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SILVER BLUFF COMMONS

43,066 SF FOR LEASE

1026 Pine Log Road | Aiken, SC 29803

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SILVER BLUFF ROAD--21,500 VPD

PINE LOG ROAD--25,700



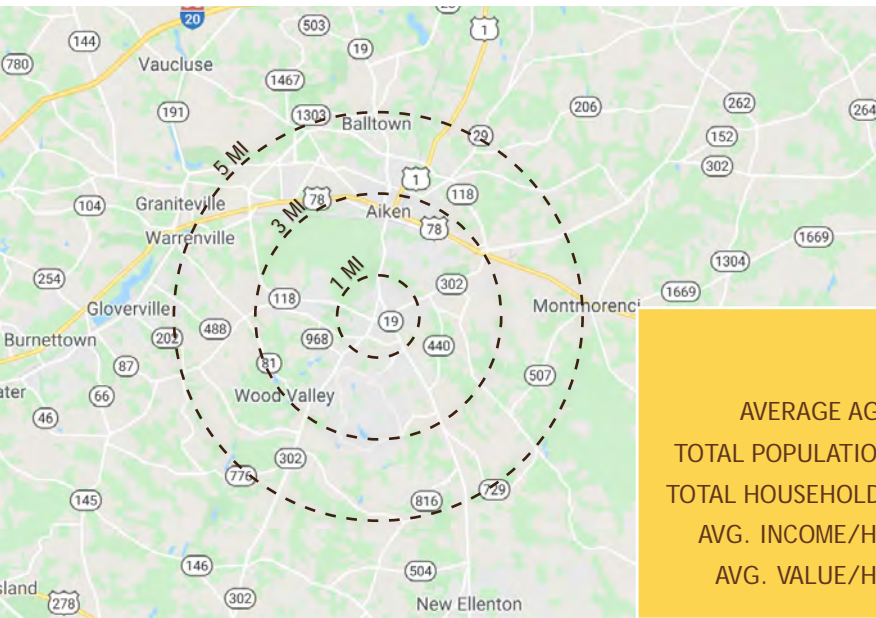
JORDAN TROTTER
COMMERCIAL REAL ESTATE

Silver Bluff Commons is located in Aiken, SC at the corner of Pine Log Road and Silver Bluff Road, with close proximity to Whiskey Road and Hitchcock Parkway. Tenants include Habanero Mexican Grill, MAU, INC., Nail Place, Vinyl Tyme, and Vikiki's Boutique. This location is visible to more than 45,200 vehicles a day and is in an established trade area. Silver Bluff Commons Shopping Center in Aiken, SC, is a vibrant hub of retail activity, making it a prime location for retail businesses. The center is well-known for its strong community presence, ensuring a steady flow of customers for its tenants. The SCDOT Intersection Improvement Project for Safety, a \$4.2 million project at the corner of Silver Bluff and Pine Log, was completed in May of 2024

The 43,066 SF anchor tenant space presents an exceptional opportunity for a new large retail tenant. This spacious area is ideally suited for a grocery store, hardware store, or any other substantial retail operation, offering ample room to accommodate a wide variety of merchandise and customer needs. Visible by more than 45,200 cars daily, this center is located in an established trade area. The other tenants include: Mi Pueblo Mexican Grill, MAU, Inc., Nail Palace, Vikki's and Vinyl Tyme.



- Anchor Tenant Space 43,066 SF
- Busy shopping area in Aiken
 - Ample dedicated parking
- Corner of Pine Log Road and Silver Bluff Road
- Visible by 45,200 cars daily



	1 MI	3 MI	5 MI
AVERAGE AGE	36.6	39.3	42.1
TOTAL POPULATION	3,496	20,960	46,606
TOTAL HOUSEHOLDS	1,443	8,509	18,906
AVG. INCOME/HH	\$70,552	\$65,864	\$69,674
AVG. VALUE/HH	\$203,520	\$196,729	\$219,653



SITE

Home Depot
Kroger
Wells Fargo
Tash
Regions

FRESH MARKET
Oldemark
Applebee's
DOLLAR GENERAL
TYLER'S
PALM BEACH TAN

Vinyl Tyme
MAU
NAIL PALACE

M&R BLOCH
McDonald's
SOUTH STATE
DUNKIN'
Krystal
Wendy's
STAPLES
FIVE GUYS
Vitamin Shoppe

Bath & Body Works
ROSS
KAY
petco
TJ-MAXX

CVS
BURGER KING
Charleys
Walmart
SONIC

IHOP
Olive Garden
ZAXBY'S
DOLLAR TREE

WELLS FARGO
SRP
FOOD LION
CIRCLE K
SUBWAY

verizon wireless
FIREHOUSE SUBS
Walmart

LONGHORN STEAKHOUSE
HOBBY LOBBY
LOWE'S
MATTRESS Warehouse
ALDI

Waffle House
GameStop
chiji's
PET SMART
TARGET
five BELOW

SILVER BLUFF ROAD

E PINE LOG ROAD

WHISKEY ROAD

SILVER BLUFF ROAD---21,500 VPD

43,066 SF

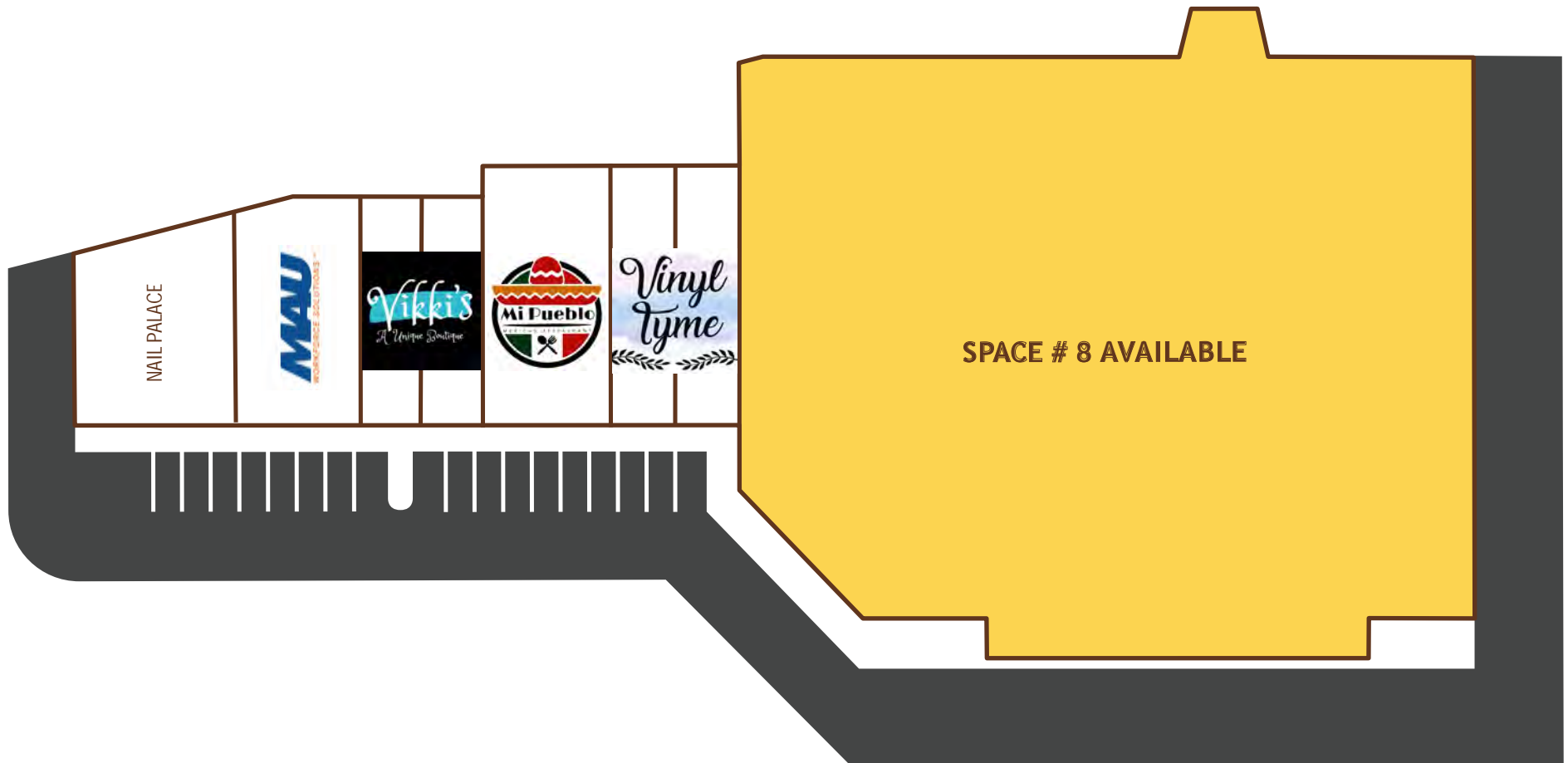
PINE LOG ROAD---23,700 VPD



SILVER BLUFF COMMONS

Total Square Feet: 57,932
Total Space Available: 43,066

Retail Space #1	2,941 SF	Nail Palace	Retail Space #5	3,175 SF	Mi Pueblo Mexican
Retail Space #2	2,750 SF	Mau, Inc.	Retail Space #6	1,600 SF	Vinyl Tyme
Retail Space #3	1,400 SF	Vikki's	Retail Space #7	1,600 SF	Vinyl Tyme
Retail Space #4	1,400 SF	Vikki's	Retail Space #8	43,066 SF	AVAILABLE



AIKEN COUNTY STATISTICS



River Region Population:
177,649



Annual Growth Rate:
1.3%



Average Commute:
25 mins



Medium Income:
\$69,182



Unemployment Rate:
3.4%

Major Industry: Savannah River Nuclear Solutions (11,635 employees - expanding by 2,000 permanent jobs in 2035), CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Travel: Area has 31 airports within a 50 mile radius
CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Healthcare: Aiken Regional Medical Center (1,117 employees)

Education: Aiken County Public Schools (3,346 employees)

