

# Publix #2040 - The Village at Woodside

1545 Silver Bluff Road  
 Aiken, SC 29803  
 Lat 33.497, Long -81.748

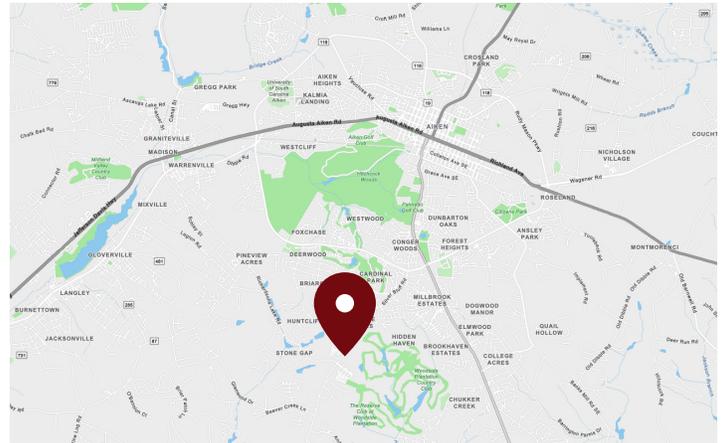
**FOR LEASE**



**1,200 - 4,800 SF & 1 OP AVAILABLE**

## PROPERTY HIGHLIGHTS

- New Publix-Anchored Development Located in Rapidly Growing Aiken, SC With an Estimated Delivery of Spring 2026
- Situated Less Than 1 Mile From the Entry to Woodside Country Club Featuring Two 18-Hole Golf Courses, Racquet Sports, Hiking Trails, Fitness Center and Water Activities
- Ideally Situated Close to the Heart of Aiken's Main Retail Corridor Featuring Target, The Home Depot, Lowe's Home Improvement and Academy Sports
- The Surrounding Woodside Community Is One of the Most Affluent Areas of Aiken, With Over 2,300 Rooftops Enjoying an Average Household Income of \$105,000 Within a Three-Mile Radius
- Shop Spaces Available in Vanilla Shell or Cold Dark Shell
- One Outparcel Available for Ground Lease
- Traffic Count (on Silver Bluff Road): 17,500 VPD



| DEMOGRAPHICS       | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------|-----------|-----------|-----------|
| Total Population   | 3,008     | 24,784    | 48,843    |
| Daytime Population | 2,370     | 22,625    | 45,080    |
| Total Households   | 1,276     | 11,100    | 21,535    |
| Avg. HH Income     | \$175,438 | \$130,115 | \$116,692 |

*Data provided by Placer Labs Inc. (www.placer.ai) & Esri*

## Melody Holley

Main: **770.541.0881** | Cell: **678.414.8989** | [mholley@crossmanco.com](mailto:mholley@crossmanco.com)  
 6400 Powers Ferry Road, Suite 300, Atlanta, GA

*Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.*



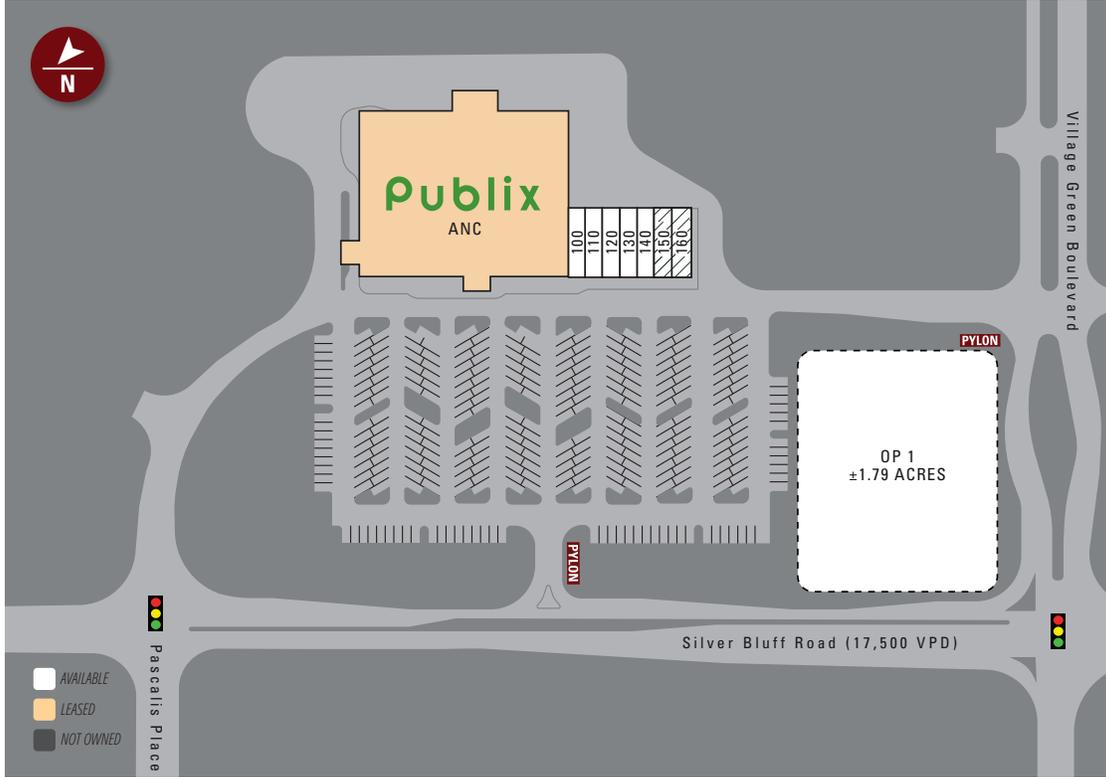
Crossman & Company

[www.crossmanco.com](http://www.crossmanco.com)

# Publix #2040 - The Village at Woodside

1545 Silver Bluff Road  
 Aiken, SC 29803  
 Lat 33.497, Long -81.748

## SITE PLAN



| Suite | Tenant                      | Size     |
|-------|-----------------------------|----------|
| ANC   | Publix                      | 47,240   |
| 100   | AVAILABLE (Vanilla Shell)   | 1,400    |
| 110   | AVAILABLE (Vanilla Shell)   | 1,400    |
| 120   | AVAILABLE (Vanilla Shell)   | 1,400    |
| 130   | AVAILABLE (Vanilla Shell)   | 1,400    |
| 140   | AVAILABLE (Vanilla Shell)   | 1,400    |
| 150   | AVAILABLE (Cold Dark Shell) | 1,400    |
| 160   | AVAILABLE (Cold Dark Shell) | 1,400    |
| OP1   | AVAILABLE                   | ±1.79 AC |

**TOTAL 57,040**



### Melody Holley

Main: 770.541.0881 | Cell: 678.414.8989 | [mholley@crossmanco.com](mailto:mholley@crossmanco.com)  
 6400 Powers Ferry Road, Suite 300, Atlanta, GA

*Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.*



[www.crossmanco.com](http://www.crossmanco.com)