

AIKEN EXCHANGE

AIKEN, SOUTH CAROLINA



EXCLUSIVE LEASING PACKAGE

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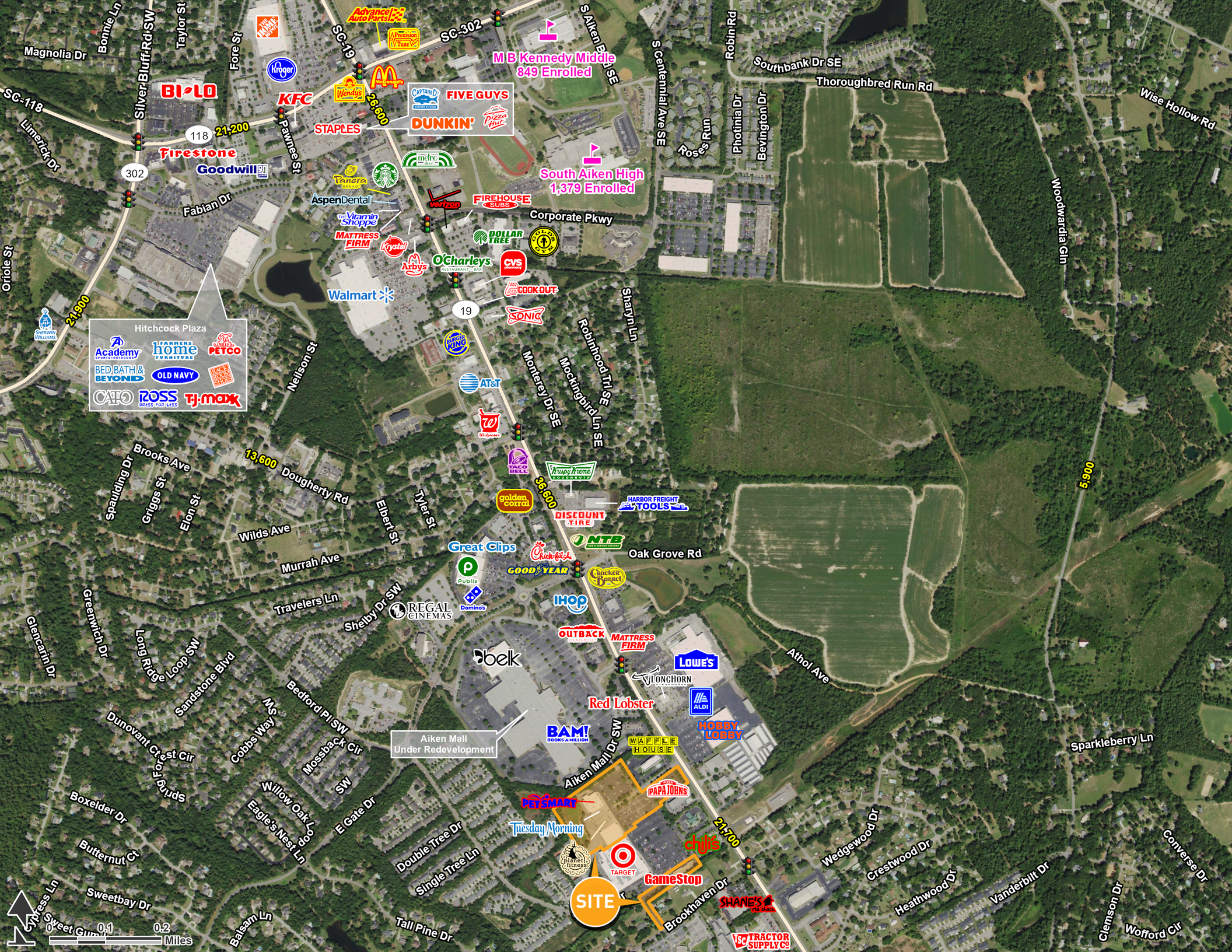
OVERVIEW

101,558 SF Power Center that is shadow anchor to Aiken's only Target

	3 MILES	5 MILES	10 MILES
2019 Population Density	29,054	47,194	97,865
2019 Daytime Population	11,276	38,544	51,350
2019 Average HH Income	\$84,034	\$77,992	\$68,551

AREA FACTS

- Aiken is located near the mid-point of South Carolina's long border with Georgia, about 15 miles east of Augusta. US 1 and US 78 pass through the heart of the city, and Interstate 20 skirts its northern border.
- Aiken is home to the largest urban forest in the United States – Hitchcock Woods – which offers over 70 miles of trails.
- Aiken forms the center of South Carolina's "Thoroughbred Country" and is home to first-class polo and racing.



M B Kennedy Middle
849 Enrolled

South Aiken High
1,379 Enrolled

Hitchcock Plaza

- Academy
- FARMERS HOME FURNITURE
- PETCO
- BED BATH & BEYOND
- OLD NAVY
- CAJO
- ROSS DRESS FOR LESS
- TJ-MAXX

Aiken Mall
Under Redevelopment

SITE



AIKEN EXCHANGE

DENTENTION POND



TARGET

N.A.P.

2535

2531

2529

2527

- 2547
- 2549
- 2551
- 2553
- 2557
- 2563
- 2567
- 2569
- 2571

SUITE	TENANT NAME	SIZE
105	Papa John's Pizza	1,300
109	Salsa Mex-Mex-Grill	3,300
2527	PetSmart	21,957
2529	Tuesday Morning	9,624
2531	Planet Fitness	17,877
2535	Aiken Furniture Co.	25,230
2547	Brown's Barbershop	1,200
2549	Lendmark Financial	1,200
2551	GameStop	1,800
2553	Foxy Nails	1,200
2557	Aiken 2 Escape	3,600
2563	AVAILABLE	3,000
2567	AVAILABLE	1,000
2567	Fast Signs	1,500
2571	Subway	2,000
2575	Dover Saddlery	5,700
TOTAL GLA		101, 558

TO AIKEN MALL

BROOKHAVEN DRIVE

TAMIL DRIVE

Security Federal Bank

AMERICAS BEST VALUE INN & SUITES

109

105

2575

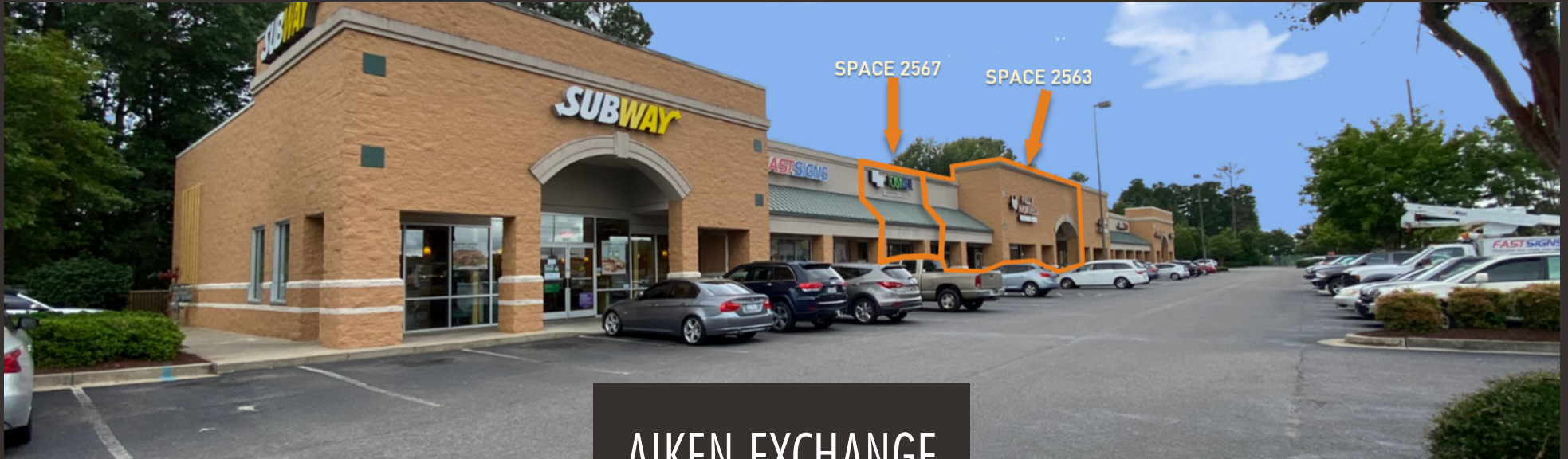
Hampton Inn by Hilton

Waffle House

WHISKEY ROAD

PYLON





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TSCG™

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