

1908 RICHLAND AVE, AIKEN SC - 2,559 SF FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$2,750 per month (MG)
Available SF:	2,559 SF
Building Size:	28,000 SF
Zoning:	Industrial

- 2,559 Office Square Feet
- Multi-Tenant 28,000 SF Building
- East Aiken

PROPERTY OVERVIEW

Approximately 2,500 square feet of commercial office space is available in a 28,000 square foot building about 2 miles from downtown Aiken. The space consists of ten rooms plus a small bathroom and a larger bathroom. The Class B, ten rooms consist of two very large rooms and the rest have been used as normal sized offices. The large rooms could be conference, training or work rooms. This building is located on the east side of Aiken in an area with other commercial and industrial type properties. There is plenty of parking in front and to the side of the building. The owner of the property occupies most of the building and two other tenants occupy the warehouse area. Traffic counts are approximately 9,500 VPD.

LOCATION OVERVIEW

From downtown Aiken, take Richland Avenue east for about 2 miles. The property is on the left immediately after the Hubbell Manufacturing Plant.

**Hubbell
Power Systems**

**6.48
acres**

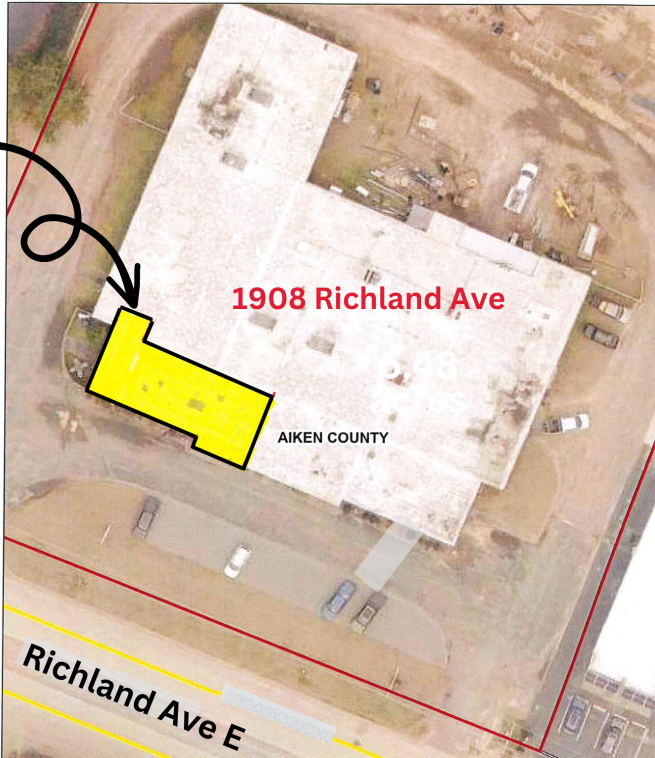
78 Richland Ave E

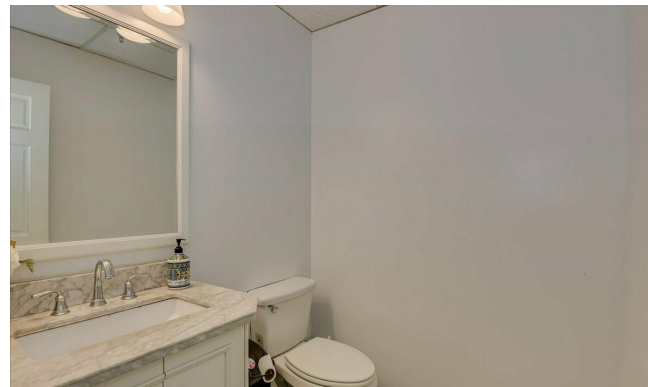
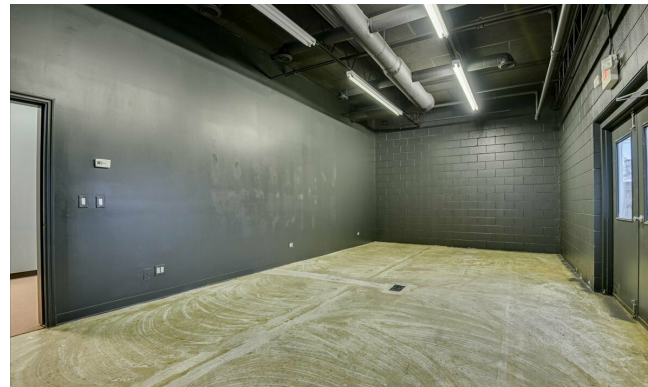
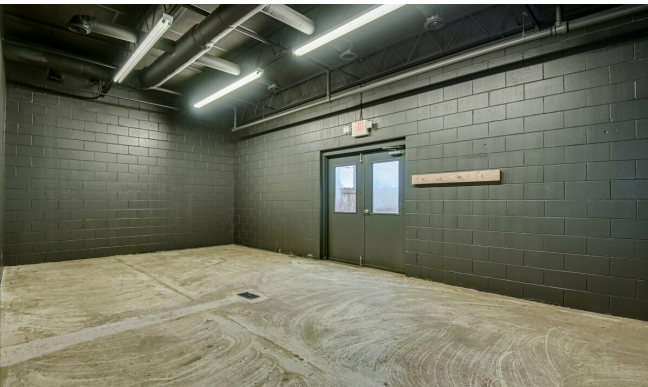
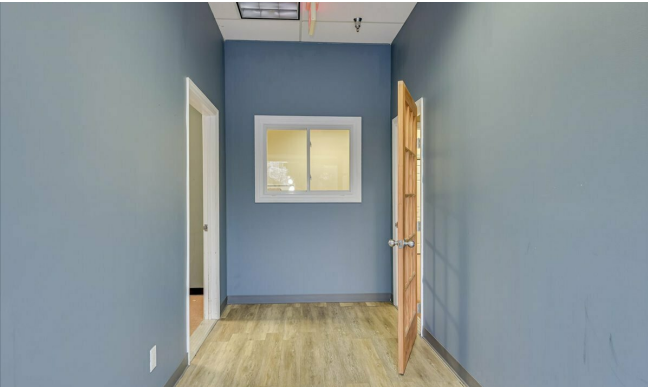
**Mr.
Central**

**Holton
Marine**

Wayne's Auto

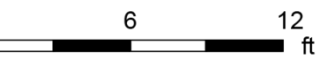
2,559 SF
for Lease





1908 Richland Ave E, Aiken, SC

Main Floor Finished Area 2558.91 sq ft



PREPARED: 2023/01/26



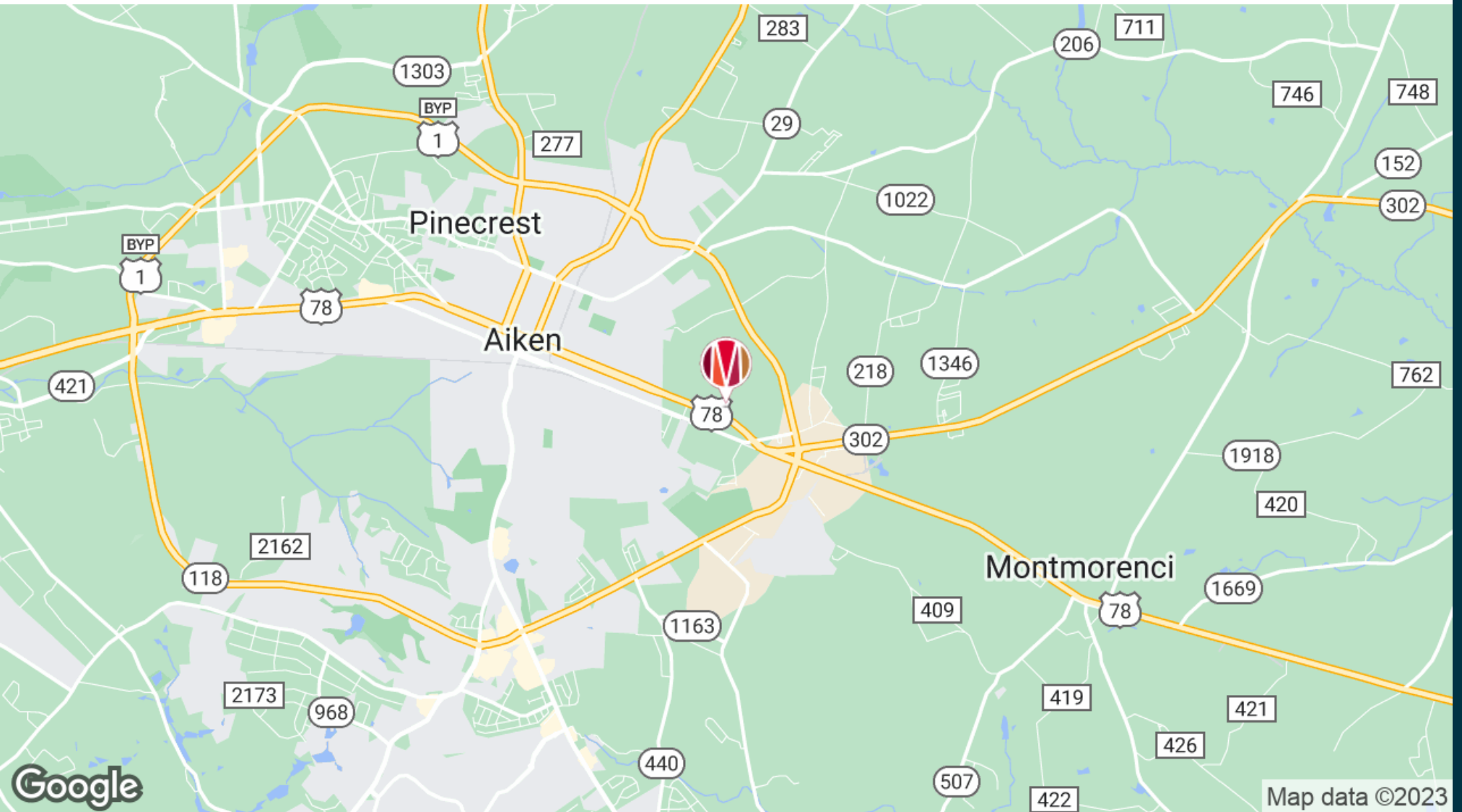
FLOOR PLAN / 1908 RICHLAND AVENUE - 2,559 SQUARE FEET

Regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

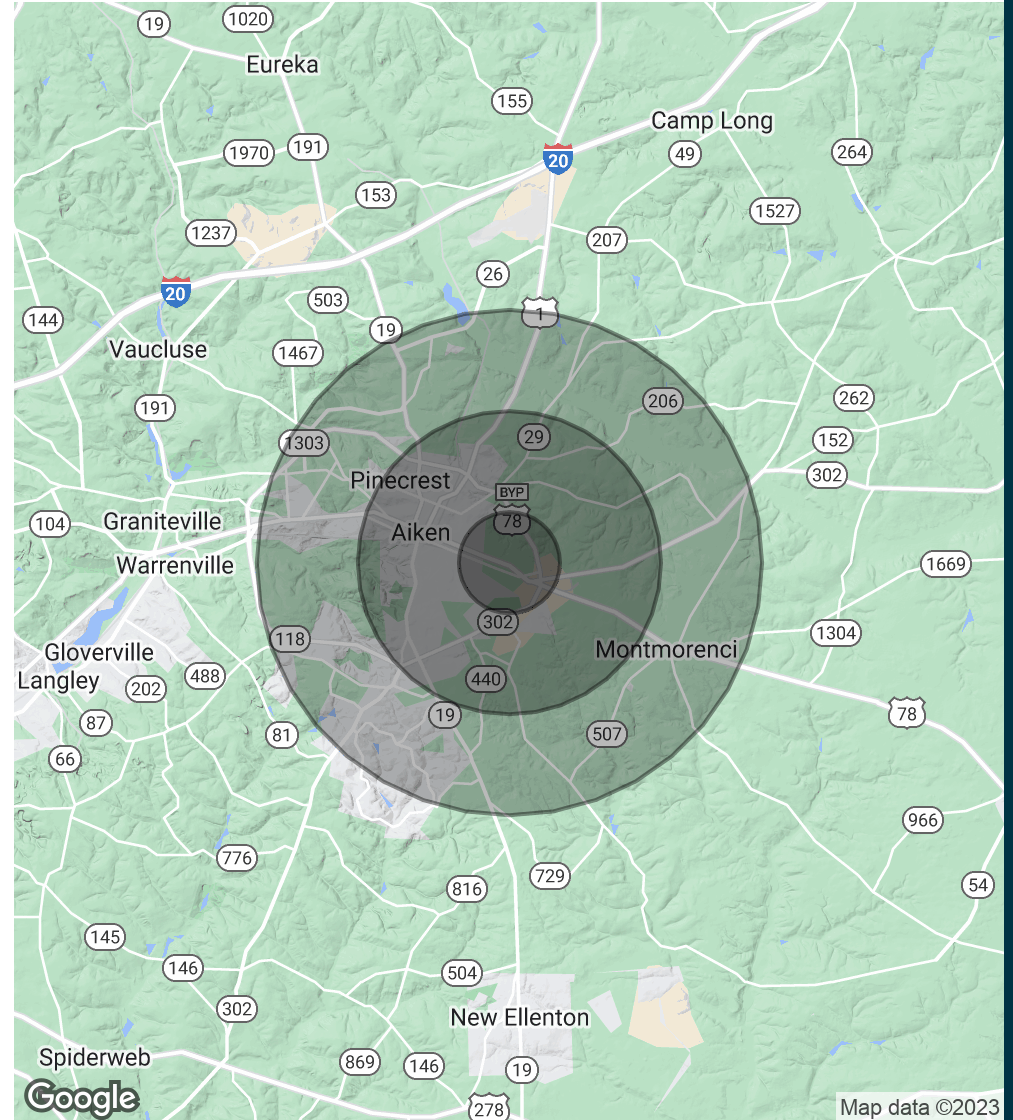
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	1,334	20,885	44,905
Average Age	35.8	41.5	43.3
Average Age (Male)	17.7	39.7	42.3
Average Age (Female)	42.3	43.7	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	595	9,593	20,479
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$44,935	\$58,177	\$65,738
Average House Value	\$95,116	\$145,628	\$176,226

* Demographic data derived from 2020 ACS - US Census





DEAN NEWMAN

Vice President, Associate Broker

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Cell: 706.339.4379

PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College in 1980 Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over the last 32 years. He and his wife Teena have two adult children who are each married and four grandchildren.

EDUCATION

BBA - Marketing from Augusta College - 1980

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

International Council of Shopping Centers

SC #49942 // GA #281453

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com