

## Property Overview

Kalmia Plaza unparalleled location attracts a diverse set of consumers. Not only does its tenant lineup appeal to the middle-income demographic to the north of the center, it is also minutes from the highest-income neighborhoods in Aiken to the south.



## For Leasing Information Contact

Vandana Aggarwal | [vandana@aggarwalre.com](mailto:vandana@aggarwalre.com)  
470-322-5550 | [www.aggarwalre.com](http://www.aggarwalre.com)

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified & no expressed representation is made nor is any to be implied to the accuracy therefore, & it is submitted subject errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.





## Marketing Demographics

Demographics	1-Mile	3-Mile	5-Mile
Total Population	4,469	24,275	52,522
Households	\$68,519	\$24,275	\$73,912
Avg. Income	\$68,519	\$71,768	\$140,695

## Co-Tenants

Waffle House  
Roses  
City Trends  
Food Lion

## Traffic Count



11,000 vehicles  
daily on Augusta  
Aiken Rd.



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# Kalmia Plaza

1520 Richland Ave West Aiken, SC | 470-322-5550



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## Property Sitemap

Kalmia Plaza unparalleled location attracts a diverse set of consumers. Not only does its tenant lineup appeal to the middle-income demographic to the north of the center, it is also minutes from the highest-income neighborhoods in Aiken to the south. Many shoppers from the surrounding neighborhoods prefer Kalmia Plaza for convenience shopping, which underscores the long-term viability of this shopping center.



■ Occupied ■ Vacant

Unit	Tenant	SF
1	Waffle House	1,500
2	Check N' Go	1,600
3	Available	15,000
4	Ollie's Bargain	25,098
5	Big Air	26,238
6	Hibbett Sporting Goods	6,270
7	ACE Hardware	8,250
8	Roses	50,250
9	City Gear	5,221
10	Workout Anytime	6,279
11	Available	1,557

Unit	Tenant	SF
12	Metro PCS	1,558
13	Sunset Finance	1,432
14	Quick Credit Corporation	1,400
15	Exquisite Nails	1,400
16	Credit Central	1,400
17	Vape Shop	5,635
18	Food Lion	33,000
19	Hong Kong	1,996
20	Citi Trends	12,160
21	Little Caesars	1,819



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