

THE VIREO GROUP™



RETAIL SPACE FOR LEASE

Centre South Shopping Center

762 Silver Bluff Road
Aiken, SC 29803
Latitude 33.51271
Longitude -81.73383



720 St. Sebastian Way, Suite 4
Sutherland Mill
Augusta, GA 30903
www.thevireogroup.com

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AIKEN COUNTY OVERVIEW

Aiken County, located in the western region of South Carolina, is in close proximity to Interstate 20 and major cities such as Atlanta, Charleston, Columbia, Charlotte and Savannah. Aiken County offers rich heritage and pristine beauty. It is the county seat and largest city is Aiken. Many people are drawn to Aiken for its beautiful golf courses, numerous polo clubs and fields, historic homes, lush gardens, and horse farms. The ideal location of Aiken County provides residents with access to mountains or beaches in less than a three hour drive. The county has an area of 1,080 square miles and is 20 minutes from Augusta, 55 miles from Columbia, 115 miles from Greenville and 140 miles from Charleston. Aiken is served by Augusta Regional Airport, Columbia Metropolitan Airport and Aiken Municipal Airport.

BUSINESS & INDUSTRY

Savannah River Nuclear Solutions	6,000
Aiken County Public School District	3,300
Shaw AREVA MOX Services	2,800
Savannah River Remediation	2,400
Kimberly Clark Corporation	1,250
Aiken Regional Medical Centers	1,200
Bridgestone America's Tire Operations	930
County of Aiken	890

EDUCATION

- * Higher Education: University of South Carolina Aiken, Aiken Technical College, Troy University and Limestone College
- * Private Schools: Mead Hall Episcopal School and Midland Valley
- * Preparatory School, Millbrook Elementary and South Aiken Baptist Christian School.
- * 23 Elementary Schools, 10 Middle Schools, 7 High Schools, 3 Charter Schools and 1 Career Center
- * 1,541 Teachers with half holding masters degrees



Demographics*	5 Minute Drive Time	15 Minute Drive Time	25 Minute Drive Time
2014 Population	11,942	73,939	125,893
2014 Median Age	49.4	42.9	40.8
2014 Households	5,263	30,904	50,860
2014 Avg. Household Size	2.26	2.33	2.42
2014 Avg. Household Income	\$90,345	\$67,349	\$62,075
2014 Housing Units	5,546	34,349	56,794

Source US Census Bureau, Esri Forecasts for 2014

AIKEN RETAIL CORRIDOR



RETAIL OVERVIEW

The Retail corridor in Aiken is located at Pine Log/Whiskey Road. The strength of the corridor is clearly demonstrated by the impressive lineup of national and regional retailers such as Home Depot, Kroger, Fresh Market, TJ Maxx, Bed Bath & Beyond, Ross, Publix, Target, PetSmart, Lowes, Aldi along with national fast casual and quick service restaurants.

Centre South is centrally located within the high growth retail corridor at Pine Log Road, Silver Bluff Road and Whiskey Road. Corner location with 4 ingress/egress points for ease of access with excellent visibility.

AUGUSTA-AIKEN MSA

