

# FORMER LONG JOHN SILVER'S

1615 Richland Avenue West, Aiken, SC 29801

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

High traffic drive-thru restaurant location available for lease. Includes a 2,327 square foot building on 0.51 acres of land

### PROPERTY HIGHLIGHTS

- Located along Richland Avenue (US 1) less than a mile west of downtown Aiken
- Adjacent to Taco Bell and across from CVS
- Full access on Richland Ave
- Other area retailers include Wendy's Waffle House, McDonald's, Zaxby's, Sonic, Food Lion, Ollies, Walmart, and Roses
- Traffic Counts: Richland Avenue W- 13,800 AADT; Hayne Avenue SW- 8,500 AADT

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	4,576	30,319	60,754
2019 Daytime Population	3,647	23,401	40,492
2019 Median HH Income	\$27,065	\$28,251	\$37,338

### EXCLUSIVE AGENT(S)

DARRELL PALASCIANO • darrell.palasciano@tscg.com • 704.335.5455

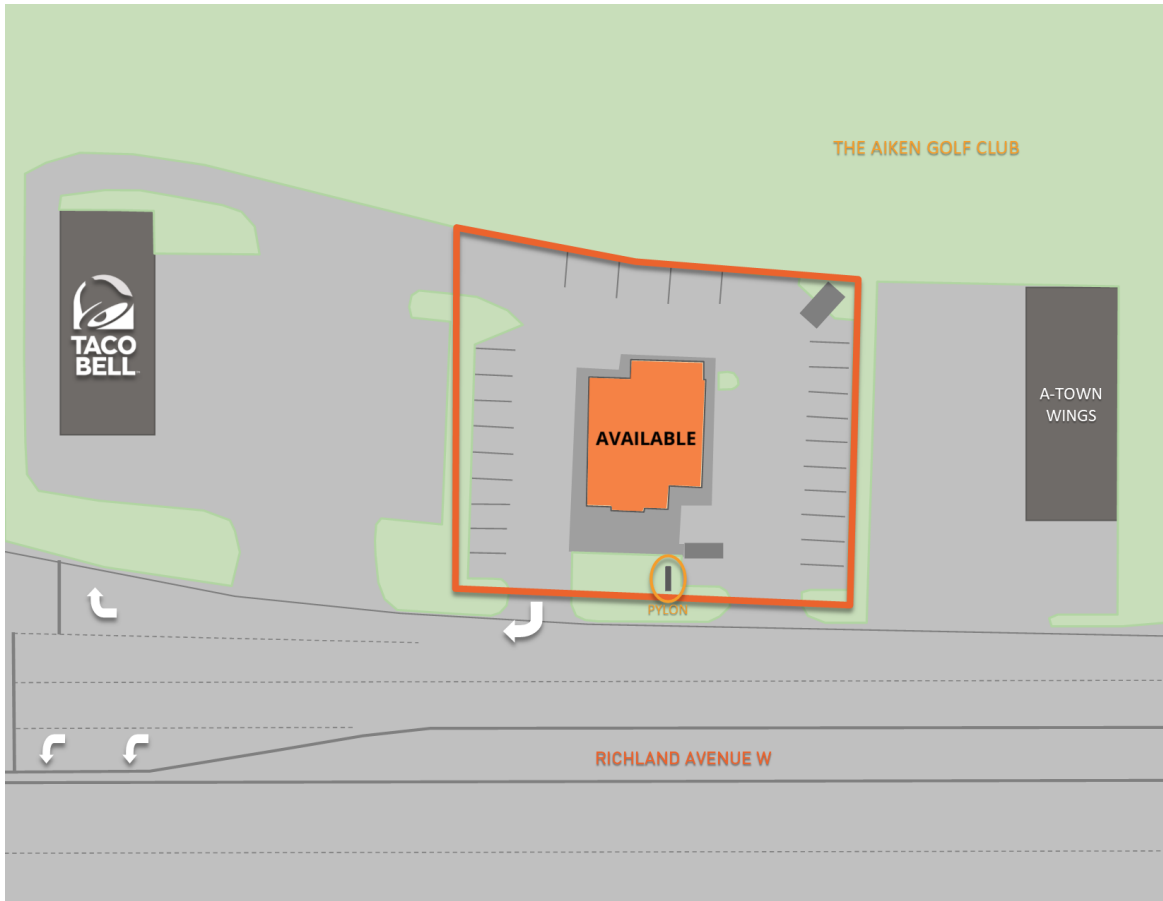
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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Available	2,327 SF

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