

815 E. Pine Log Rd., Aiken, SC 29803

For Sale
\$1,325,000

**± 11,100 SF fully conditioned
Freestanding Flex/retail
building for sale**

- The building is located along a major artery in Aiken with a traffic count of ± 29,100 VPD
- The space is 100% heated and cooled and has recently undergone interior renovations
- Clear span construction with ability to subdivide to accommodate multiple tenants
- Excellent visibility and nicely appointed storefront with excellent signage opportunity
- Offering below replacement cost
- Ample onsite parking with 30+ spaces
- Zoning - General Business City of Aiken



**TRINITY
PARTNERS**

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1501 MAIN STREET SUITE 410
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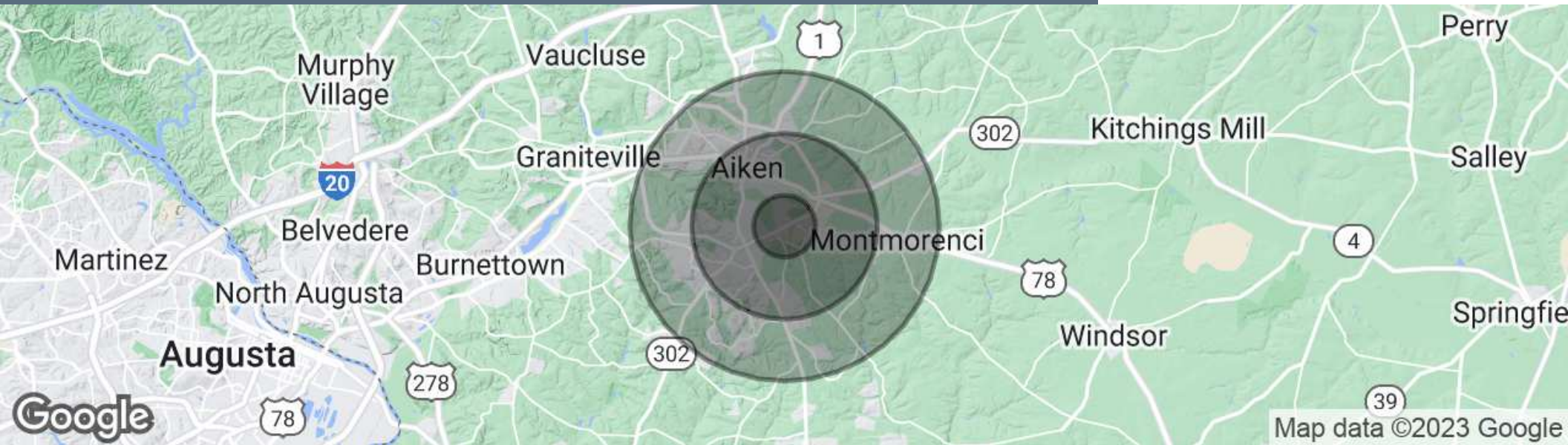
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Population

	1 Mile	3 Miles	5 Miles
Total Population	3,726	24,815	49,076
Average Age	41.7	43.0	45.2
Average Age (Male)	36.0	41.3	43.8
Average Age (Female)	44.3	45.5	46.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,735	11,679	22,421
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$63,274	\$66,736	\$69,264
Average House Value	\$151,172	\$177,606	\$191,821

** Demographic data derived from 2020 ACS - US Census*



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