

3340 VAUCLUSE ROAD,
AIKEN, SC 29801

FOR LEASE

Leasing Opportunity- Flex Space with Two Offices 2460 SF

3340 Vaucluse Rd, Aiken, SC 29801

2,460 SQ FT BUILDING
+ 600 SQ FT COVERED
SHOP/AWNING



CURTIS

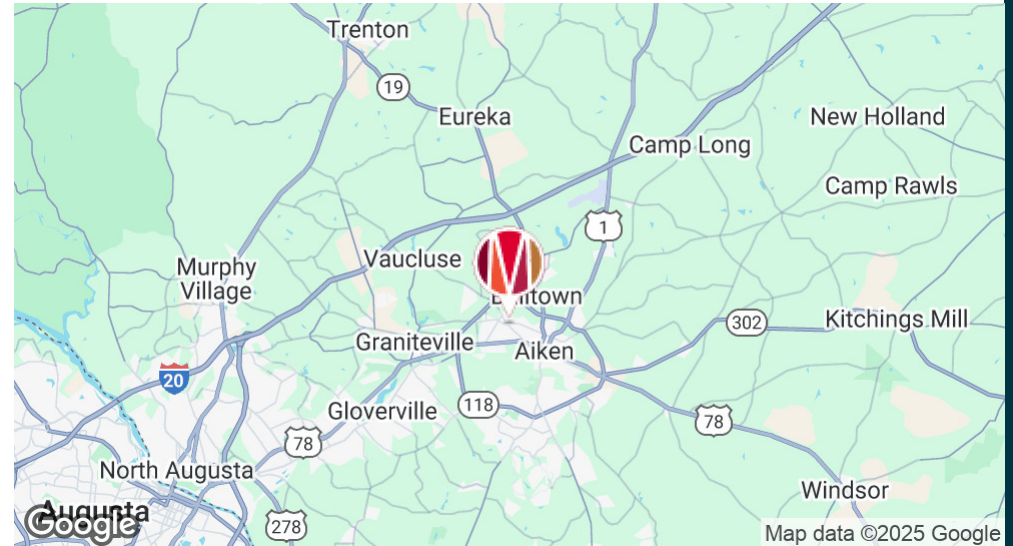
EXECUTIVE SUMMARY



CURT HANNA

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CHANNA@MEYBOHML.COM



OFFERING SUMMARY

Building Size:	2,460 SF + 600 SF Covered Area
Acreage:	0.42 Acres
Year Built/Renovated	1979/2019
Tenancy:	Single

- Use Type: Industrial Flex
- Lease Rate: \$11.00 PSF NNN
- APN: 104-14-07-005

PROPERTY OVERVIEW

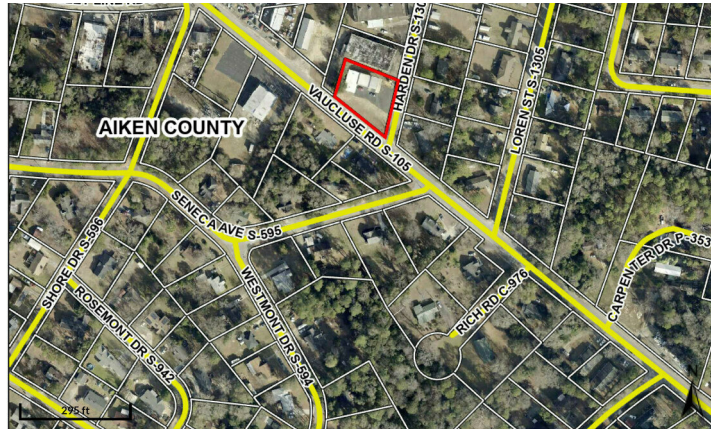
Industrial Flex Building for Lease – Single Tenant

This 2,460 square foot industrial flex building with an additional 600 square foot covered area is situated on 0.42 acres and is well suited for a single industrial or service user seeking functional space with yard capability. The building was originally constructed in 1979 and renovated in 2019, offering a practical layout adaptable to a variety of light industrial, warehouse, contractor, or flex uses. The property is offered for lease at \$11.00 per square foot on a NNN basis, providing tenants with control over operating expenses while benefiting from a standalone facility. The site offers convenient access, efficient circulation, and exterior space supportive of operational needs. This property presents an excellent opportunity for businesses seeking a cost-effective, flexible industrial space in an established industrial environment.

LOCATION OVERVIEW

The property is located within an established industrial and service-oriented corridor, offering convenient access to major arterial roadways and regional transportation routes. The surrounding area is characterized by a mix of industrial, flex, warehouse, and commercial service users, providing a stable demand base for industrial real estate. The site benefits from strong local connectivity, allowing efficient movement of goods, employees, and service vehicles while remaining in close proximity to supporting commercial amenities, workforce housing, and municipal infrastructure. The location's industrial character and accessibility make it well-suited for a wide range of NNN industrial users, including light manufacturing, contractor services, distribution, and flex operations. Positioned within a mature market with limited infill industrial supply, the property offers durable location fundamentals that support long-term tenancy, operational efficiency, and investment stability.

ADDITIONAL PHOTOS



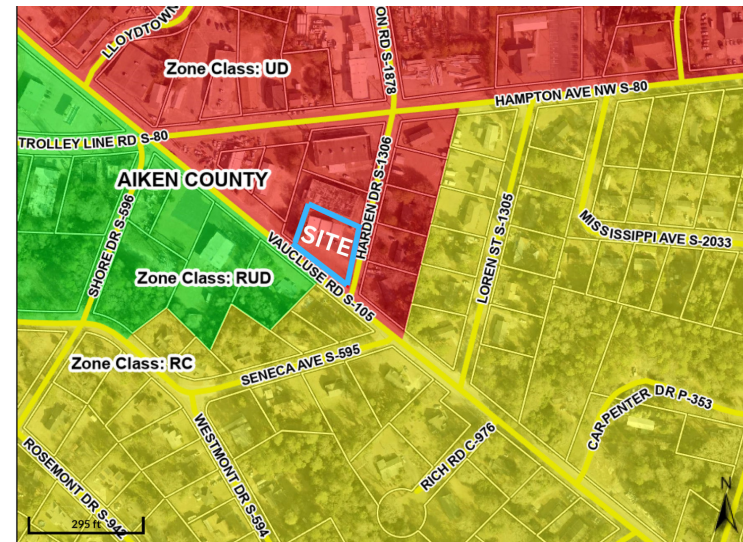
Legend
 □ Parcels
 — Roads

Parcel ID 104-14-07-005
 Property Address 3340 VAUCLUSE RD
 AIKEN
 District Fire = 10_F Tax = 01_T Council = 08_C Cty = Aiken
 Brief Tax Description TRACT A N OF VAUCLUSE
 (Note: Not to be used on legal documents)

Alternate ID 52293
 Class COMMERCIAL
 Owner Name DOXA BARBELL LLC



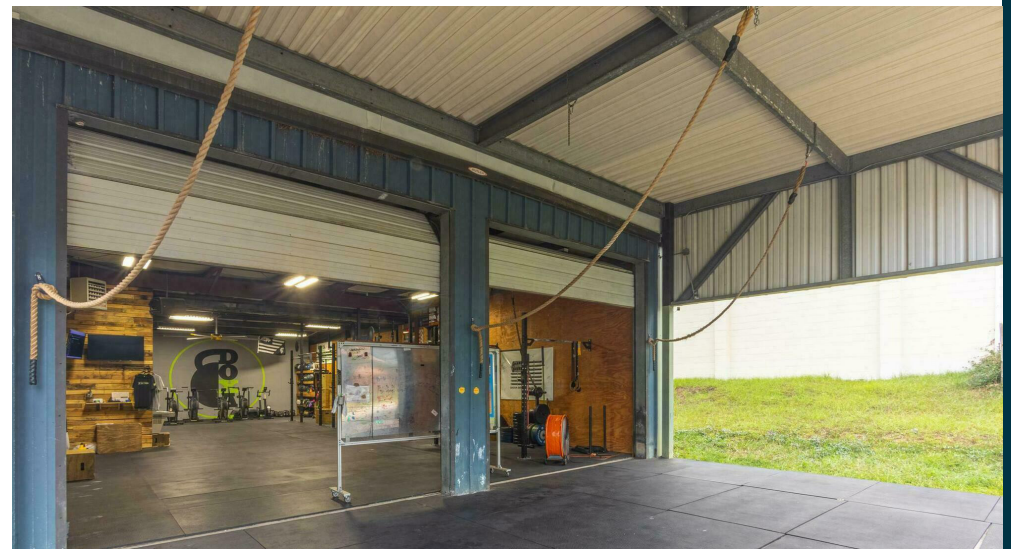
Legend
 — 5 Foot Contours
 □ Parcels
 — Roads



Legend
 Zoning Districts
 AP
 CITY
 IND
 LD
 NC
 OR
 PUD A
 PUD B
 RC
 RD
 RH5
 RH5B
 RM
 RRC
 RUC
 RUD
 SPI

ZONING

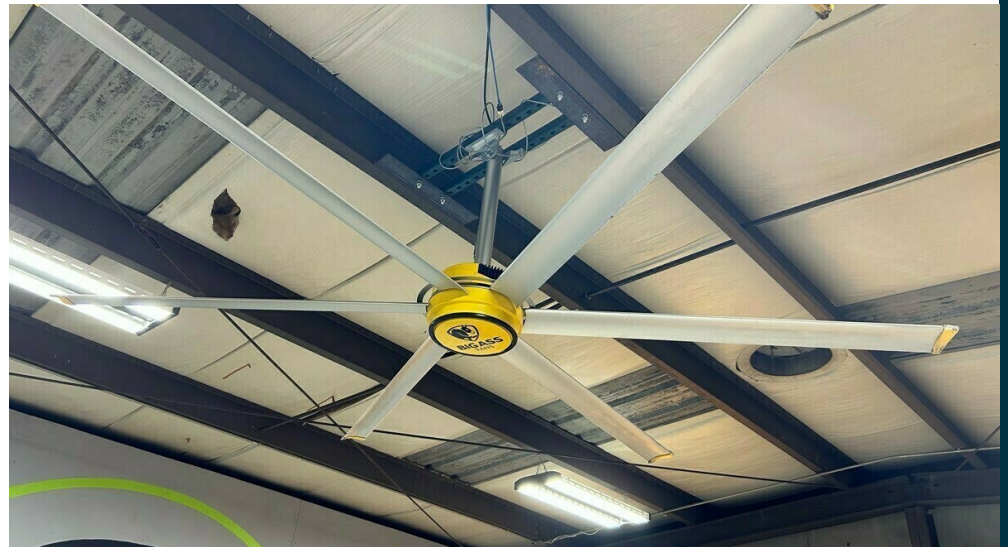
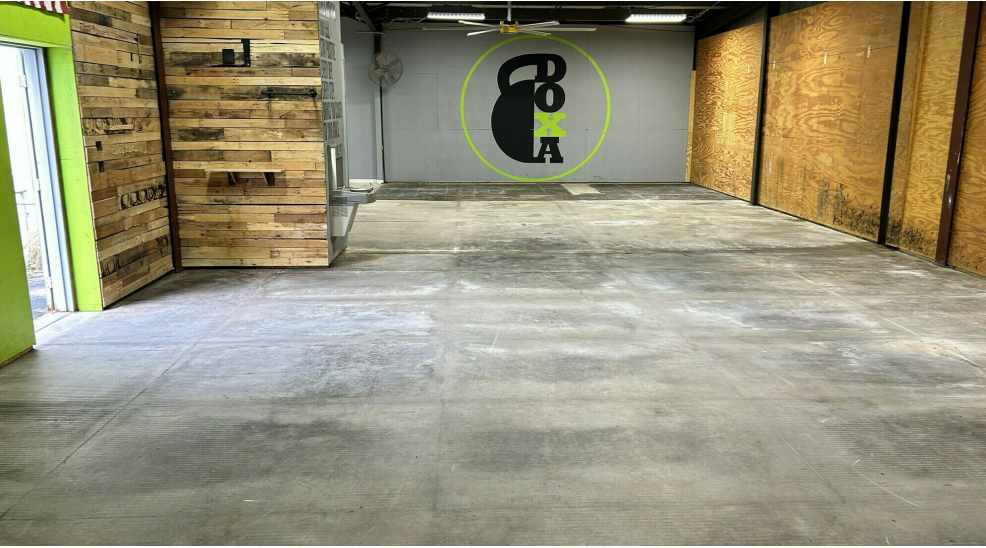
ADDITIONAL PHOTOS



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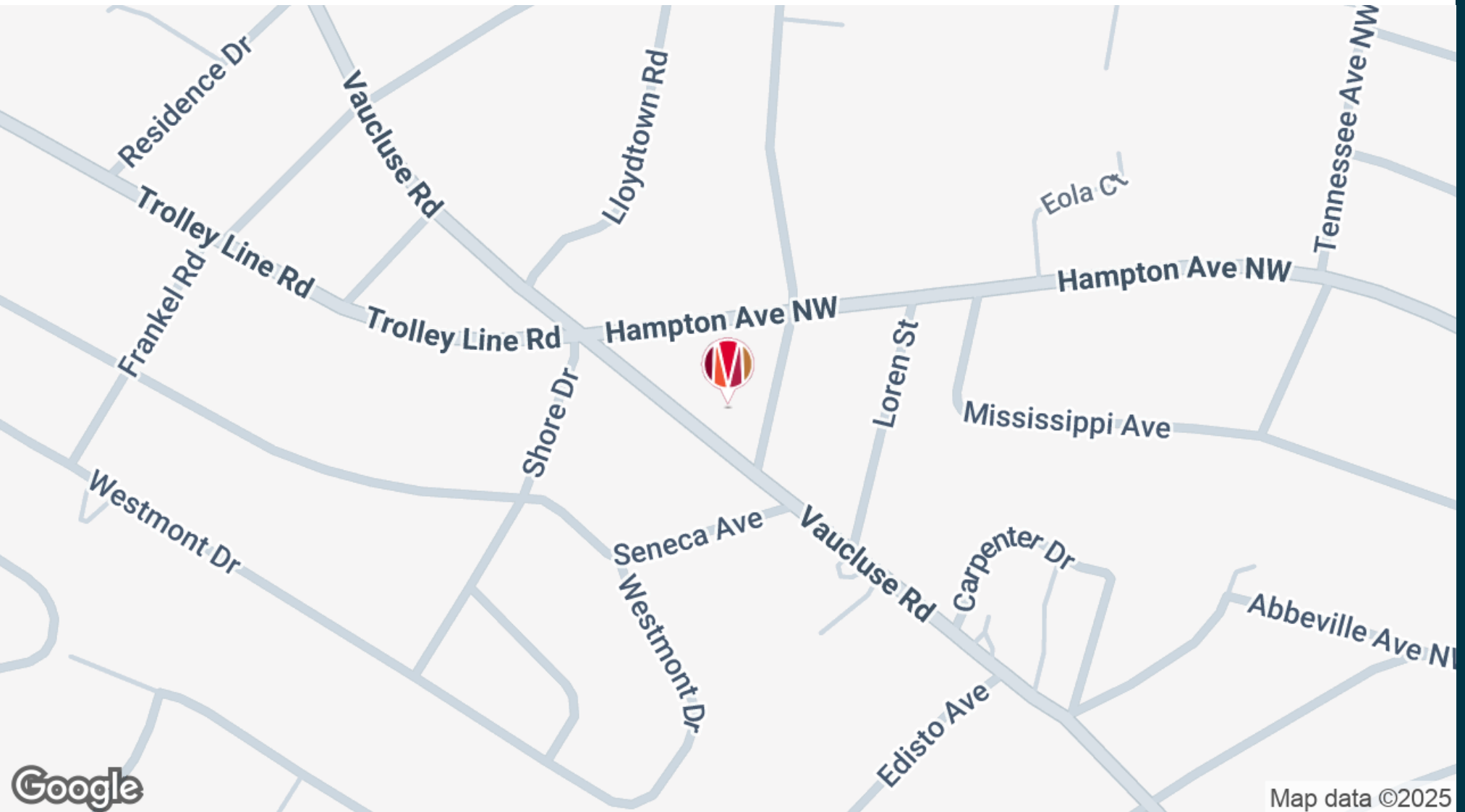
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP

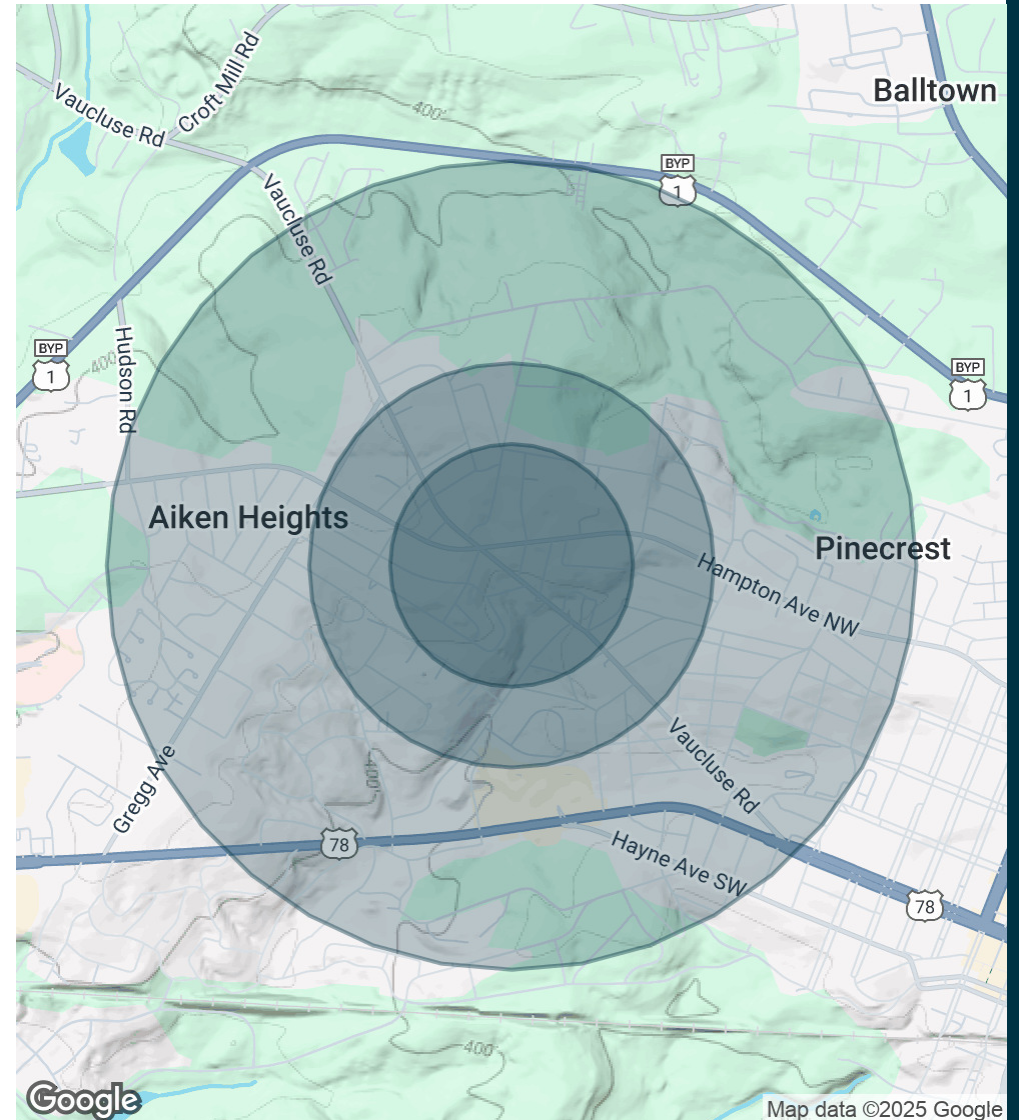


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	520	1,490	4,141
Average Age	45	45	45
Average Age (Male)	42	42	42
Average Age (Female)	48	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	227	649	1,739
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$66,041	\$66,532	\$68,398
Average House Value	\$209,106	\$215,753	\$249,860

Demographics data derived from AlphaMap



TEAM PAGE

CURT HANNA



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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.