

For Lease

Mitchell Center

1573 Whiskey Road | Aiken, SC 29803



Market Drivers

- Located along Whiskey Rd. the primary retail thoroughfare in South Aiken.
- Less than a mile from major intersection of Pine Log Rd. (23,300 VPD) and Whiskey Rd. (24,600 VPD)
- In close proximity to many national retailers along Whiskey Rd. including: Fresh Market, Party City, Kroger, Home Depot, Wendy's, Target, along with many others.
- Whiskey Rd. (Highway 19) is the primary North & South thoroughfare of Aiken, creating a heavy retail compilation on the south end, running through the heart of downtown Aiken, and stretching North to Interstate 20 and beyond.

Property Overview

Available SF:	7,495 SF
Lot Size:	8.12 acres
Building Size:	95,429 SF
Parking:	323 Spaces
Zoning:	Commercial
Major Thoroughfare:	Whiskey Road $\pm$ 24,600 VPD

Meybohm
COMMERCIAL

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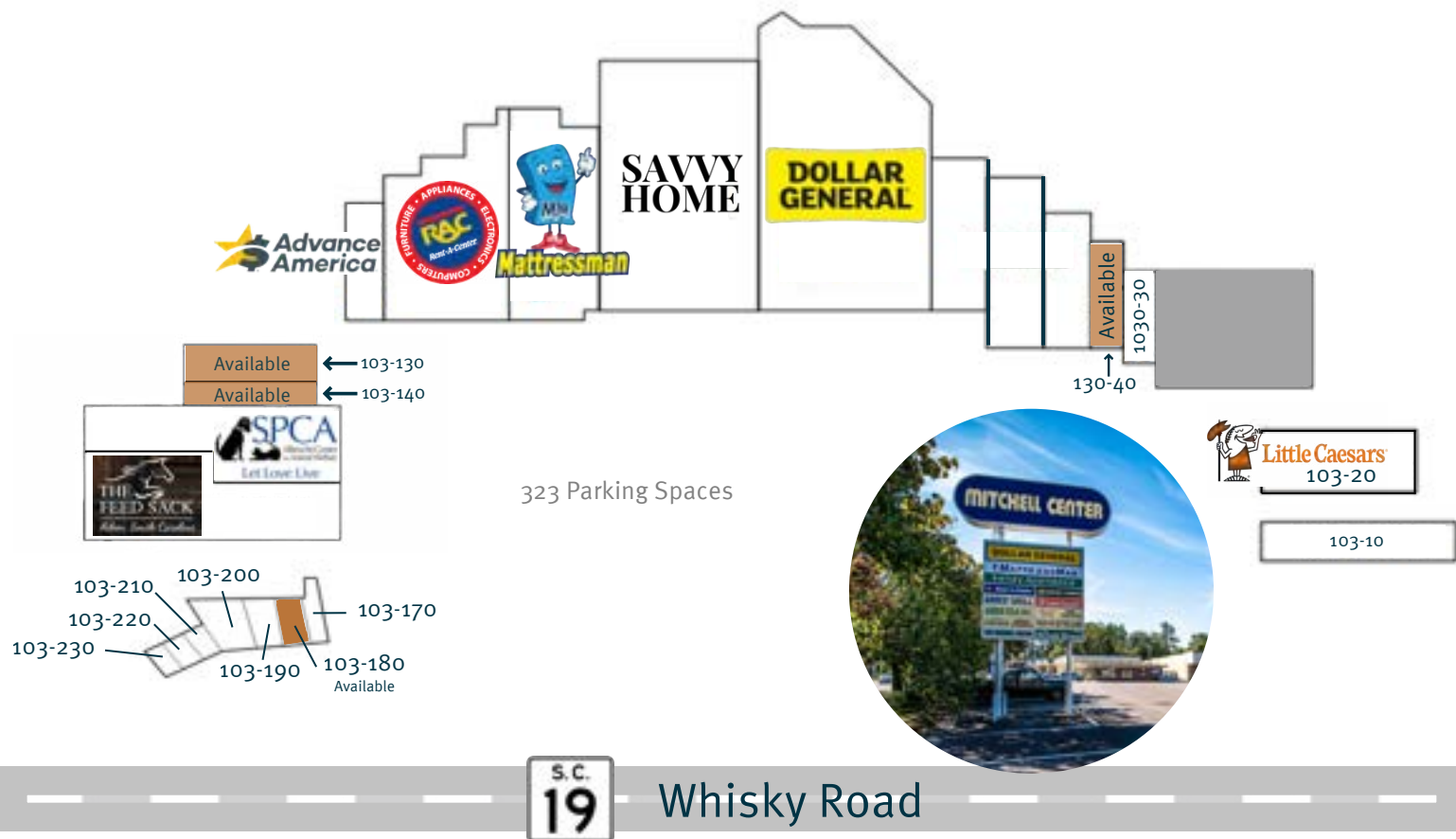
Charlie Moye
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Site Plan

Mitchell Center



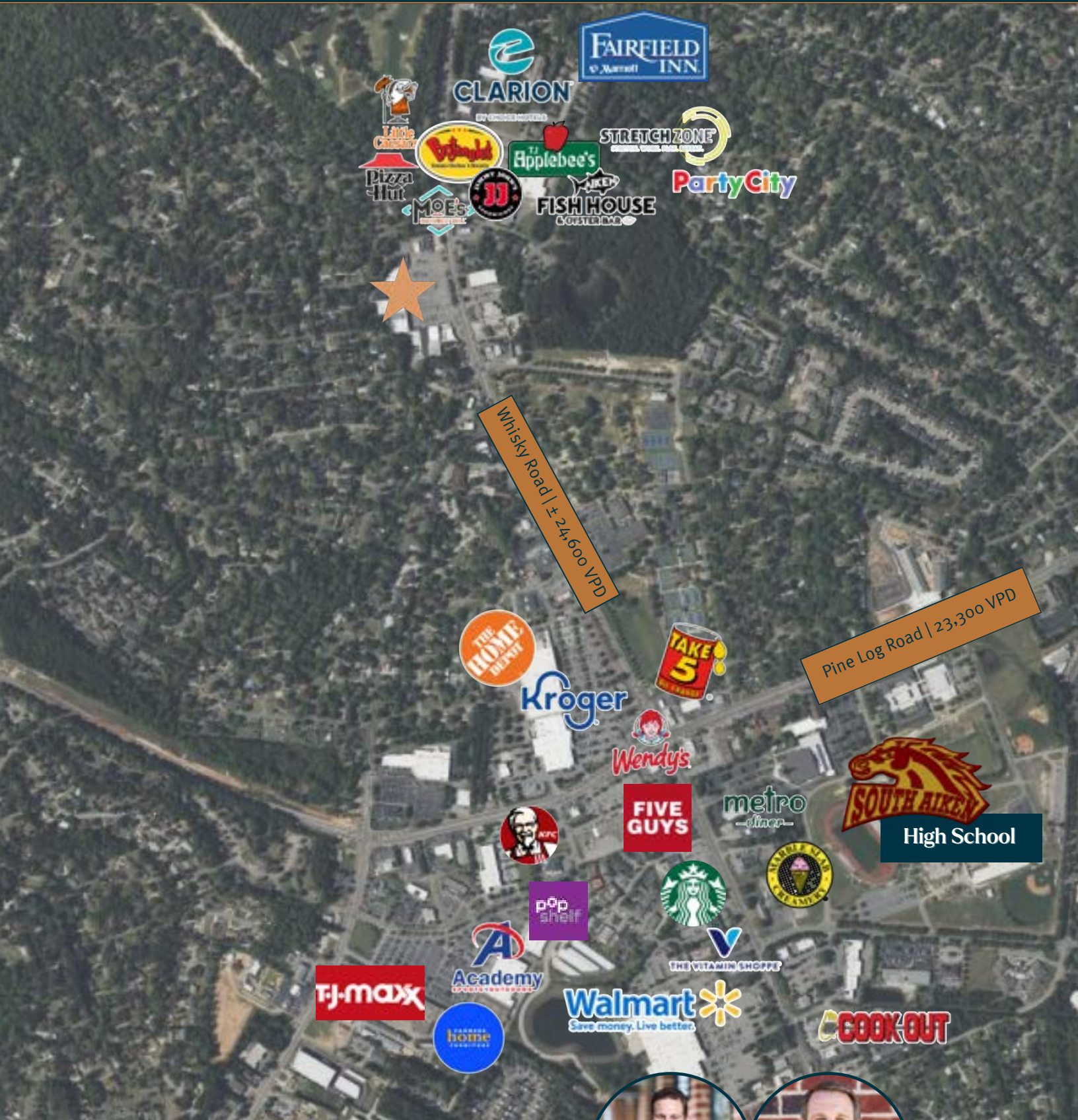
Suite	Tenant	SF
103-10	Soaps N Suds	1,800
103-20	Little Caesars	2,000
103-30	The Pink Flamingo Hair and Nail Salon	1,000
103-40	AVAILABLE	1,200
103-50-70	Aiken Beverage	9,000
103-80	Dollar General	18,009
103-90	Savvy Home and Design	15,800
103-100	Mattress Man	7,000
103-110	Rent A Center	8,000
103-120	Advanced America	1,700
103-130	COMING SOON	4,500

Suite	Tenant	SF
103-140	AVAILABLE	1,200
103-150	SPCA Albrecht Center for Animal Welfare	13,150
103-160	The Feed Sack	8,850
103-170	Page's Mens Hair Styling Salon	350
103-180	AVAILABLE	595
103-190	Veg Out	585
103-200	Rhonda's Hair Designs	725
103-210	Myndi's African Hair Braiding	350
103-220	Goodfellas Vape and Smoke Shop	400
103-230	Summer Cuts	500



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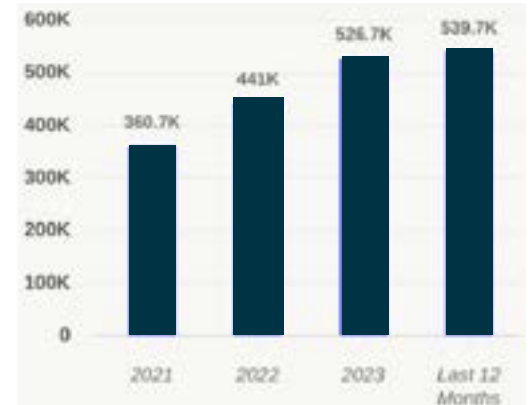
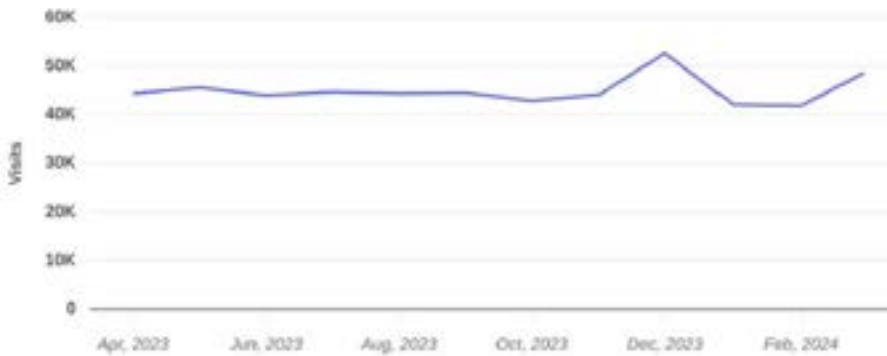


Market Information

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Visit Trends



Demographics

 2023 Total Population	1 Mile	5,339
	3 Miles	32,041
	5 Miles	56,913
 2023 Households	1 Mile	2,583
	3 Miles	14,641
	5 Miles	24,188
 2023 Employed Population	1 Mile	2,564
	3 Miles	14,188
	5 Miles	24,239
 2023 Average Household Income	1 Mile	\$94,018
	3 Miles	\$97,192
	5 Miles	\$93,944

Meta (Formerly: Facebook) Data Center



A 715,000 SF facility in Aiken County set to open in Spring 2026

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