

FOR LEASE

**231 Marlboro Street Southeast -
6960 SF Flex Space**

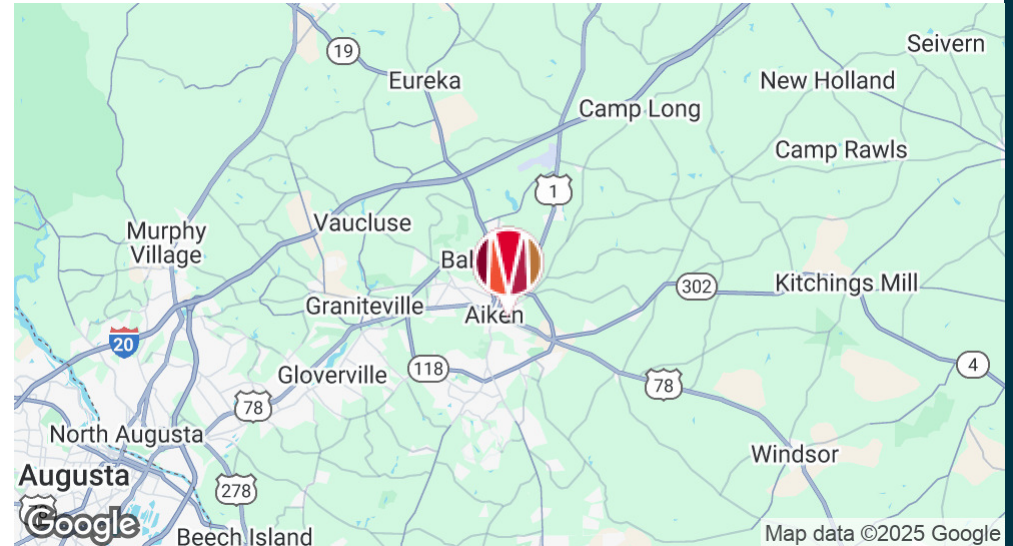
Aiken, SC 29801



231 Marlboro Street Southeast
Aiken, SC 29801



EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size: 6,960 SF

Acreage: -

- Front office suite with private entrance
- Three roll-up doors for efficient loading and access
- Open-span warehouse space ideal for equipment, vehicles, storage, or production
- Ample on-site parking and maneuvering space
- Convenient access to Downtown Aiken, major commercial corridors, and regional transportation routes

PROPERTY OVERVIEW

231 Marlboro St SE | Aiken, South Carolina
Lease Rate: \$9.00/SF

Property Overview

231 Marlboro Street SE offers a highly functional 6,960-square-foot flex building designed to support a wide range of commercial, industrial, and service-oriented users. Located just minutes from Downtown Aiken, this property delivers the accessibility, layout, and operational efficiency that modern businesses need.

The building features a professional office area at the front, creating a clean, customer-facing entry point for administrative staff, visitors, and clients. Beyond the office area, the building opens into a generous warehouse/flex section with excellent workflow potential.

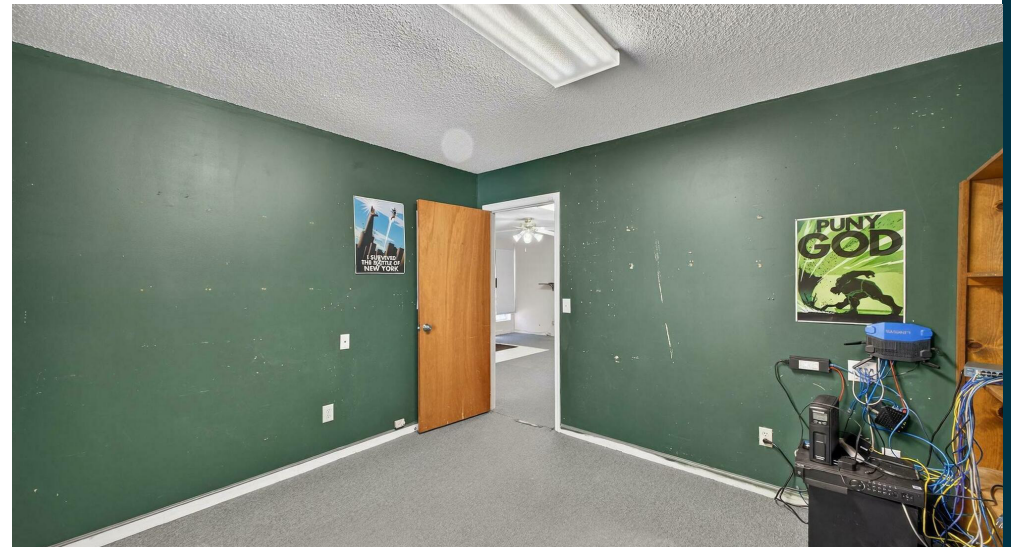
LOCATION OVERVIEW

231 Marlboro Street SE is positioned just minutes from Downtown Aiken, offering quick access to the city's main commercial corridors, government offices, and service providers. The property sits in an established mixed-use area that includes light industrial users, service businesses, and small commercial operations, making it an ideal location for companies that need both visibility and functionality.

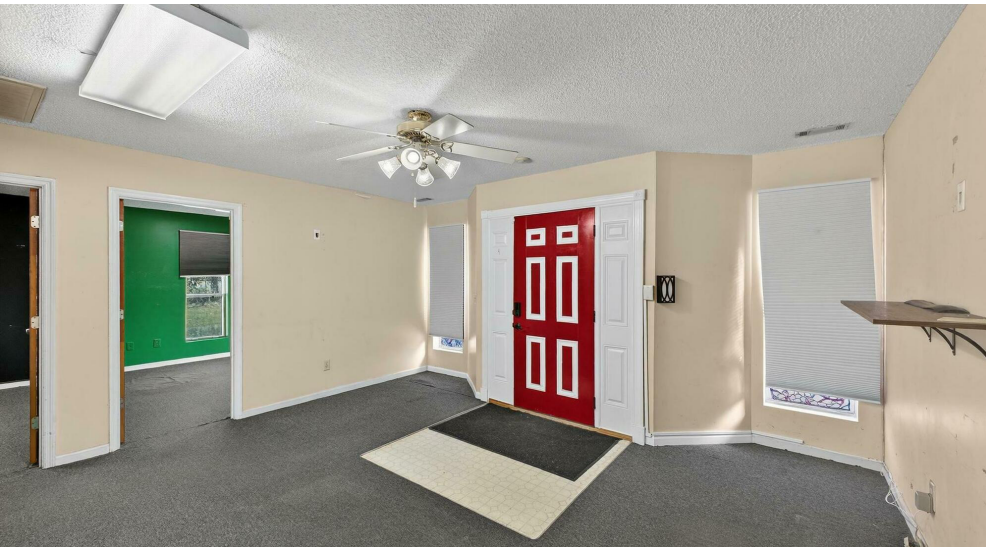
ADDITIONAL PHOTOS



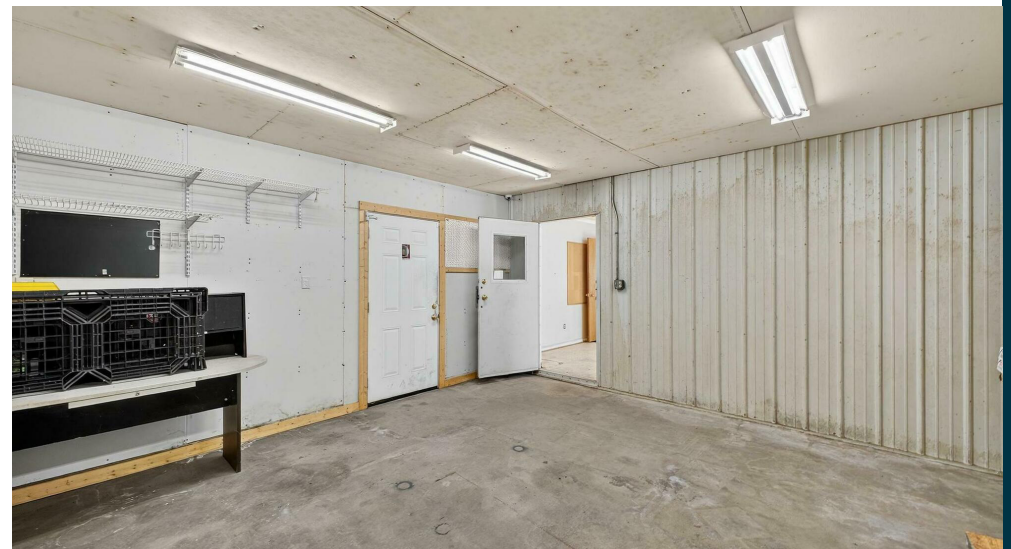
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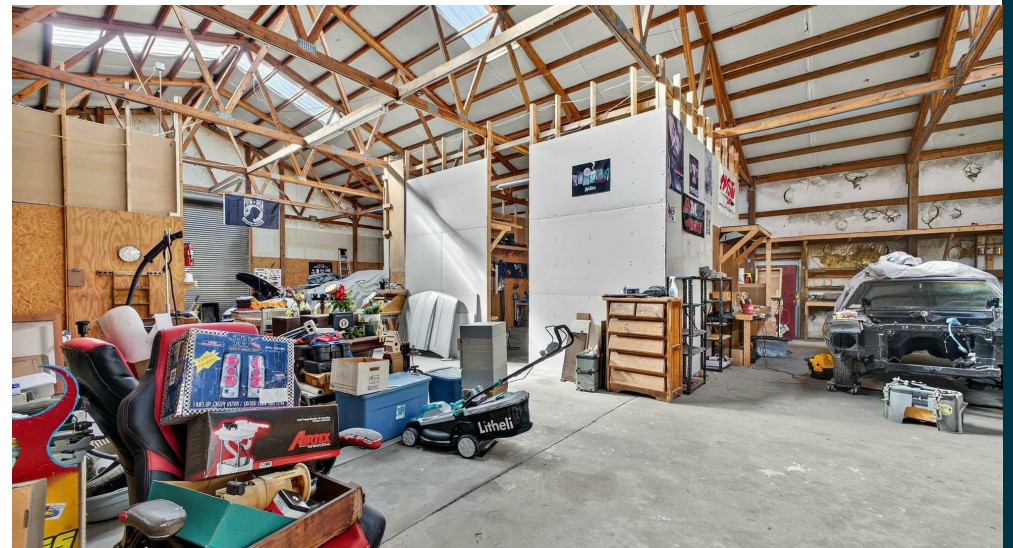
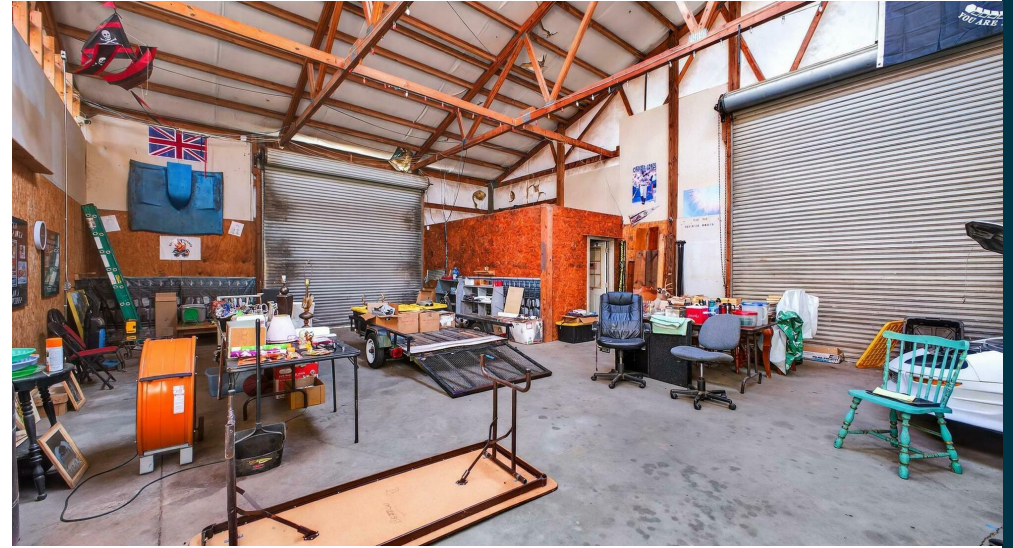
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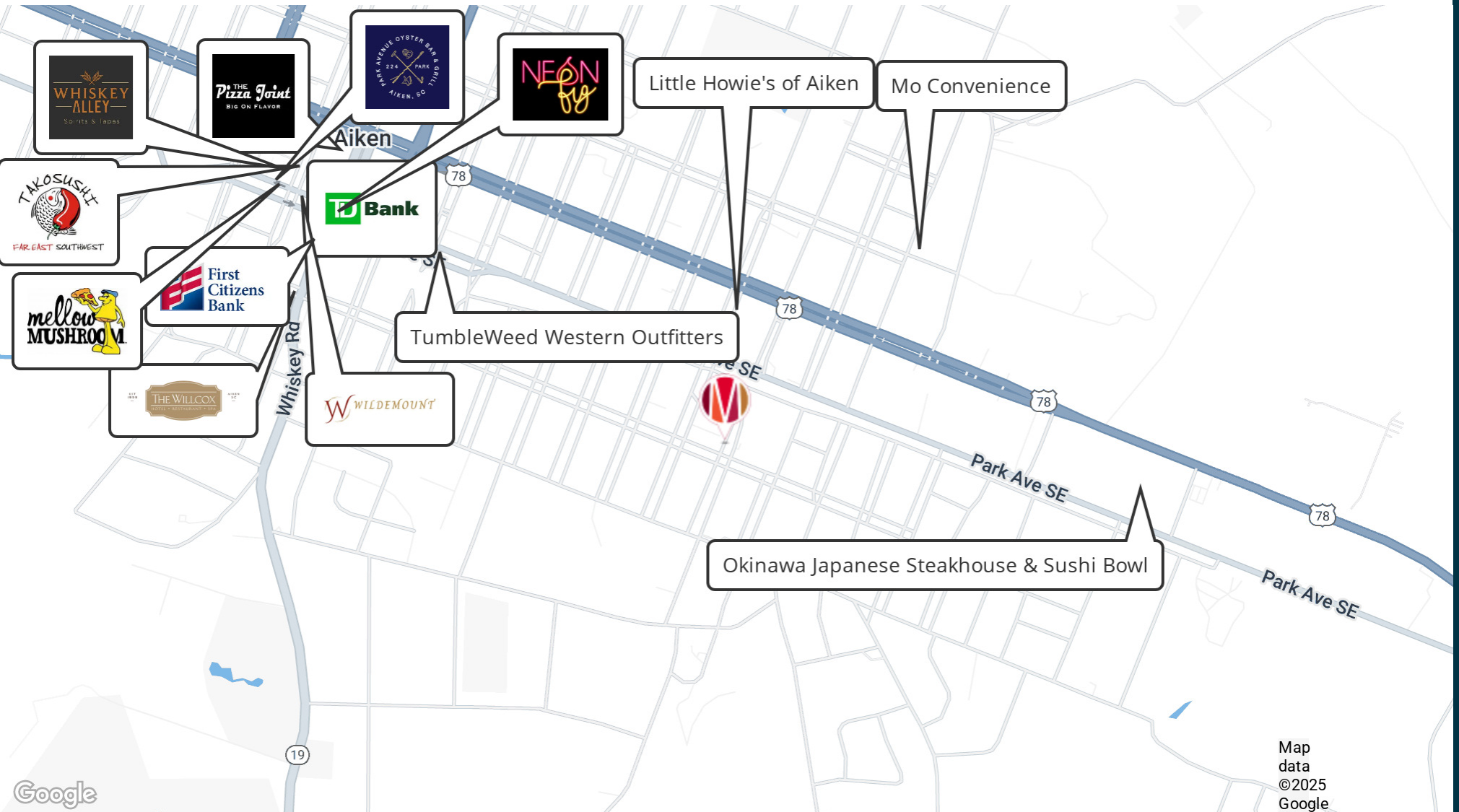
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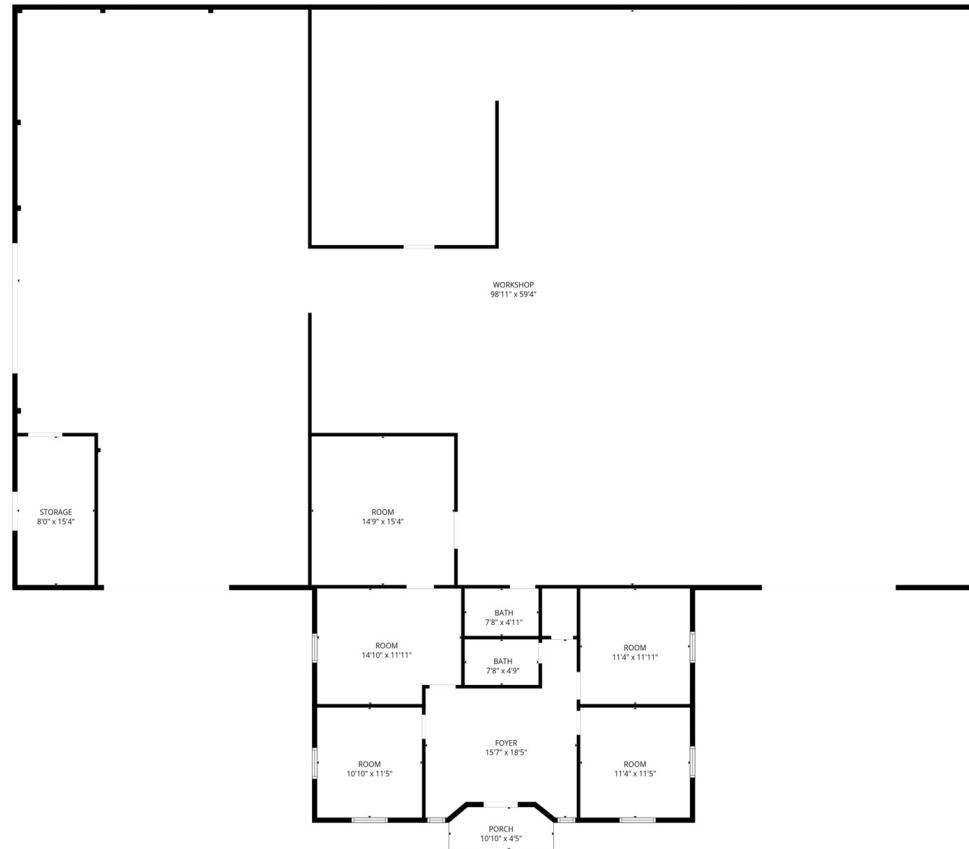
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RETAILER MAP



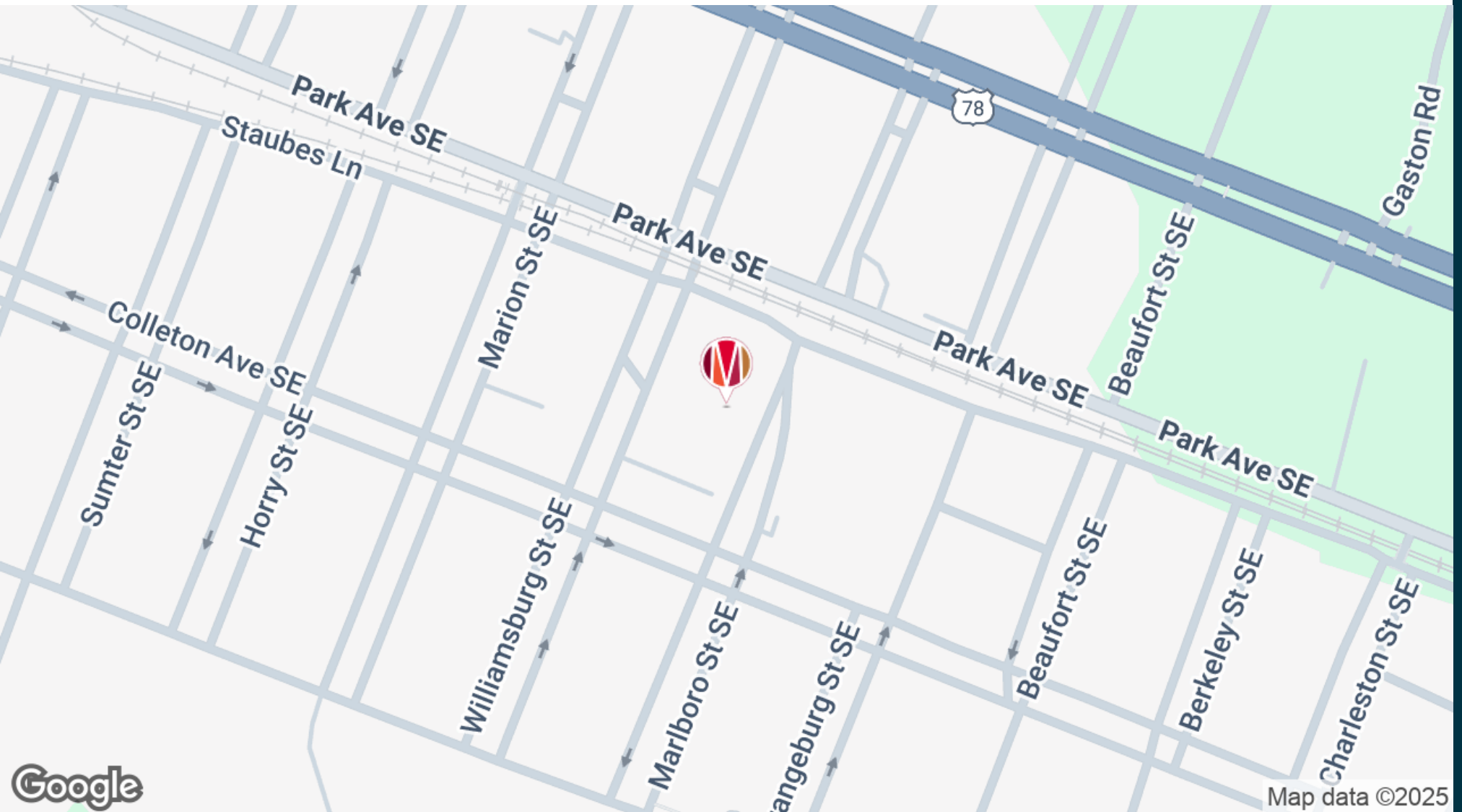
PLANS



TOTAL: 907 sq. ft
1st floor: 907 sq. ft
EXCLUDED AREAS: ROOM: 241 sq. ft, STORAGE: 130 sq. ft, WORKSHOP: 5501 sq. ft,
PORCH: 45 sq. ft, WALLS: 184 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION MAP

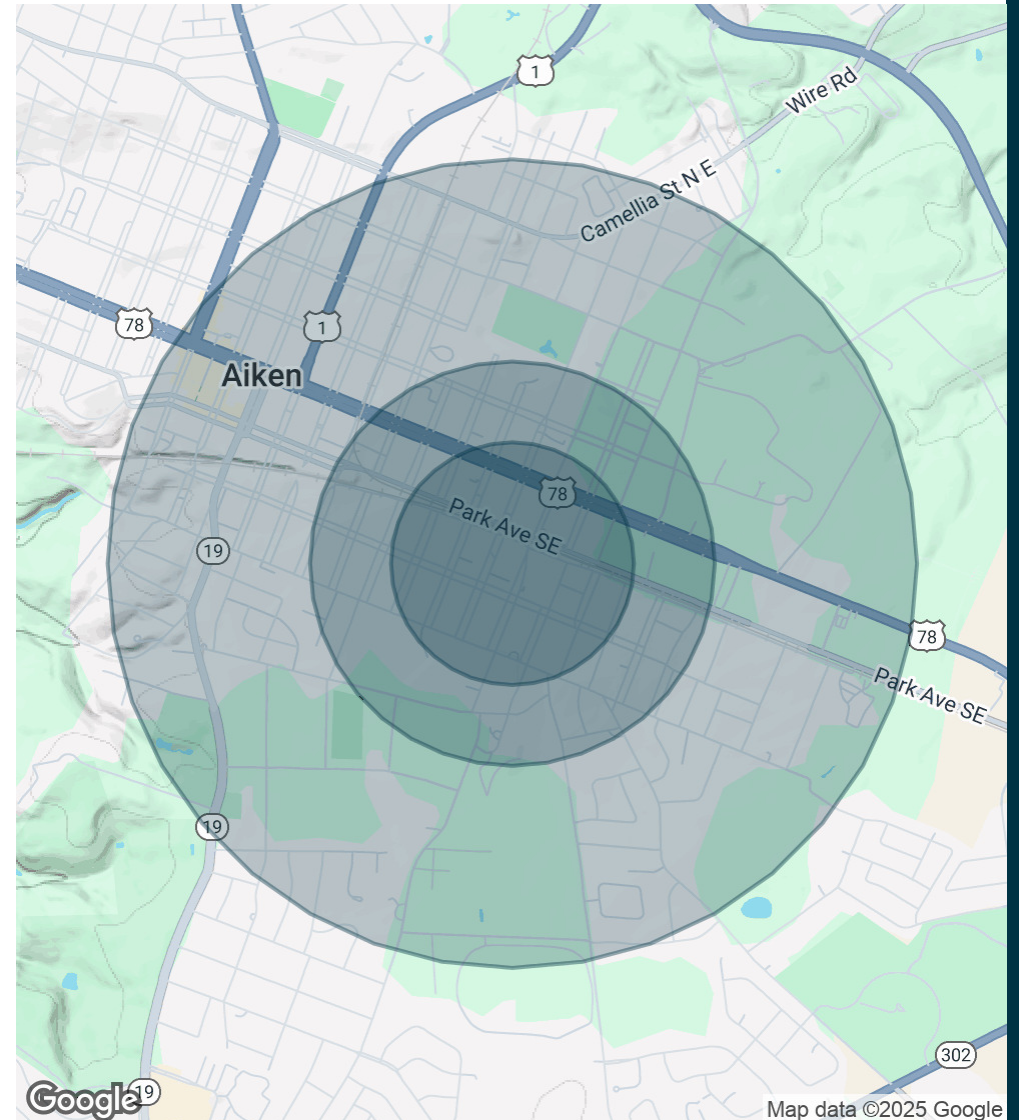


DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 462 | 1,110 | 3,465 |
| Average Age | 44.0 | 45.9 | 47.9 |
| Average Age (Male) | 39.8 | 41.6 | 43.5 |
| Average Age (Female) | 53.4 | 54.1 | 54.5 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 187 | 461 | 1,474 |
| # of Persons per HH | 2.5 | 2.4 | 2.4 |
| Average HH Income | \$79,596 | \$80,578 | \$79,742 |
| Average House Value | \$276,892 | \$302,110 | \$321,083 |

2023 American Community Survey (ACS)



TEAM PAGE

CURT HANNA



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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.