



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to acquire a soon to be vacant retail property in Aiken, South Carolina. Mattress Firm is paying rent through the remaining of their term. The building consists of 4,500 square feet situated on a 1 acre lot. The site benefits from its location along a dense retail corridor with exposure to 35,470 vehicles per day along Whiskey Rd. Neighboring tenants include Lowe's Home Improvement, Outback Steakhouse, Bank of America, LongHorn Steakhouse, ALDI, Red Lobster, IHOP, Cracker Barrel, Chick-Fil-A, Hobby Lobby, Waffle House & many more.

LOCATION DESCRIPTION

Aiken is the most populous city in, and the county seat of, Aiken County, South Carolina, United States. According to 2020 census, the population was 32,025, making it the 15th-most populous city in South Carolina and one of the two largest cities of the Central Savannah River Area. Founded in 1835, Aiken was named after William Aiken, the president of the South Carolina Railroad. It became part of Aiken County when the county was formed in 1871. Aiken is home to the University of South Carolina Aiken. The National Civic League gave Aiken the All-America City Award in 1997. Aiken was also named "best

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,800,000 |
| Annual Rent: | \$143,460 |
| Lot Size: | 1.00 AC |
| Building Size: | 4,500 SF |
| Lease Expiry: | 2/28/2026 |

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LOCATION MAP

2420 WHISKEY RD
AIKEN, SC 29803



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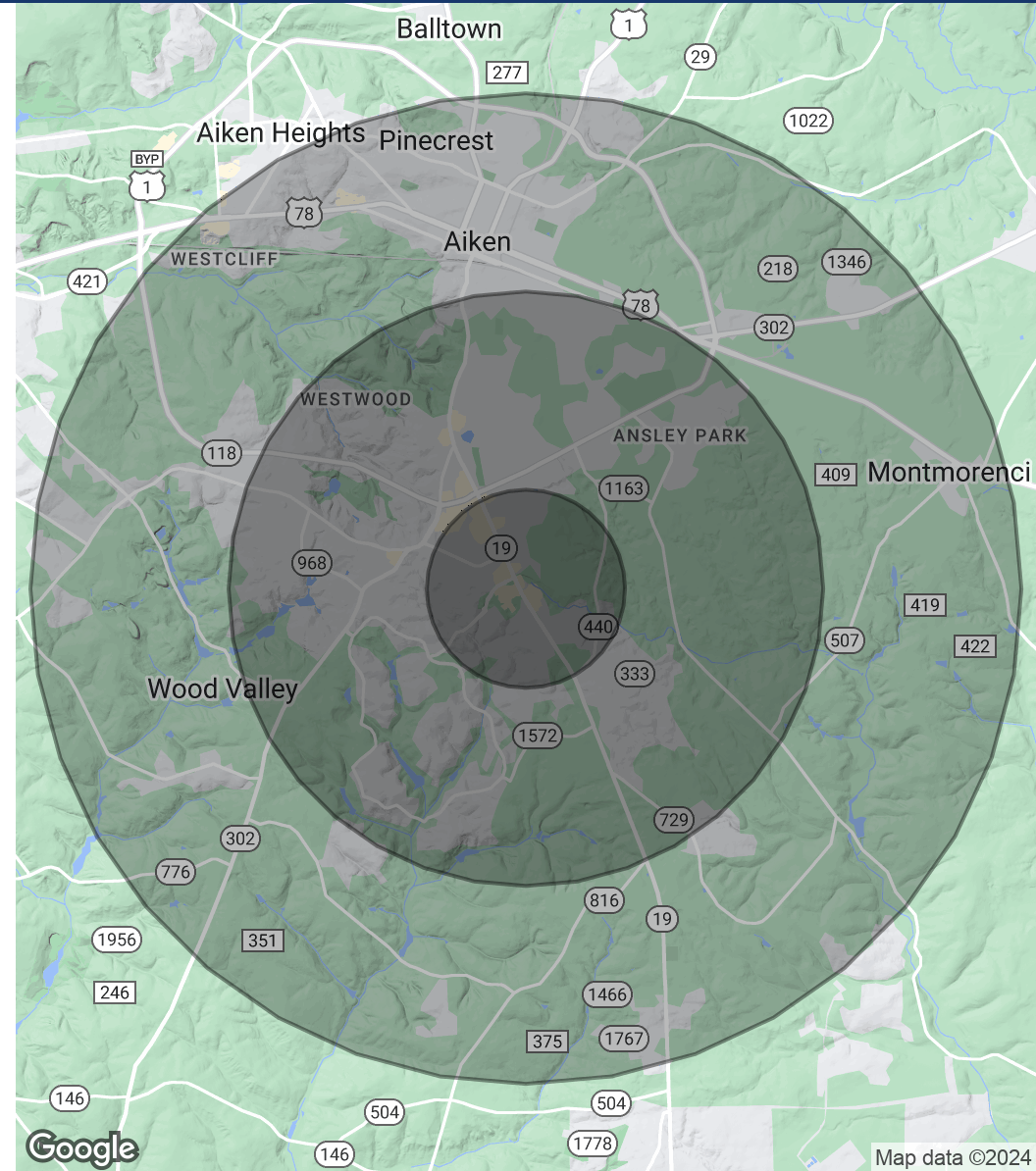
DEMOGRAPHICS

2420 WHISKEY RD
AIKEN, SC 29803

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,675 | 25,805 | 46,991 |
| Average Age | 47.0 | 47.7 | 47.2 |
| Average Age (Male) | 53.2 | 45.7 | 45.4 |
| Average Age (Female) | 44.8 | 49.6 | 48.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,892 | 12,096 | 21,740 |
| # of Persons per HH | 1.9 | 2.1 | 2.2 |
| Average HH Income | \$65,262 | \$78,585 | \$73,399 |
| Average House Value | \$170,784 | \$223,882 | \$210,445 |

2020 American Community Survey (ACS)



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