

**1026 Pine Log Road  
Aiken, SC 29803**

**Silver Bluff  
Commons**

**Acres: 7.3**

**SF Available: 1,400-43,066**

**Lease: \$16/SF/YR**

**Tripp Wilson**

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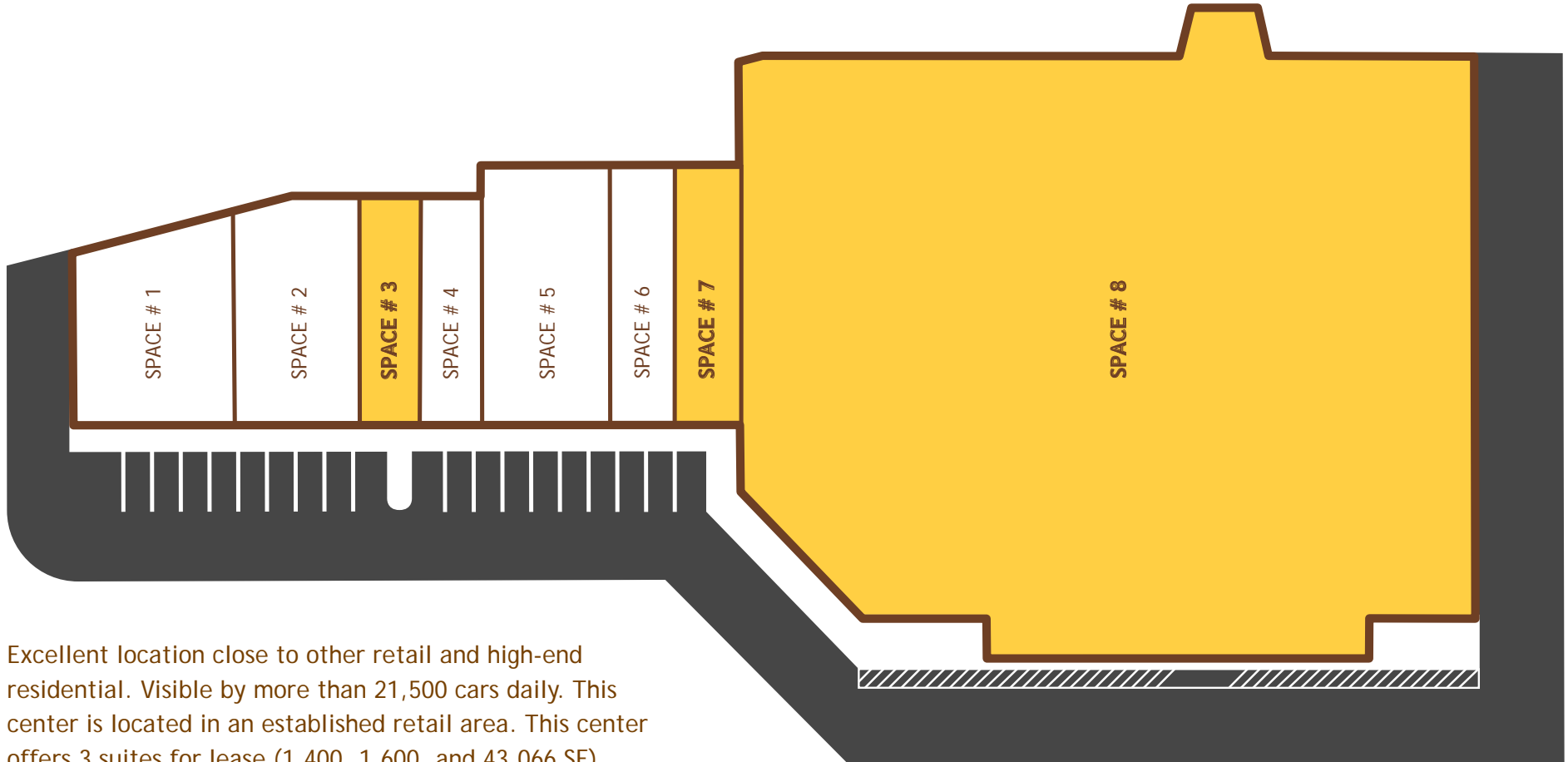


## Silver Bluff Commons

Total Square Feet: 57,932

Total Space Available: 43,066

Retail Space #1	2,941 SF	Nail Palace	Retail Space #5	3,175 SF	Habanero Mexican Grill
Retail Space #2	2,750 SF	Mau, Inc.	Retail Space #6	1,600 SF	Vinyl Tyme
Retail Space #3	1,400 SF	Available	Retail Space #7	1,600 SF	Available
Retail Space #4	1,400 SF	H & R Block	Retail Space #8	43,066 SF	Available



Excellent location close to other retail and high-end residential. Visible by more than 21,500 cars daily. This center is located in an established retail area. This center offers 3 suites for lease (1,400, 1,600, and 43,066 SF).

## Highlights

- Busy shopping area in Aiken
- Ample parking
- Corner of Pine Log and Silver Bluff Roads
- Visible by 21,500 cars daily

 - Available





VPD: 21,900

**JSITE**

Silver Bluff Road



E Pine Log Road

VPD: 27,800

VPD: 26,600



Whiskey Road



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# Demographics

## Population

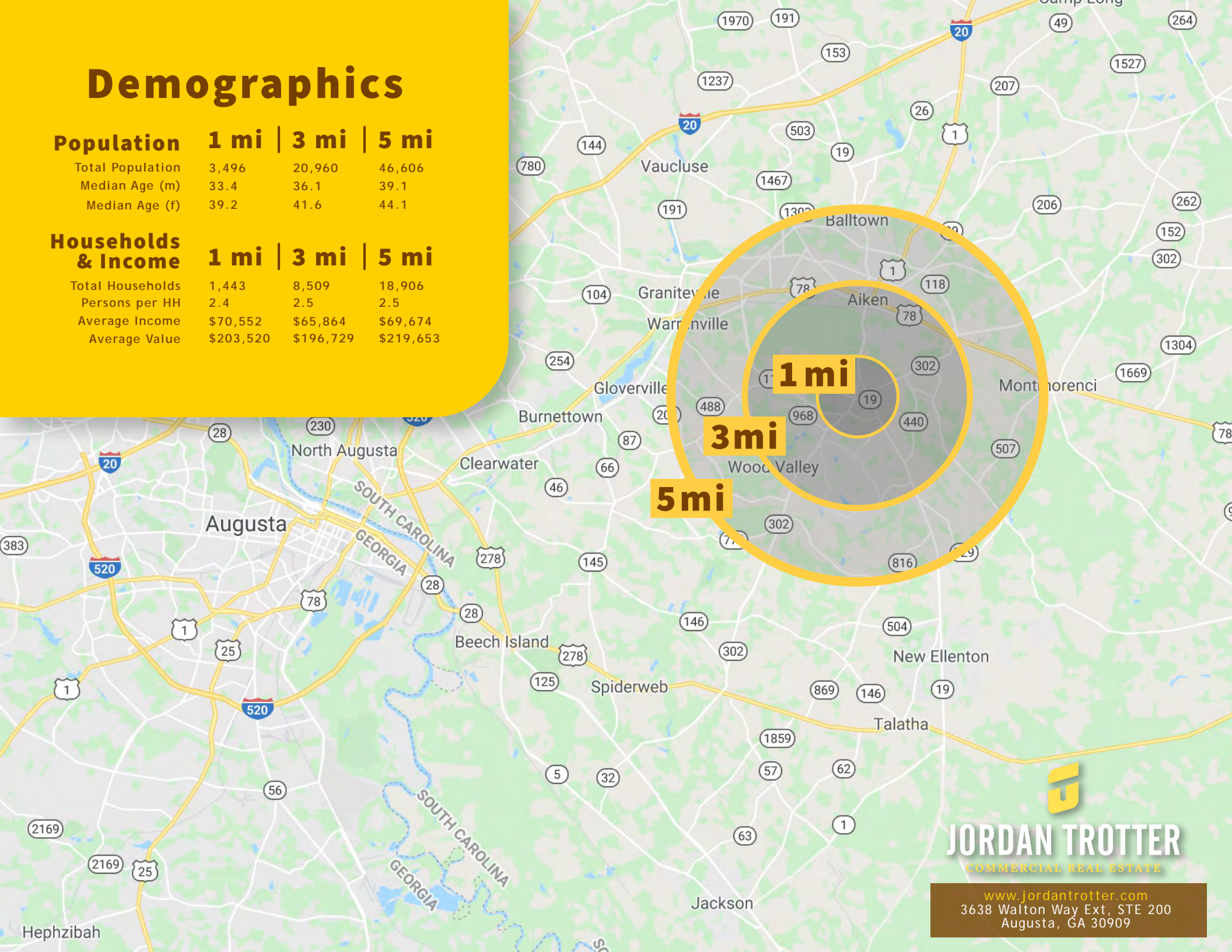
**1 mi | 3 mi | 5 mi**

Total Population	3,496	20,960	46,606
Median Age (m)	33.4	36.1	39.1
Median Age (f)	39.2	41.6	44.1

## Households & Income

**1 mi | 3 mi | 5 mi**

Total Households	1,443	8,509	18,906
Persons per HH	2.4	2.5	2.5
Average Income	\$70,552	\$65,864	\$69,674
Average Value	\$203,520	\$196,729	\$219,653



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