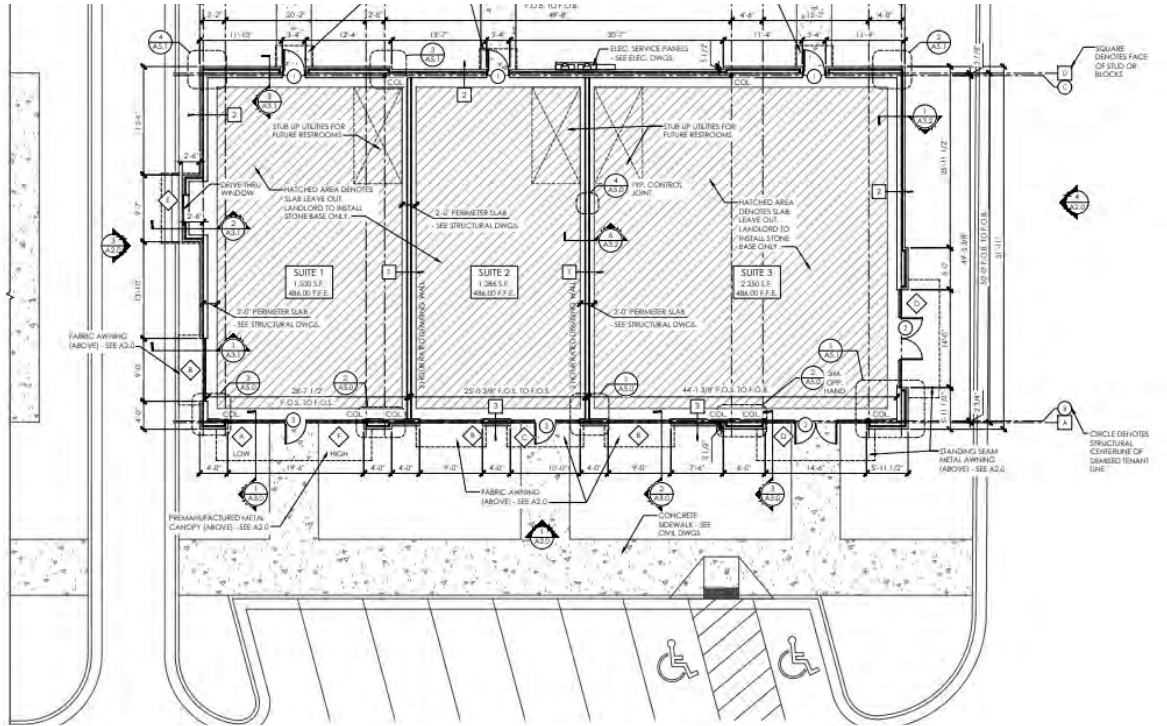
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Building A



LEASE INFORMATION

Lease Type:	NNN	Min Divisible:	1,200 SF
Total Space:	5,000 SF	Max Divisible:	3,536 SF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#2 (Building A)	Available	1,286 SF	NNN	Negotiable
#3 (Building A)	Available	2,250 SF	NNN	Negotiable

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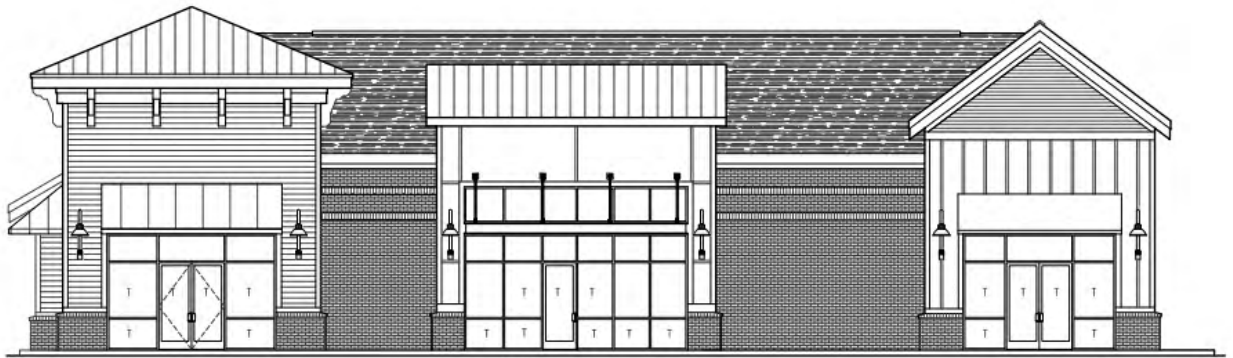
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Building B



1 EXTERIOR FRONT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

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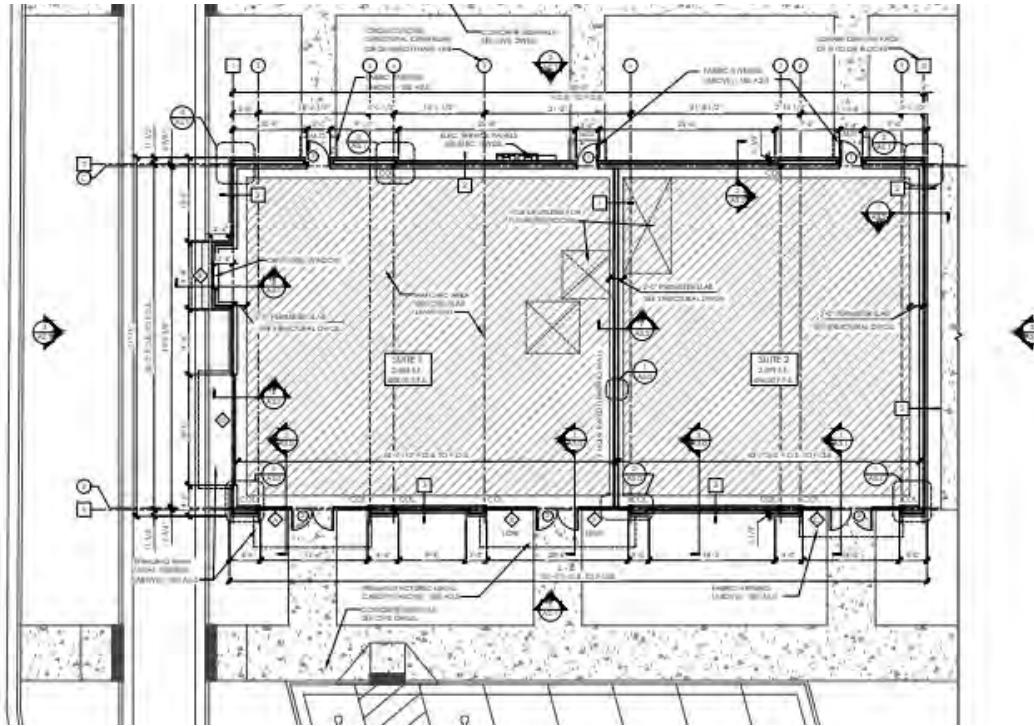
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Building B



LEASE INFORMATION

Lease Type:	NNN	Min Divisible:	1,200 SF
Total Space:	5,000 SF	Max Divisible:	2,299 SF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#2 (Building B)	Available	2,299 SF	NNN	Negotiable

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20 LARGEST EMPLOYERS (LISTED ALPHABETICALLY)

- Act for Health Inc
- AGY Aiken LLC
- Aiken County Board of Education
- Aiken Regional Medical Centers INC
- Battelle Savannah River Alliance LL
- Bridgestone Americas Tire Operation
- Centrarra Group LLC
- City of Aiken
- County of Aiken
- Edward D. Jones ET AL
- Hubbell Power Systems
- Kimberly Clark Corporation
- Savannah River Nuclear Solutions LL
- Savannah River Remediation LLC
- Shaw Industries Group INC
- SRP Federal Credit Union
- Tri Development CTR of Aiken
- University of South Carolina
- UPS Customhouse Brokerage INC
- Wal-Mart Associates INC

Aiken Employment Data

EMPLOYMENT BY INDUSTRY

Accommodation and Food Services	5,552	Manufacturing	8,603
Administrative, Support, Waste Management, and Remediation Services	9,182	Mining, Quarrying, Oil, and Gas Extraction	130
Agriculture, Forestry, Fishing, and Hunting	223	Other Services (Except Public Administration)	1,379
Arts, Entertainment, and Recreation	978	Professional, Scientific, and Technical Services	2,123
Construction	5,209	Public Administration	2,509
Educational Services	4,485	Real Estate, Rental, Leasing	454
Finance and Insurance	941	Retail trade	7,520
Health Care and Social Assistance	6,581	Transportation and Warehousing	2,512
Information	428	Utilities	479
Management of Companies and Enterprises	87	Wholesale Trade	754

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Woodside Facts

Statistics	Current	Up Comp
Homes	2,245	3,0
Golf	4	4

Statistics	Current	Upon Completion
Homes	2,245	3,000
Golf Courses	4	4

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