

# OFFICE SPACE FOR LEASE

35 & 37 Varden Drive, Aiken, SC 29803

For Lease

2 Buildings | 3 spaces available | 4,128 SF total

APN | 106-06-23-004 & 106-05-23-001

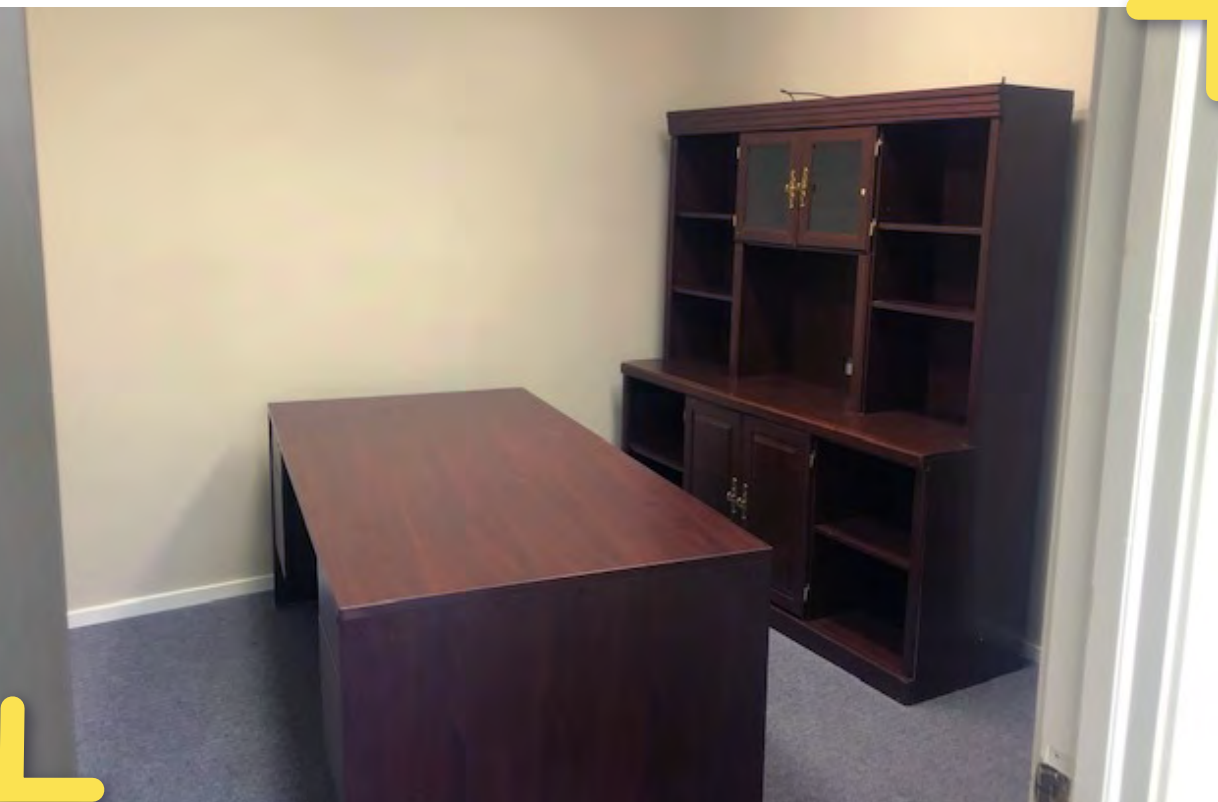
**TRIPP WILSON**

name@jordantrotter.com  
706•736•1031



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE









# Highlights

The Hitchcock Office Park is located just off of Hitchcock Parkway (Aiken Bypass) near Houndslake Country Club. Building 35 has two suites available on the upper level (these can be combined for a total of 2,064 SF). Building 37 (lower level) has one 2,534 SF space available. Hitchcock Office park includes medial, professional and office users.

- Move-in ready spaces
- Suitable for medical, office or professional
- Convenient location of the Hitchcock Parkway



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

VPD | 20,100 **SITE**

HITCHCOCK PARKWAY

PINE LOG ROAD

SILVER BLUFF ROAD

WHISKEY ROAD

Applebee's  
DOLLAR GENERAL  
THE FRESH MARKET  
Little Caesars

BED BATH & BEYOND  
DOLLAR TREE  
STARBUCKS  
Kroger  
petco  
Burger King  
Arbys  
Walmart  
SONIC  
CVS pharmacy  
Zaxby's  
Charleys RESTAURANT + BAR  
The Home Depot  
Wells Fargo  
TJ-maxx  
OLD NAVY  
STAPLES  
Krystal  
Academy SPORTS + OUTDOORS  
Mcdonald's  
Pizza Hut  
KFC  
PANDA EXPRESS  
marcos Pizzeria  
Hardee's  
Wendy's

FOOD LION  
SUBWAY  
CIRCLE K

belk  
OUTBACK STEAKHOUSE  
IHOP RESTAURANT  
Publix  
golden corral Buffet & Grill  
TACO BELL  
Chick-fil-A  
W

DISCOUNT TIRE  
HOBBY LOBBY  
LONGHORN STEAKHOUSE  
CROCKER BARREL Old Country Store  
HARBOR FREIGHT TOOLS  
LOWE'S  
ALDI

planet fitness  
TARGET  
PETSMART  
PAPA JOHN'S



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

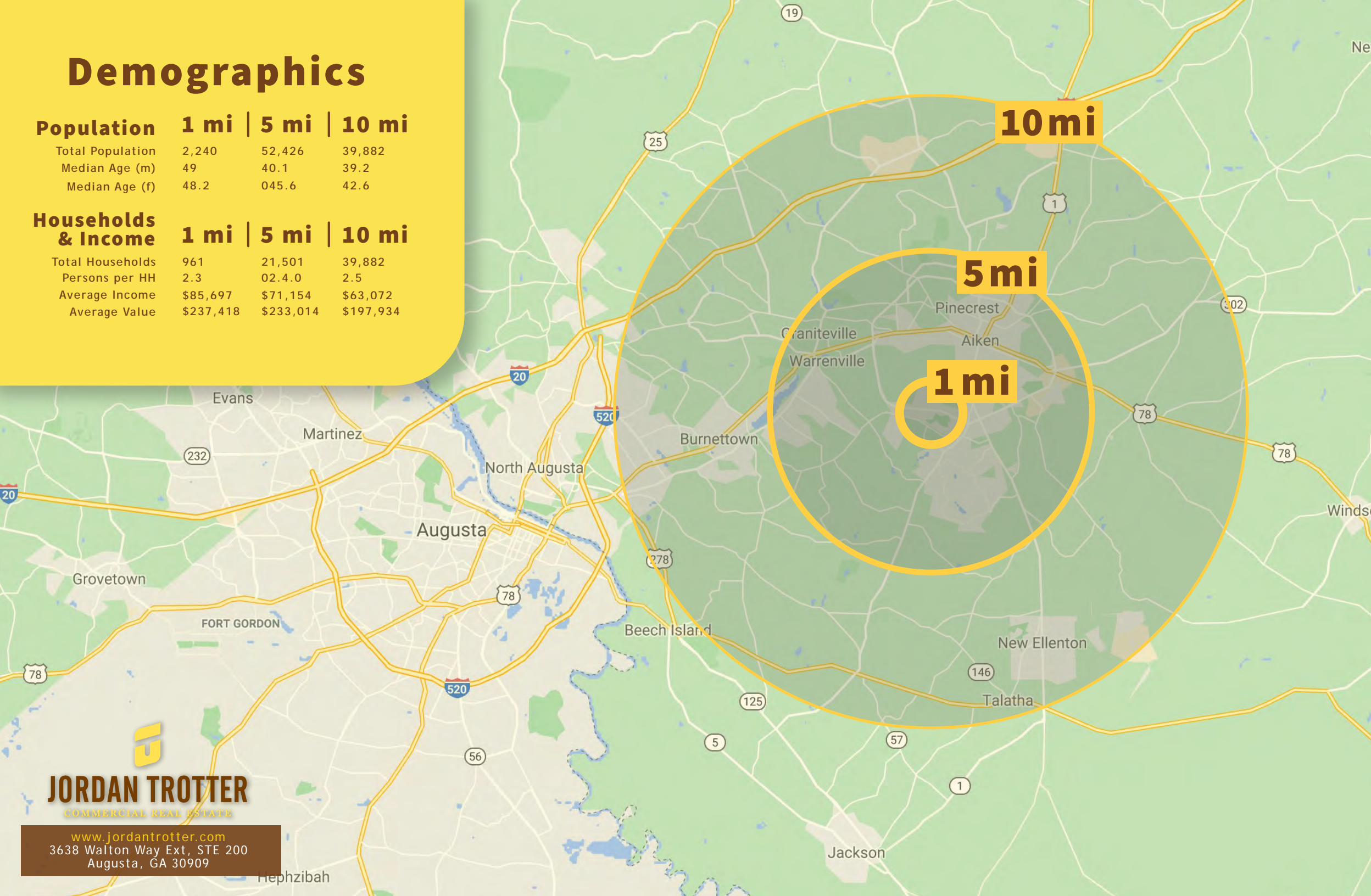
# Demographics

## Population 1 mi | 5 mi | 10 mi

Total Population	2,240	52,426	39,882
Median Age (m)	49	40.1	39.2
Median Age (f)	48.2	045.6	42.6

## Households & Income 1 mi | 5 mi | 10 mi

Total Households	961	21,501	39,882
Persons per HH	2.3	02.4.0	2.5
Average Income	\$85,697	\$71,154	\$63,072
Average Value	\$237,418	\$233,014	\$197,934



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

[www.jordantrotter.com](http://www.jordantrotter.com)  
3638 Walton Way Ext, STE 200  
Augusta, GA 30909