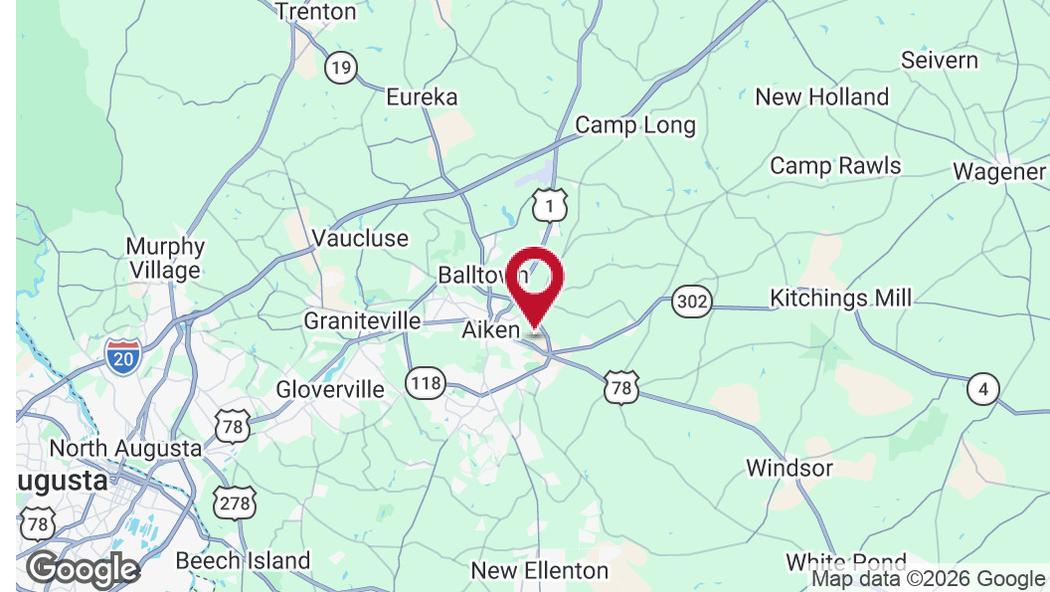


1908 RICHLAND AVENUE EAST

Aiken, SC 29801

OFFICE WAREHOUSE FOR LEASE



Property Description

Approximately 4,000 square feet of commercial warehouse space is available in a 28,000 square foot building about 2 miles from downtown Aiken. The space consists of primarily of open warehouse with air conditioning. Additionally, there are approximately 200 sf of office, a large bathroom, and roll-up door. This building is located on the east side of Aiken in an area with other commercial and industrial type properties. There is plenty of parking in front and to the side of the building. The owner of the property occupies most of the building. Traffic counts are approximately 9,500 VPD. Tenant will pay a monthly fee to the Landlord for utilities; which includes electricity, heat, air-conditioning, and water. Tenant responsible for their own garbage, internet, and insurance. Available January 1, 2026.

Location Description

From downtown Aiken, take Richland Avenue east for about 2 miles. The property is on the left immediately after the Hubbell Manufacturing Plant.

Offering Summary

Lease Rate:	\$2,950.00 per month (MG)
Available SF:	4,000 SF
Lot Size:	6.43 Acres
Building Size:	28,000 SF

Dean Newman

Owner / Broker
706.339.4379
dean@newmanre.org
SC #49942

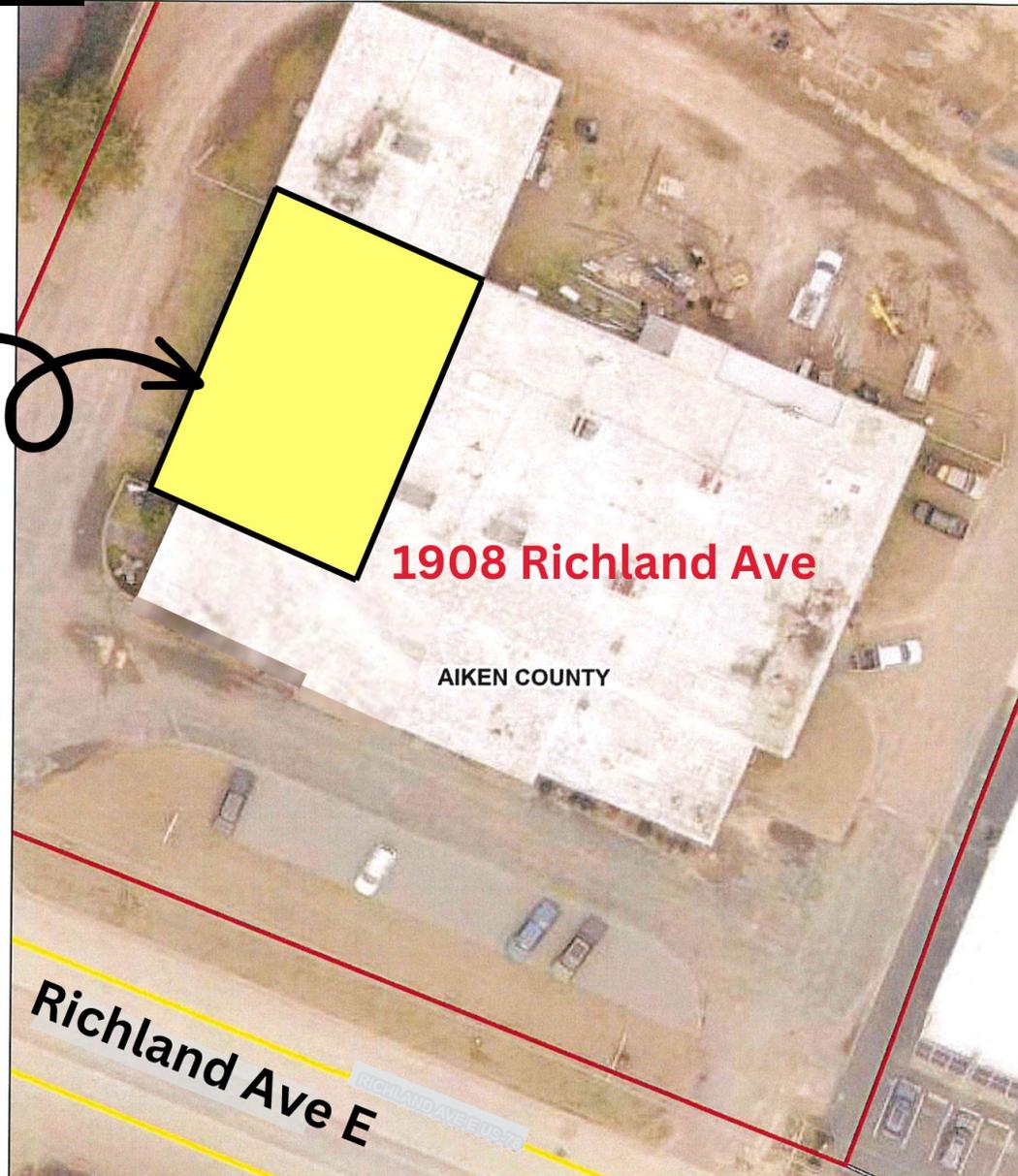


1908 RICHLAND AVENUE EAST

Aiken, SC 29801

OFFICE WAREHOUSE FOR LEASE

Approximately
4,000 SF
for Lease



Dean Newman
Owner / Broker
706.339.4379
dean@newmanre.org
SC #49942



1908 RICHLAND AVENUE EAST

Aiken, SC 29801

OFFICE WAREHOUSE FOR LEASE



Dean Newman

Owner / Broker

706.339.4379

dean@newmanre.org

SC #49942



1908 RICHLAND AVENUE EAST

Aiken, SC 29801

OFFICE WAREHOUSE FOR LEASE



Dean Newman

Owner / Broker

706.339.4379

dean@newmanre.org

SC #49942

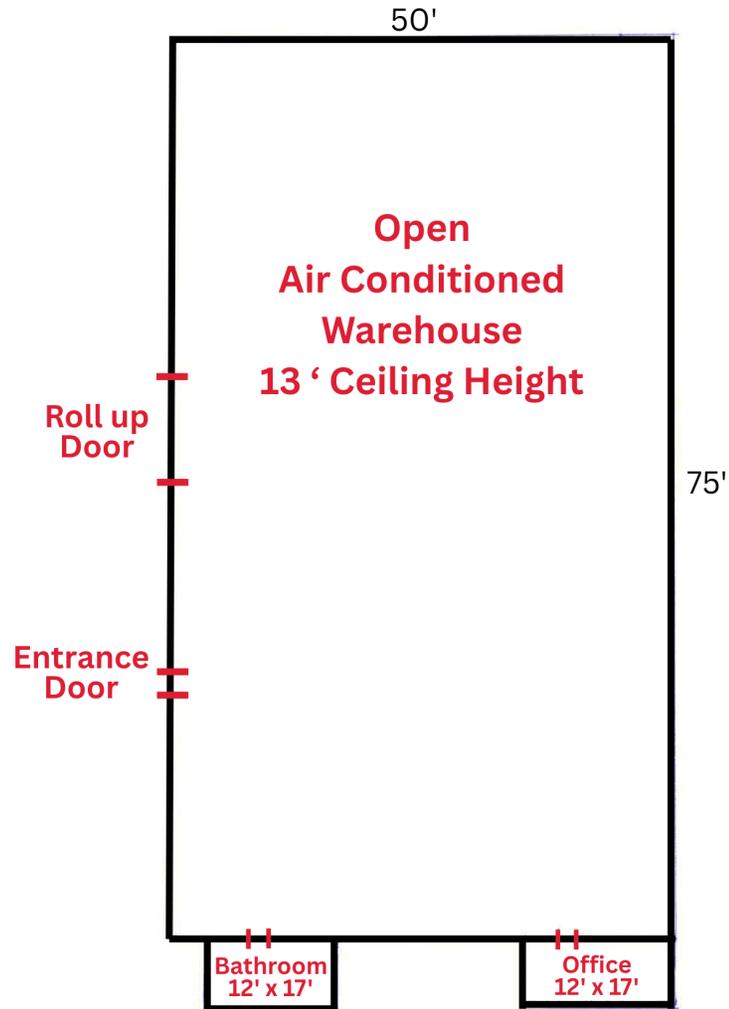


1908 RICHLAND AVENUE EAST

Aiken, SC 29801

OFFICE WAREHOUSE FOR LEASE

1908 Richland Ave, Aiken SC 29801
Approximately 4,000 SF Warehouse Space



Dean Newman

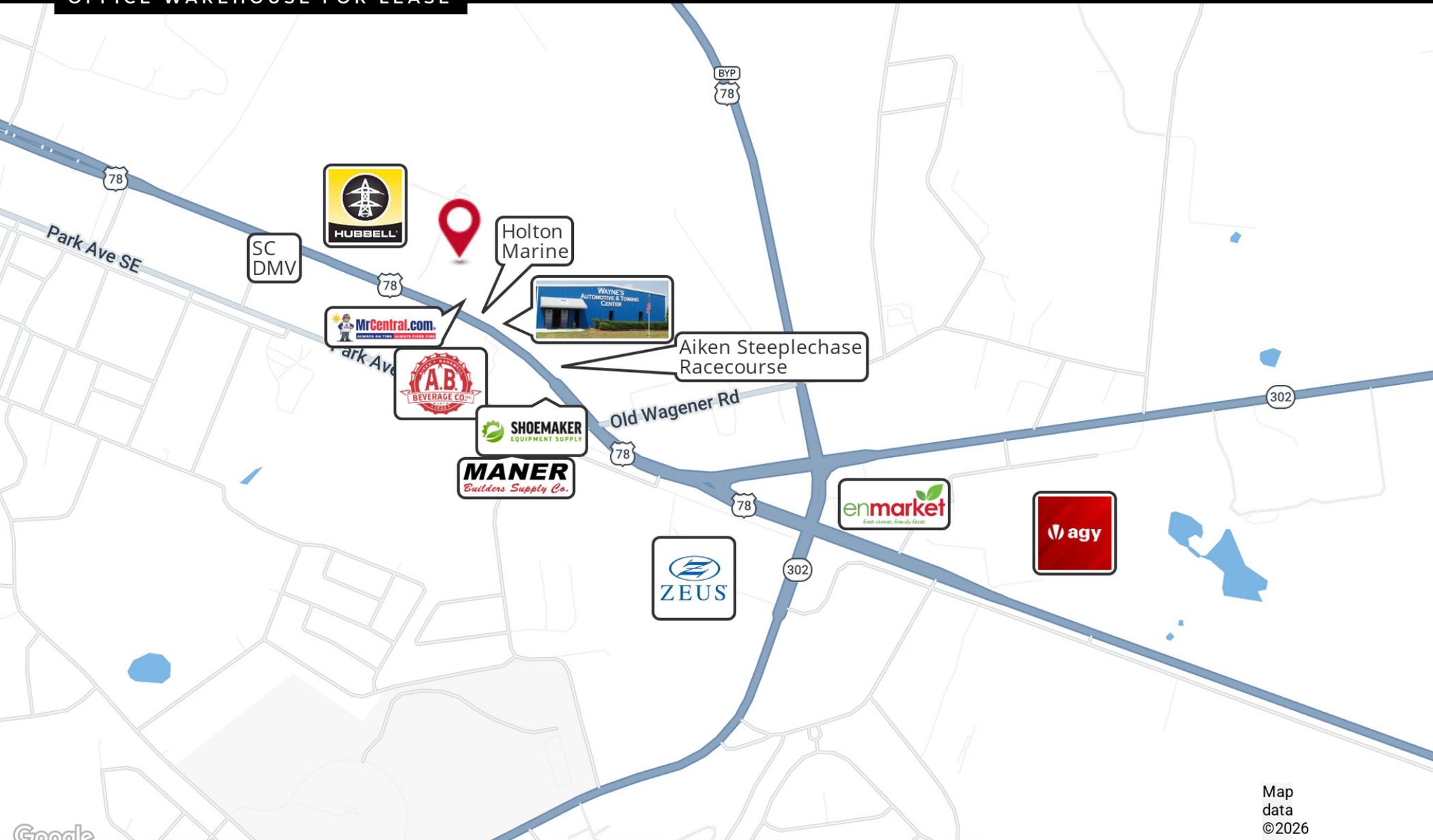
Owner / Broker
706.339.4379
dean@newmanre.org
SC #49942



1908 RICHLAND AVENUE EAST

Aiken, SC 29801

OFFICE WAREHOUSE FOR LEASE



Map
data
©2026

Dean Newman

Owner / Broker

706.339.4379

dean@newmanre.org

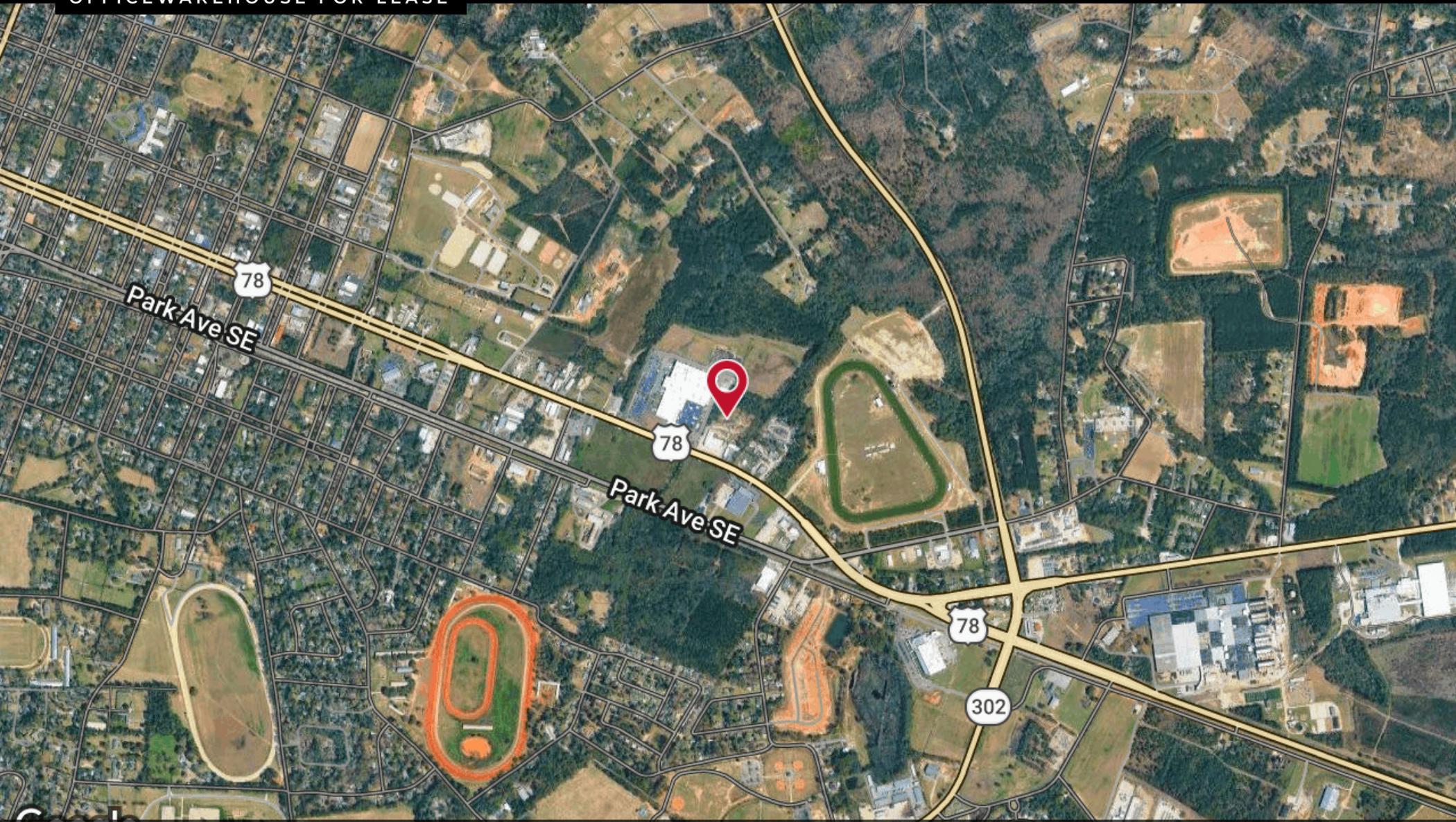
SC #49942



1908 RICHLAND AVENUE EAST

Aiken, SC 29801

OFFICEWAREHOUSE FOR LEASE



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

Dean Newman

Owner / Broker

706.339.4379

dean@newmanre.org

SC #49942



1908 RICHLAND AVENUE EAST

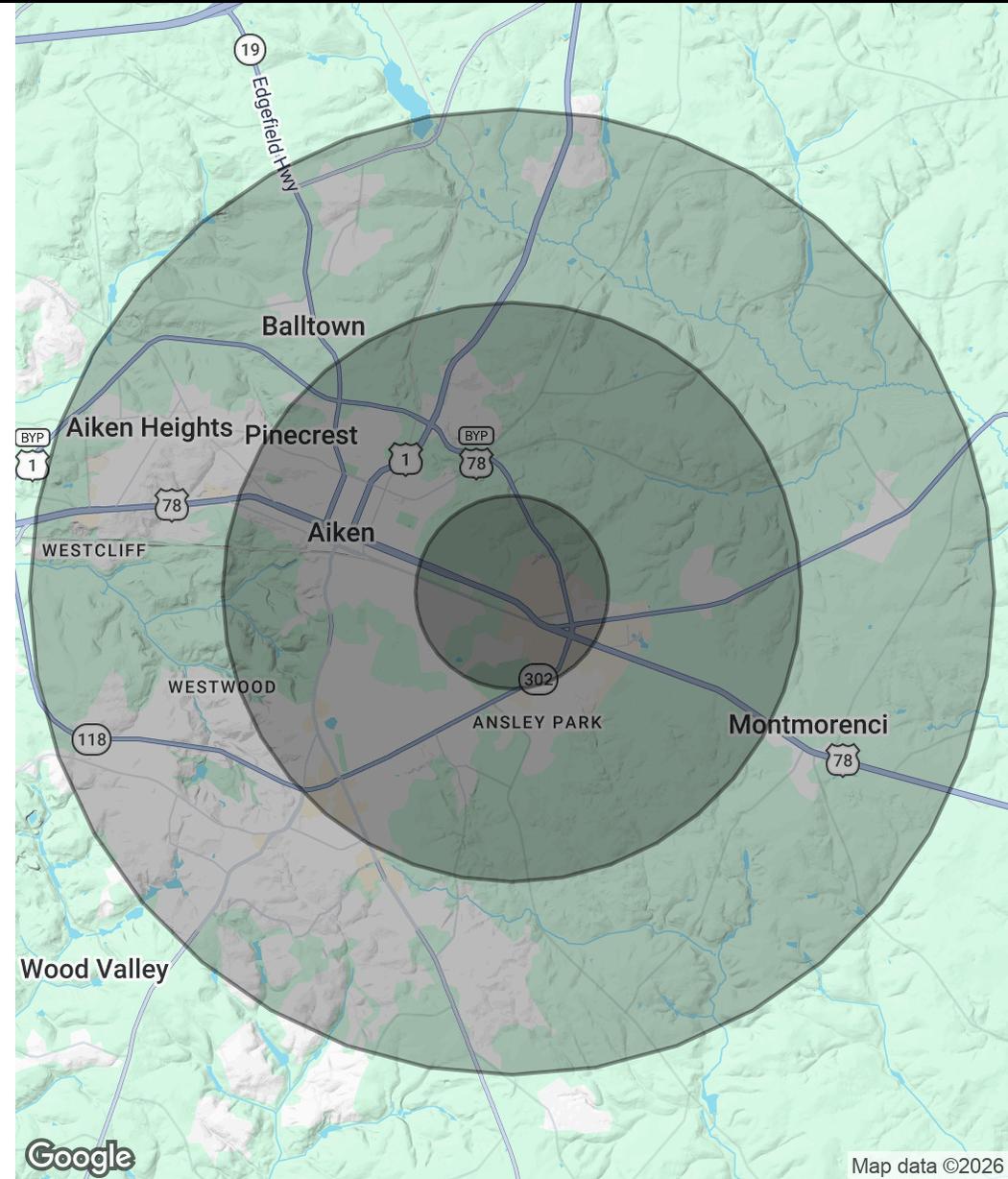
Aiken, SC 29801

OFFICE WAREHOUSE FOR LEASE

Population	1 Mile	3 Miles	5 Miles
Total Population	1,460	20,631	49,577
Average Age	43	43	45
Average Age (Male)	42	41	43
Average Age (Female)	44	44	46

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	630	8,796	21,307
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$67,047	\$75,817	\$87,558
Average House Value	\$185,824	\$233,641	\$280,713

Demographics data derived from AlphaMap



Dean Newman

Owner / Broker

706.339.4379

dean@newmanre.org

SC #49942



1908 RICHLAND AVENUE EAST

Aiken, SC 29801

OFFICE WAREHOUSE FOR LEASE



Dean Newman

Owner / Broker

dean@newmanre.org

Direct: **706.339.4379** | Cell: **706.339.4379**

SC #49942 // GA #281453 /

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 6 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In 2005 he joined Meybohm Commercial Properties where he was Vice President/Associate Broker and received many awards as a top producer. He also has been a licensed real estate instructor since 2015. After much prayer and consideration, in January 2026, Dean formed his own real estate company called Newman Real Estate, where he will continue to assist his loyal clients (and new ones!) with their real estate needs for many years to come.

Dean is an active member of Abilene Baptist Church where he has served in numerous capacities 36+ years. He and his wife have two adult children who are each married, and five grandchildren.

Education

BBA - Marketing from Augusta College

Memberships

Aiken Board of Realtors

Augusta Board of Realtors

National Association of Realtors

Newman Real Estate

3540 Wheeler Road, Suite 103

Augusta, GA 30909

706.339.4379

Dean Newman

Owner / Broker

706.339.4379

dean@newmanre.org

SC #49942

