

# HAHN OFFICE BUILDING

1598 Columbia Highway N, Aiken, SC 29801

OFFICE BUILDING FOR LEASE



## Property Description

Beautiful free-standing brick office building on Columbia Highway N, about 3 miles from downtown Aiken and 5 miles from Interstate 20 (Exit 22). The building has beautiful tile floors throughout as well as nice added features like chair rails. The building features a perfect blend of rooms including a front foyer, a handicap-accessible bathroom, a conference room, a kitchen/break room, a data room, a storage closet and 5 nice sized offices. It would be perfect for almost any type of office user. This property is ideal for the user who doesn't want to be in a crowded and high traffic part of town. However, this part of Columbia Hwy N sees almost 11,250 vehicles/day. Come take a look! You won't believe how nice this little property is. \$1,950/month. Minimum 2-year lease term preferred.

## Location Description

From downtown Aiken, take York Street about 3 miles just past the county fairgrounds and the property is on the right. From Interstate 20, go south toward Aiken about 5 miles and the property will be on the left.

## Dean Newman

Broker in Charge  
706.339.4379  
dean@newmanre.org  
SC #49942

## Property Highlights

- Sandwiched between downtown Aiken and Interstate 20
- Perfect blend of offices for any user
- Nice quiet location with easy access

## Offering Summary

Lease Rate:	\$1,950 per month (MG)
Available SF:	1,494 SF
Building Size:	1,494 SF



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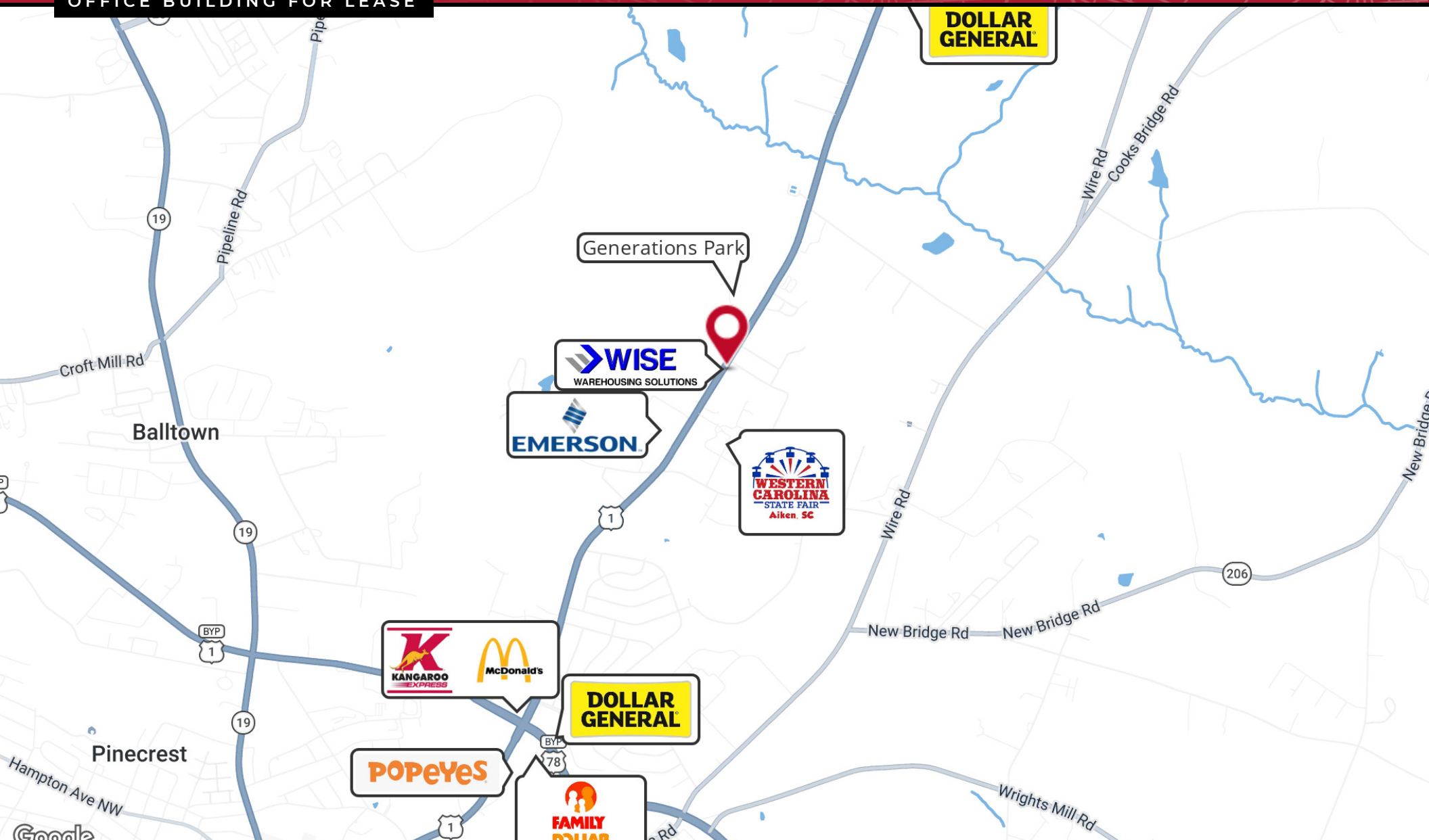
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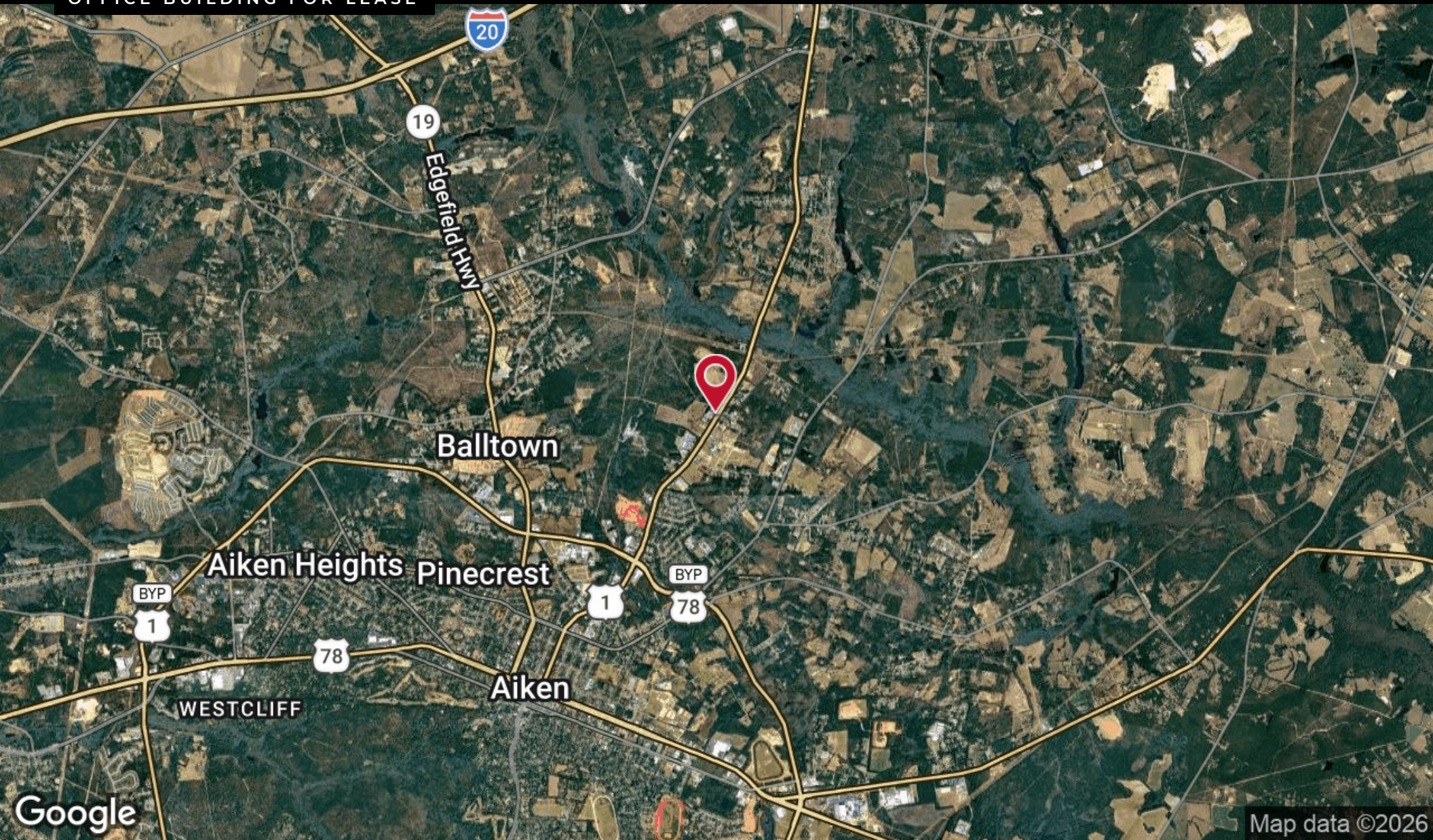
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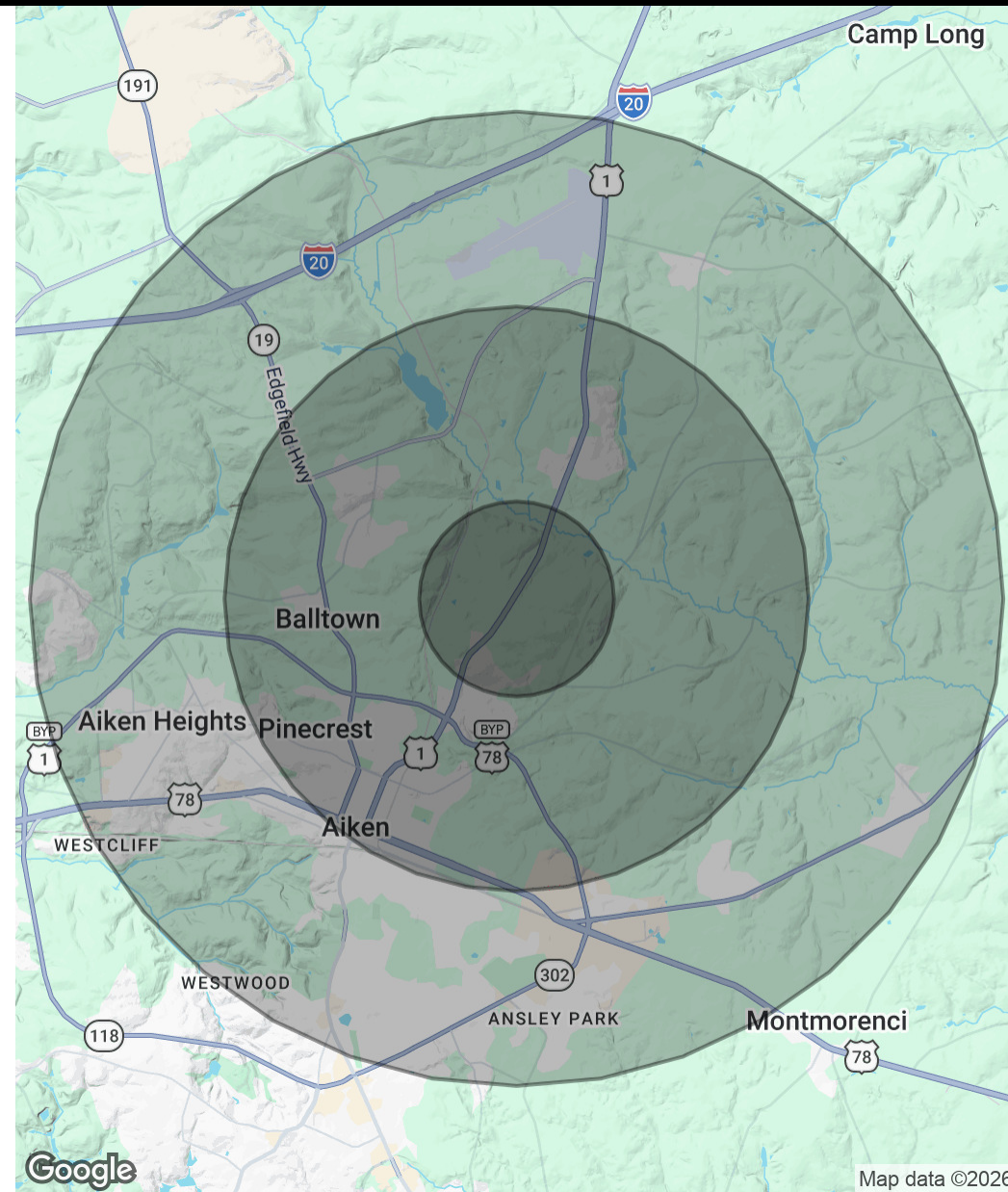
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## OFFICE BUILDING FOR LEASE

Population	1 Mile	3 Miles	5 Miles
Total Population	1,165	12,490	30,407
Average Age	36.3	40.1	43.0
Average Age (Male)	36.3	36.5	40.6
Average Age (Female)	37.8	44.0	45.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	401	4,426	11,614
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$59,986	\$62,264	\$77,516
Average House Value	\$151,327	\$148,535	\$226,937

2023 American Community Survey (ACS)



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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

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