

# 410 UNIVERSITY PARKWAY, SUITE 1500A

Aiken, SC 29801

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

This 1,535 SF medical condominium suite is leased to an Eye Care Tenant until the end of 2024. Space is available for sale or lease. Occupancy starting in January 2025. Georgia and South Carolina. This unit is just inside the entrance door on the Hospital side of the building. 410 University Parkway is adjacent to the Aiken Regional Hospital. Property is also for lease for \$15/SF/YR.

### PROPERTY HIGHLIGHTS

- Medical Office Condo
- Leased to Regional Tenant
- Great Location Next to Aiken Regional Hospital
- Triple Net Lease
- Unit Located just inside the Building Entrance

### OFFERING SUMMARY

Sale Price:	\$240,000
Number of Units:	1
Building Size:	1,535 SF
Cap Rate:	9.0%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,138	4,072	8,291
Total Population	3,201	9,069	17,350
Average HH Income	\$61,925	\$60,783	\$56,865

For More Information:  
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 Broker  
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 don@dclawrence.net

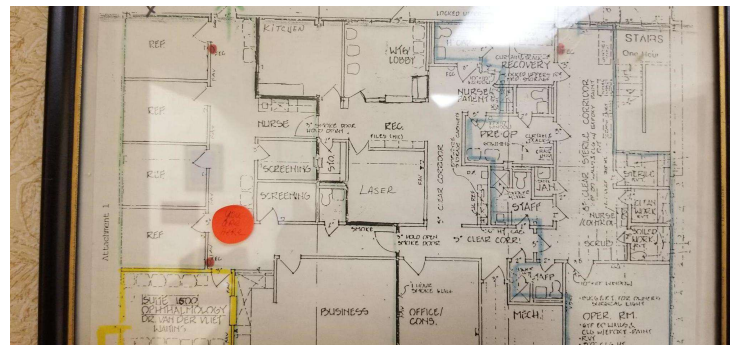
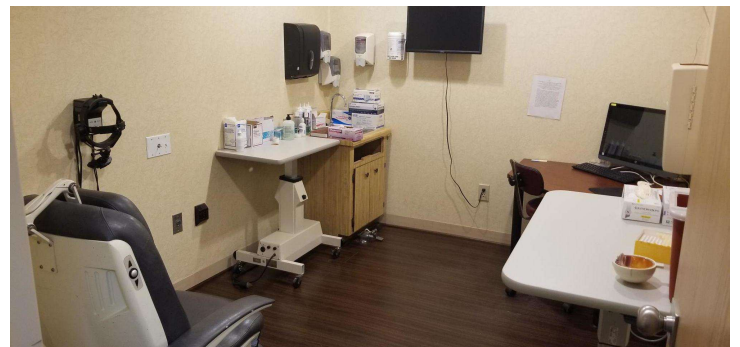
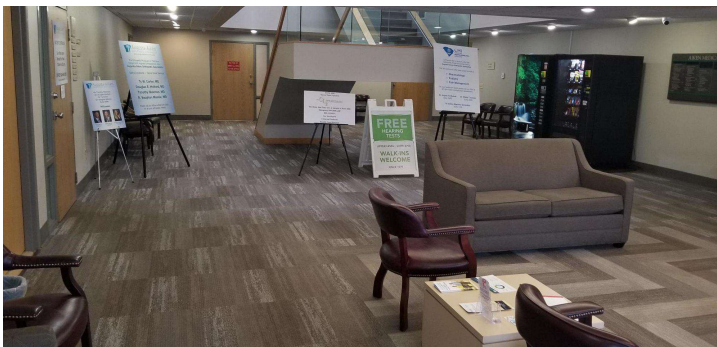
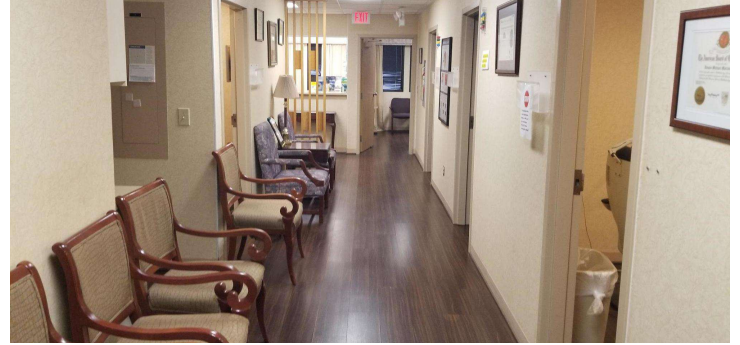




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## ADDITIONAL PHOTOS



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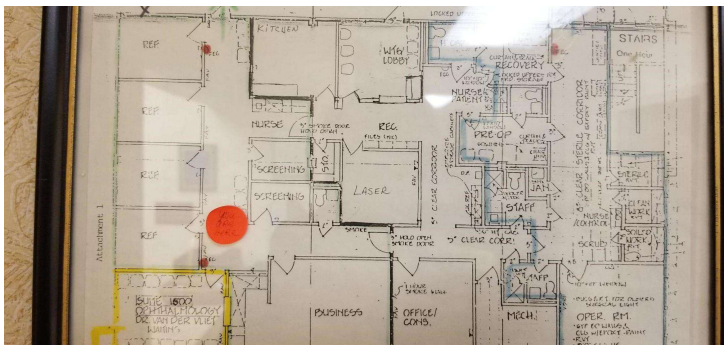
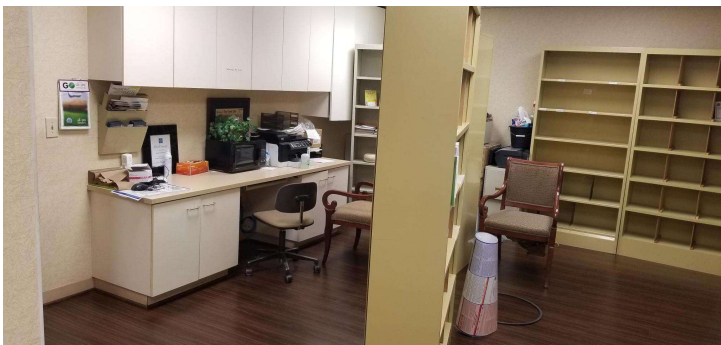
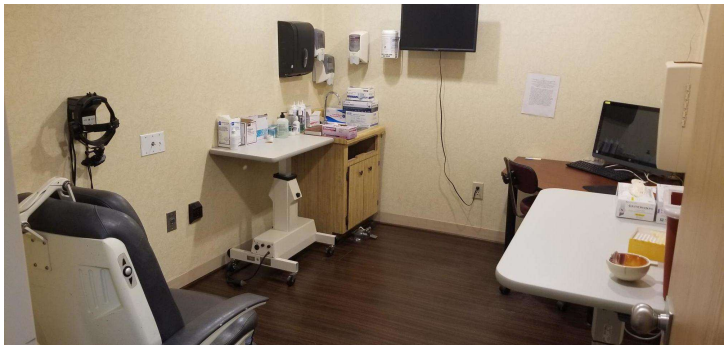
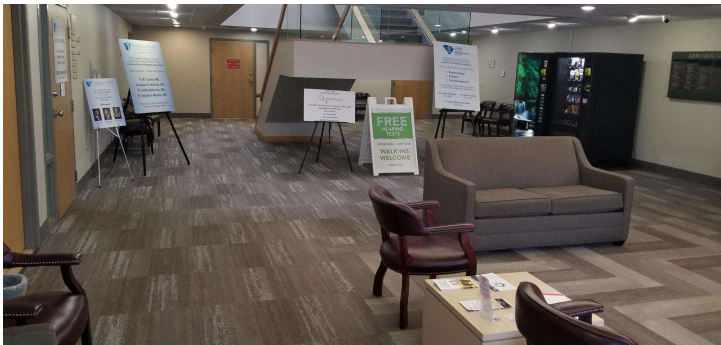
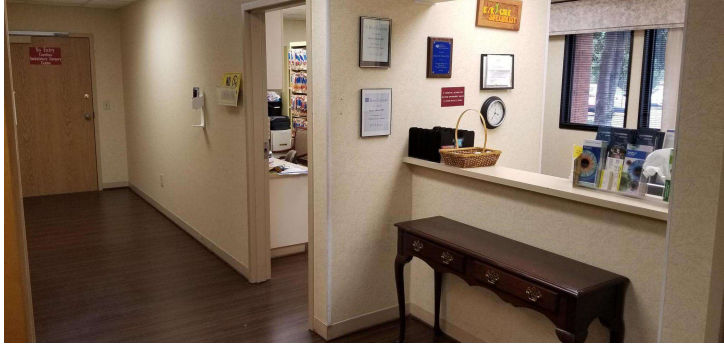
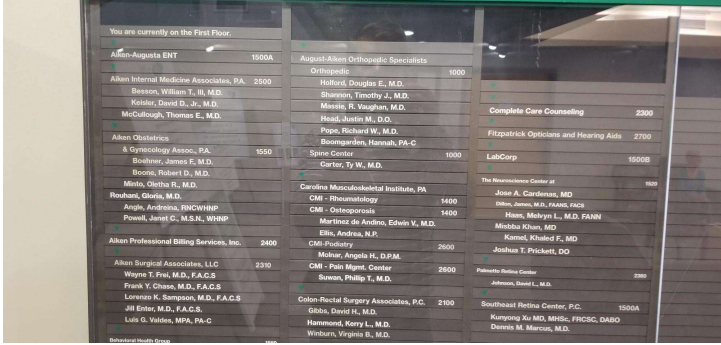




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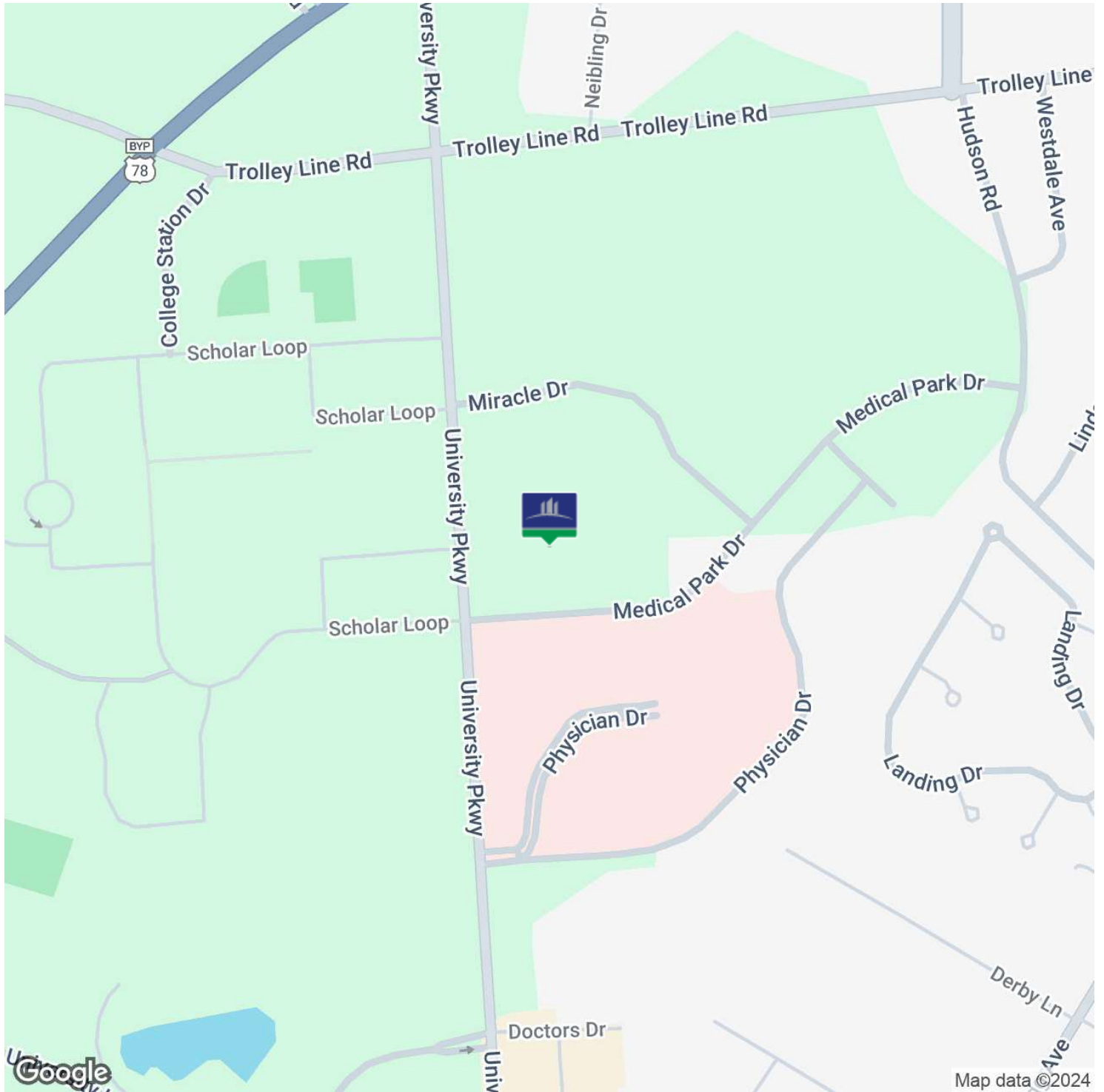
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## LOCATION MAP



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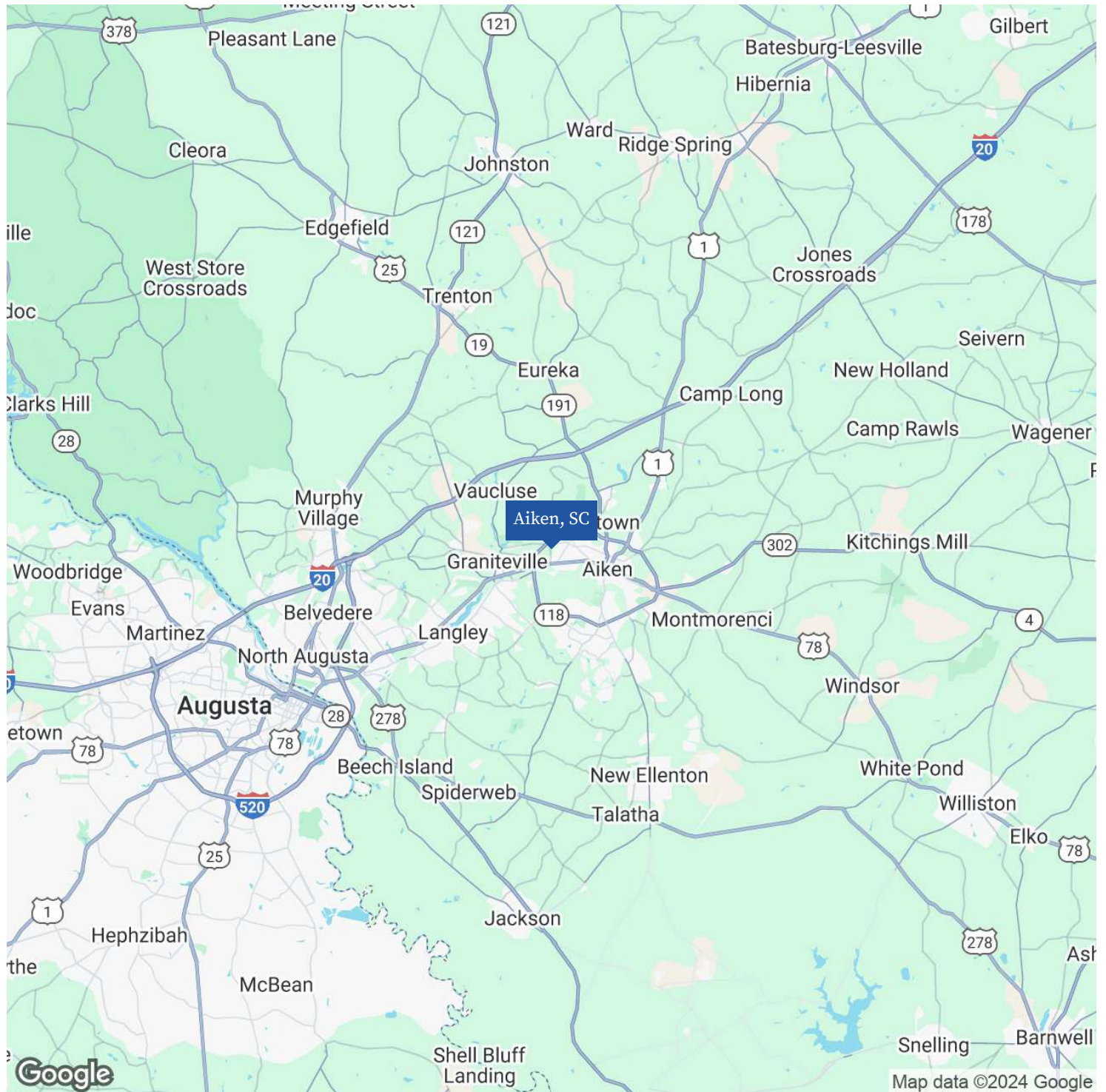




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## REGIONAL MAP



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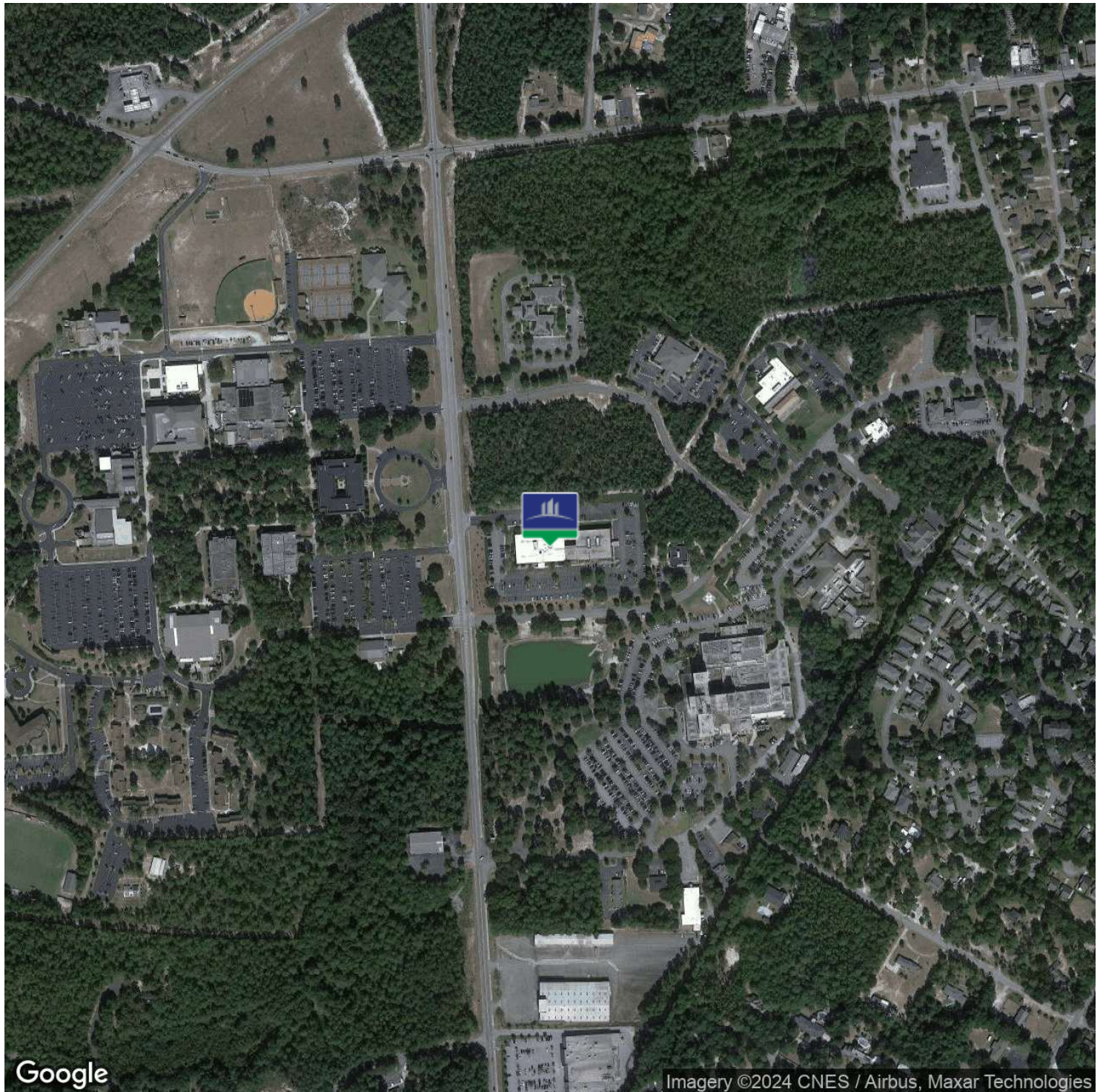




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## AERIAL MAP



Google

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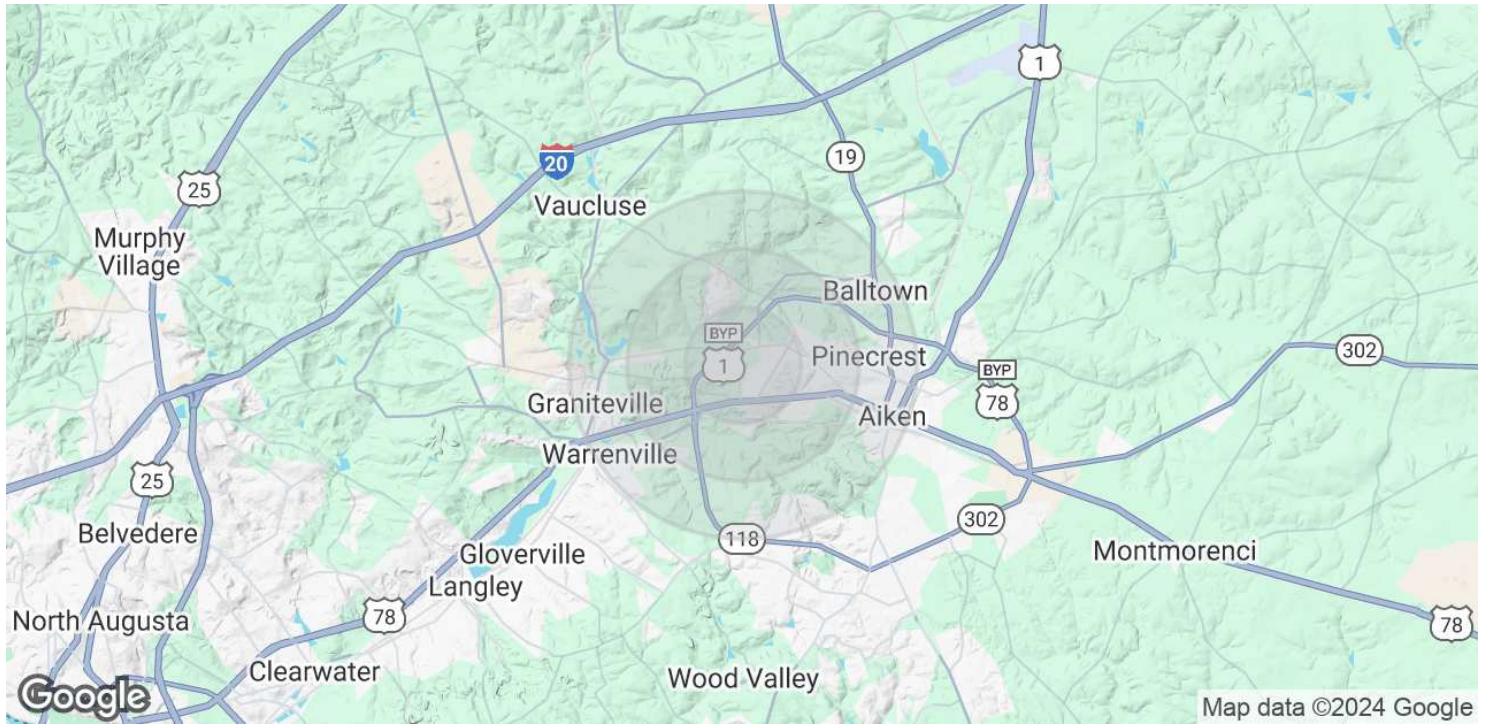




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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,201	9,069	17,350
Average Age	32.7	39.9	41.5
Average Age (Male)	33.8	40.1	41.1
Average Age (Female)	32.2	38.1	40.6

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,138	4,072	8,291
# of Persons per HH	2.8	2.2	2.1
Average HH Income	\$61,925	\$60,783	\$56,865
Average House Value	\$152,945	\$170,966	\$168,362

2020 American Community Survey (ACS)

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