

**FOR LEASE - 120 SF  
A CLASS EXECUTIVE  
OFFICE**

**DOWNTOWN**

**228 Richland Avenue West  
Aiken, SC 29801**

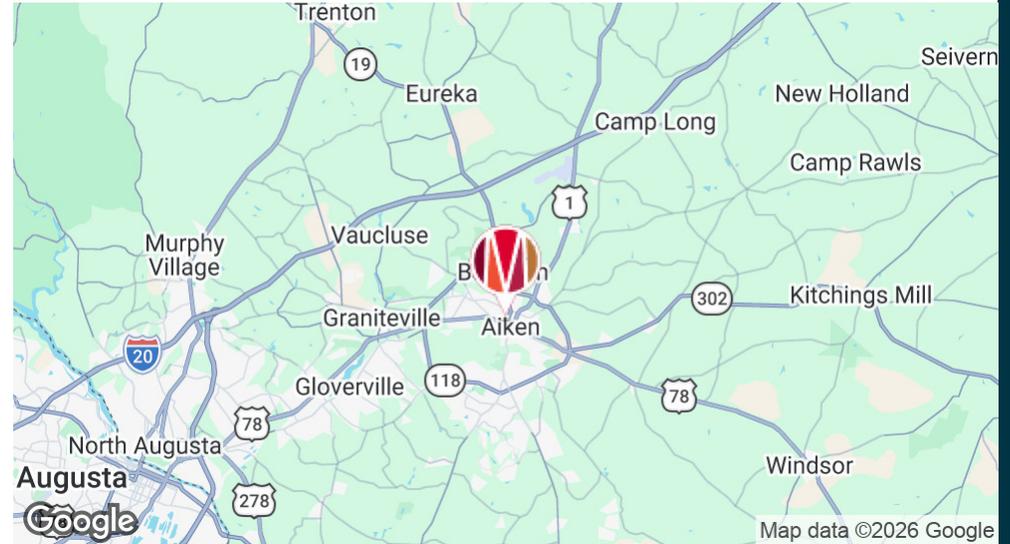


FOR LEASE  
228 Richland Avenue Unit 3  
Aiken, SC 29801

**228**



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$600.00 - 750.00 per month (Gross)
Available SF:	120 - 167 SF
Building Size:	9,605 SF
Year Built / Renovated:	- / -

## PROPERTY OVERVIEW

Discover an ideal professional office opportunity in the heart of Downtown Aiken. This 120-square-foot private office is located in a premier Class A building at 228 Richland Avenue West, Unit 3, surrounded by established businesses and within immediate proximity to downtown shops, dining, and services.

The office is part of a shared professional environment with tenants including Zook Construction, Academy Mortgage, Goosehead Insurance, Northwestern Mutual, and Mortgage Solutions Financial—offering excellent networking potential in a highly reputable setting.

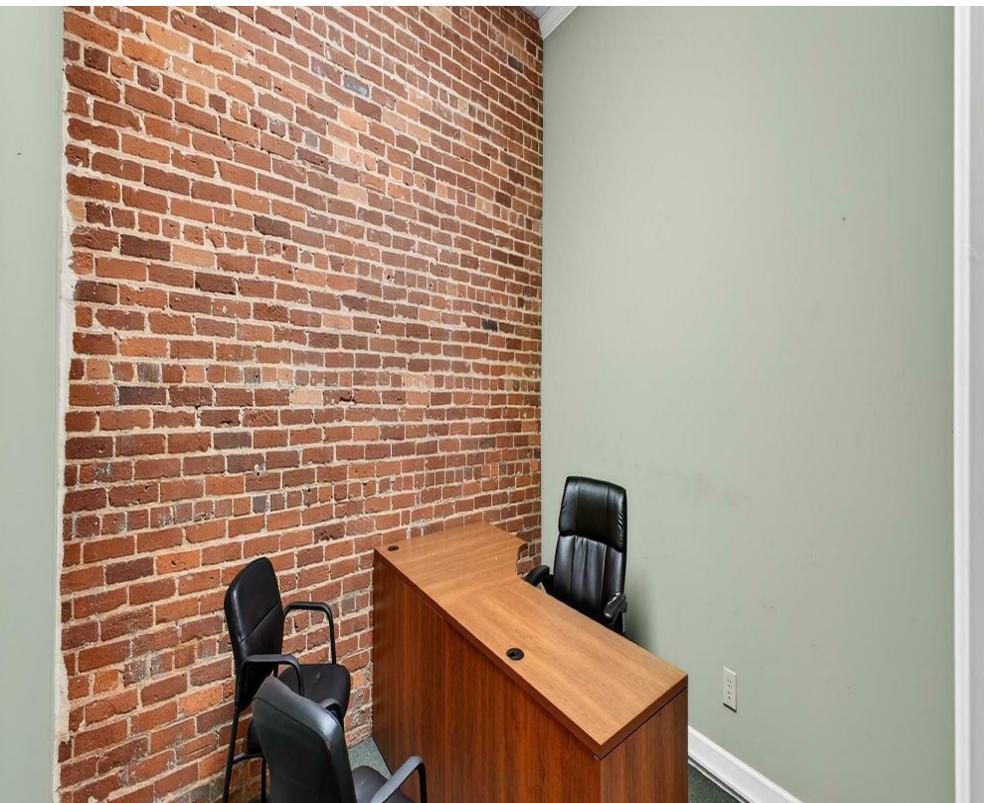
The space is offered as a gross lease, making it a simple and cost-effective option for professionals seeking a downtown presence without the overhead of a larger suite.

### Highlights:

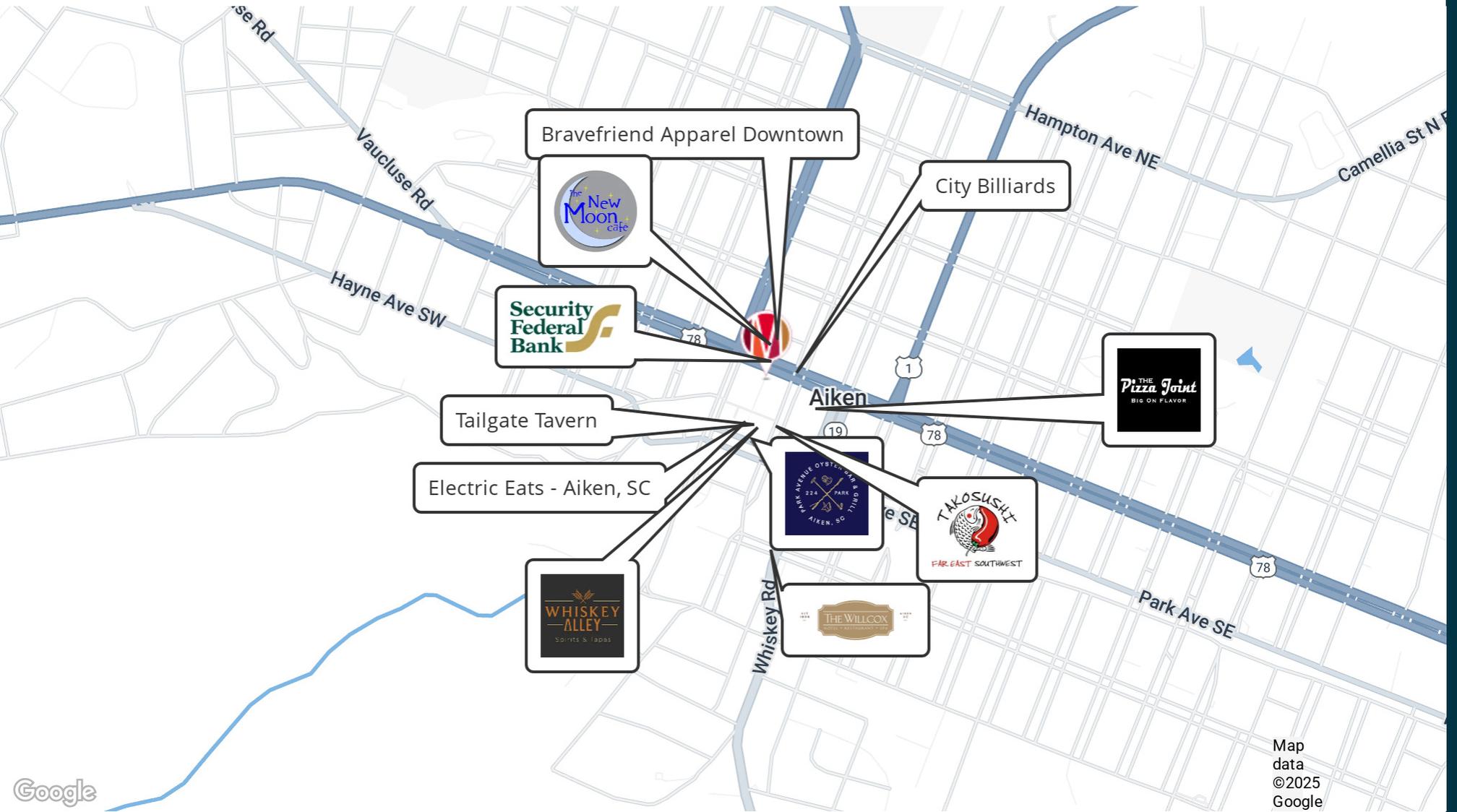
- 120 SF private office in Class A building
- Convenient downtown location near all businesses and amenities
- Shared professional environment with reputable tenants

# ADDITIONAL PHOTOS

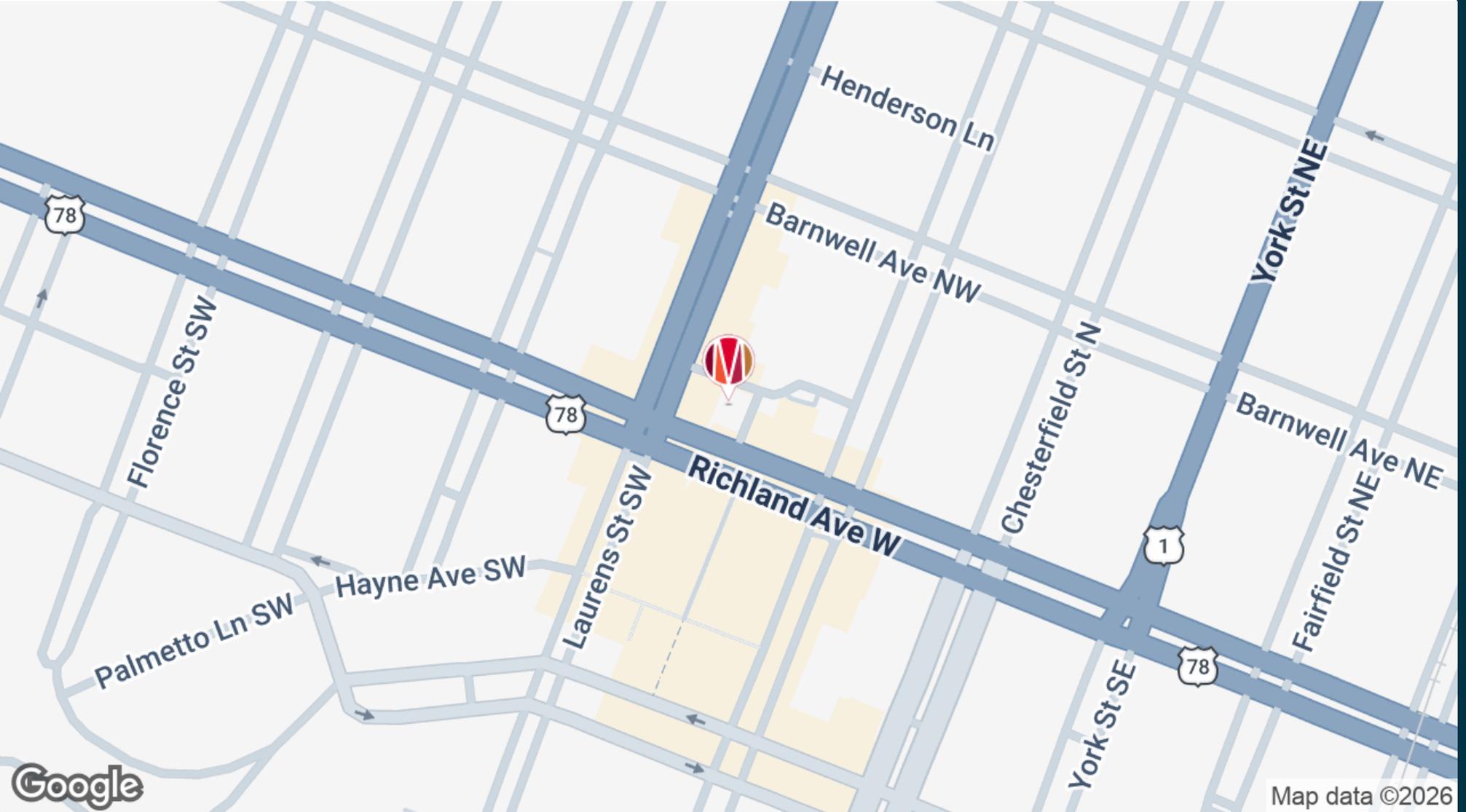




# RETAILER MAP



# LOCATION MAP

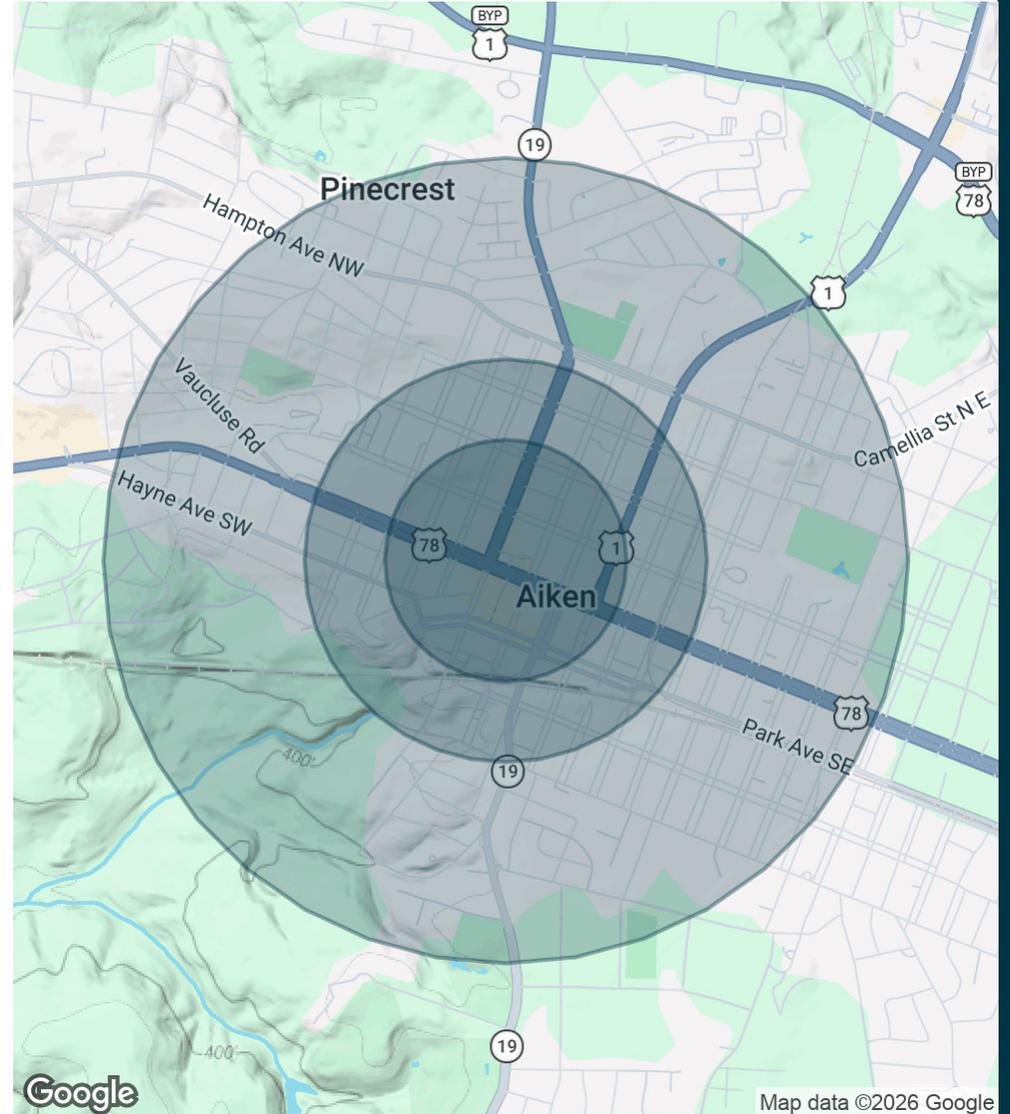


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	99	1,054	4,139
Average Age	53	48	47
Average Age (Male)	49	45	44
Average Age (Female)	55	51	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	470	1,763
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$104,038	\$84,789	\$70,483
Average House Value	\$504,749	\$366,280	\$283,258

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.