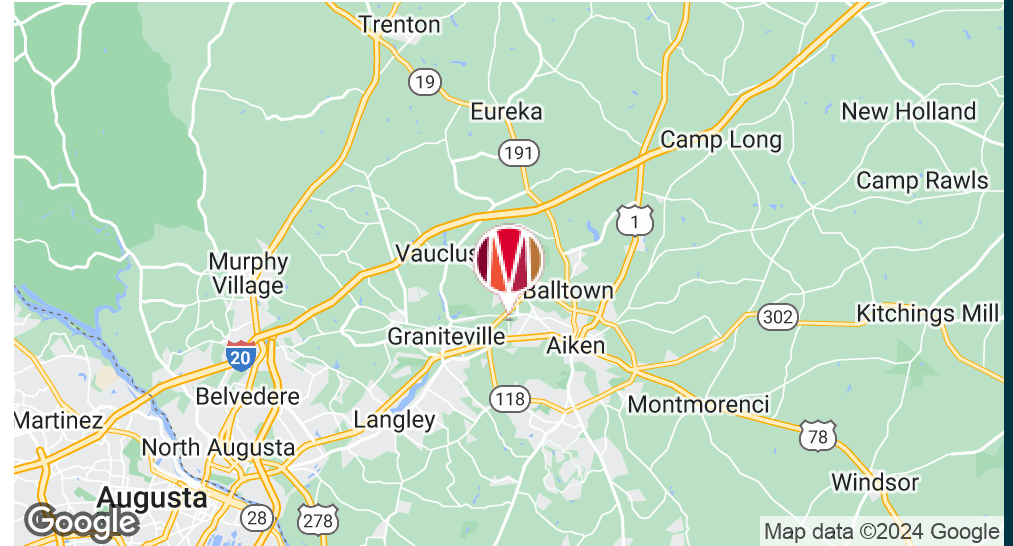


FOR LEASE

1,350 sf Professional Office

410 University Pkwy, Aiken, SC 29801

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                         |                      |
|-------------------------|----------------------|
| Lease Rate:             | \$19.00 SF/yr. (NNN) |
| Available SF:           | 1,350 SF             |
| Building Size:          | 77,000 SF            |
| Year Built / Renovated: | 1985 / -             |

## PROPERTY OVERVIEW

This is a turnkey professional office suite designed and ready for your Company. This space is thoughtfully arranged and includes a two conference rooms, which could be converted to cubicles, a reception desk, individual offices designed specifically for a business, a kitchenette, perfect for staff breaks or quick refreshments, and a second entrance for staff.

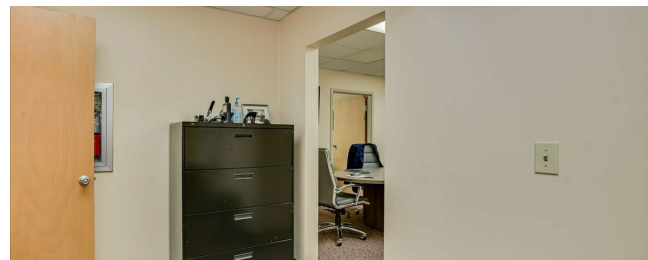
## LOCATION OVERVIEW

Welcome to Suite 2000 at the Aiken Medical & Professional Center, a prime 1,350 square feet office space located within a busy professional facility in Aiken, SC. Recently, the facility has seen increased occupancy in other professional type businesses such as law firms, CPA firms, and others.

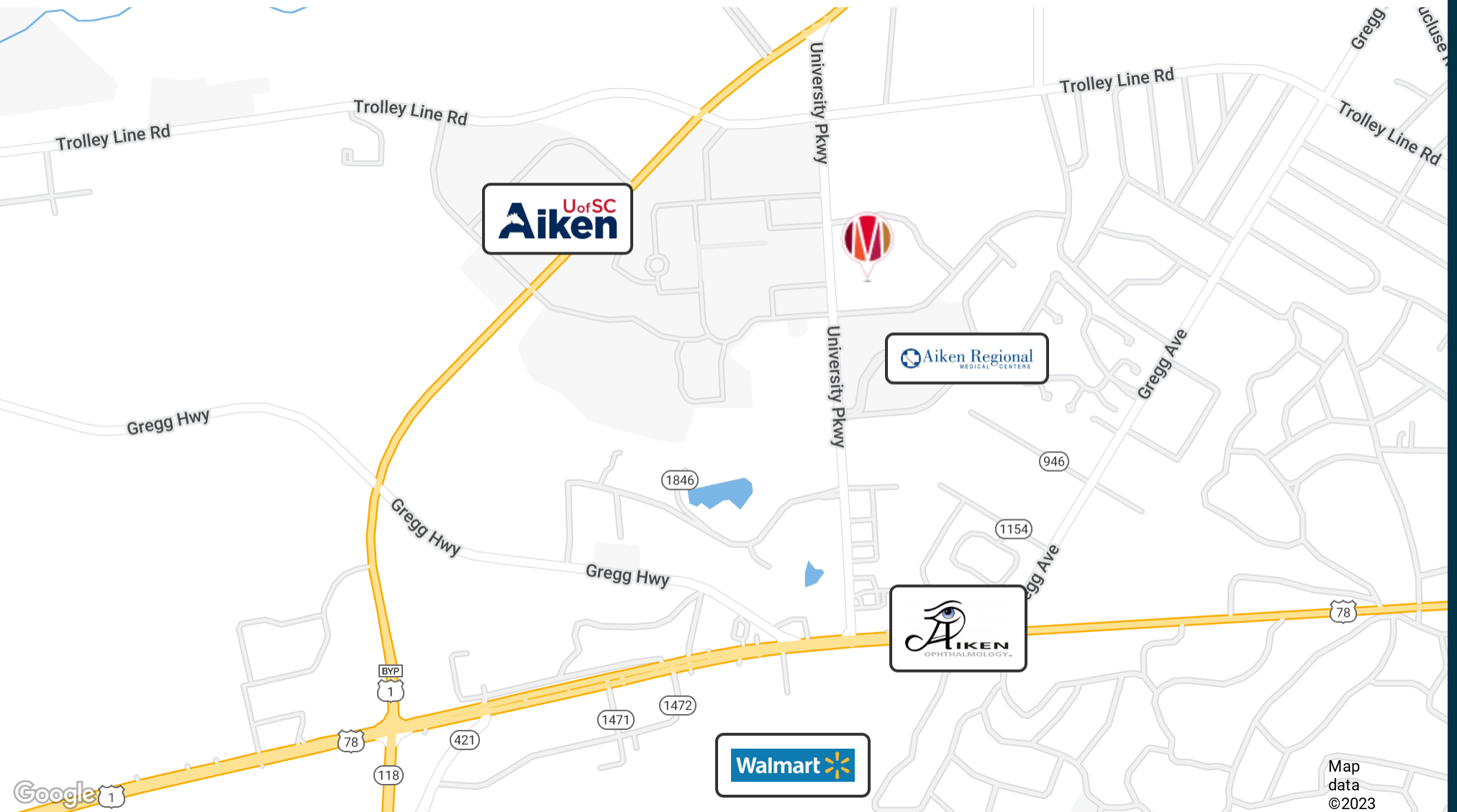
This two-story facility offers a thriving environment with an array of significant businesses, fostering a constant stream of foot traffic. The surrounding businesses ensure a steady flow of potential clientele and networking opportunities for a professional or medical business. With its proximity to the hospital, accessibility and visibility are significant, making it an ideal location for professional practices seeking growth and prominence.



# ADDITIONAL PHOTOS



# RETAILER MAP



# LOCATION MAP



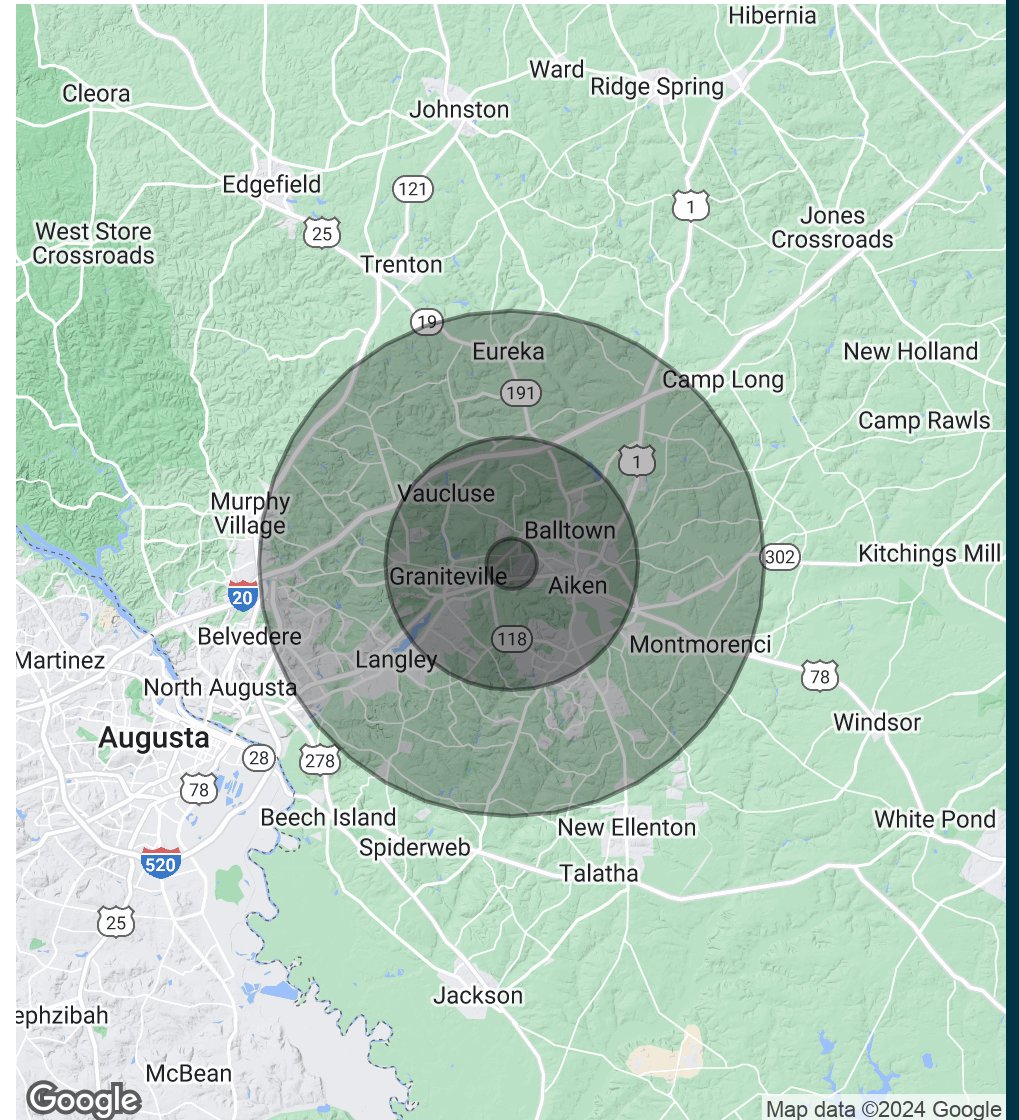


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 3,191  | 47,987  | 102,062  |
| Average Age          | 32.5   | 40.3    | 42.3     |
| Average Age (Male)   | 33.6   | 38.9    | 40.9     |
| Average Age (Female) | 32.0   | 41.5    | 44.0     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,125     | 21,579    | 44,968    |
| # of Persons per HH | 2.8       | 2.2       | 2.3       |
| Average HH Income   | \$61,382  | \$59,959  | \$65,120  |
| Average House Value | \$151,005 | \$148,758 | \$168,690 |

2020 American Community Survey (ACS)



# TEAM PAGE

## CURT HANNA



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T 706.736.0700  
channa@meybohm.com  
SC #132904  
GA #430540

## 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.