



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# AIKEN EXCHANGE PLAZA

2545 Whiskey Rd. · Aiken, SC 29803



## FEATURED TENANTS



MANAGER | LEASING  
WILL REIS +1 (205) 453-6240  
[will@crawfordsq.com](mailto:will@crawfordsq.com)

## PROPERTY HIGHLIGHTS

- Located off Aiken's busiest corridor; Whiskey Rd. carrying 24,000 + VPD
- Highly trafficked center with 2.3 million annual visits
- Strong anchored center including Target, Planet Fitness, PetSmart, and Five Below
- Extremely strong demographics in the area, boasting more than \$120K average HH income in 3 miles
- Only Target within 20 miles

## POPULATION

3 mile	29,724
5 mile	47,827
10 mile	102,221

## DAYTIME POPULATION

3 mile	26,341
5 mile	46,611
10 mile	111,673

## DEMOGRAPHICS



## HOUSEHOLDS

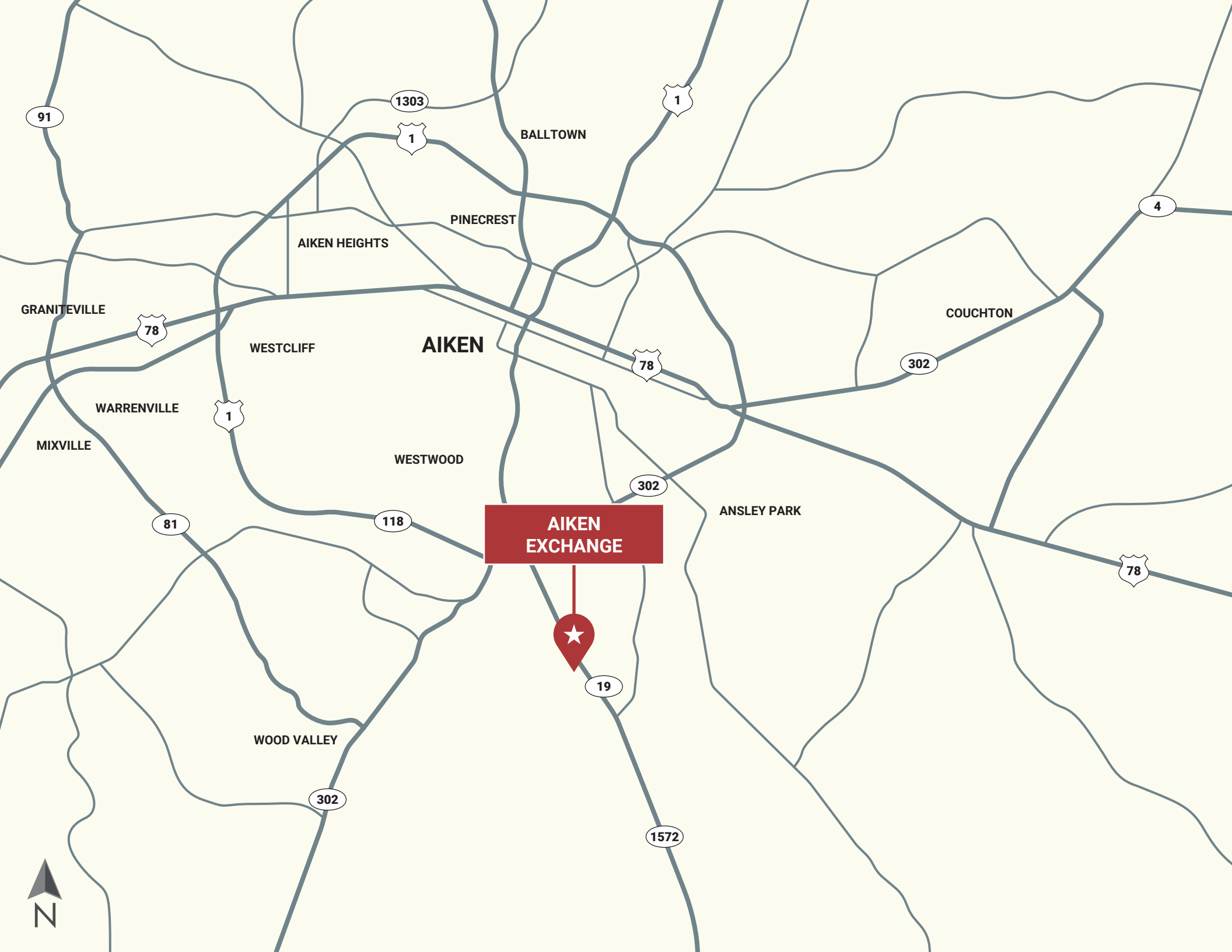
3 mile	13,773
5 mile	21,636
10 mile	43,713

## AVG HH INCOME (\$)

3 mile	112,551
5 mile	106,745
10 mile	94,893

## MED HH INCOME (\$)

3 mile	85,776
5 mile	80,739
10 mile	75,353



AIKEN  
EXCHANGE





# AREA MAP

**UofSC**  
**Aiken**  
Enrollment: 3,100 +

**Downtown Aiken**

**THE FRESH MARKET**

**FAMILY DOLLAR** **DOLLAR GENERAL**

**DOLLAR TREE** **DOLLAR GENERAL** **SUBWAY** **NAPA**

**DOLLAR GENERAL**

**Kroger** **THE FRESH MARKET**

**South Aiken High School**  
Grades: 9-12  
Students: 1,305

**Michaels** **KAY JEWELERS** **popshelf**  
**marco's PIZZA** **BACK ROOM SHOES** **Academy Sports & Outdoors** **Bath & Body Works**  
**T.J. MAXX** **THE CHILDREN'S PLACE** **OLD NAVY** **ROSS DRESS FOR LESS**

**Walmart**

**bandt** **LENSCRAFTERS** **CLUB PILATES** **SALLY BEAUTY**  
**DOLLAR TREE**

**Orangetheory FITNESS** **REGAL** **JOHN MAYER** **Great Clips**  
**Publix**

**ALDI** **HOBBY LOBBY** **LOWE'S**

**Aiken Mall Redevelopment Mixed-Use Development**  
**belk** **tropical CAFE** **BRICKEN BROS CHICKEN**

**TRACTOR SUPPLY CO.**

**Aiken Exchange**  
**FIVE BELOW** **GameStop** **planet fitness**  
**target** **pep's** **PETSMART** **PAPA JOHN'S**



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# AREA MAP

Publix®

HARBOR FREIGHT

DISCOUNT  
TIRE



LOWE'S



SANCTUARY  
AIKEN, SOUTH CAROLINA

Aiken Mall  
Redevelopment

belk



tropicalCAFE  
SMOOTHIE



HOBBY  
LOBBY

AIKEN EXCHANGE



Trinity  
Preschool



CRAWFORD SQUARE  
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AIKEN COUNTY  
PUBLIC SCHOOLS

TSC TRACTOR  
SUPPLY CO

Danbrooke  
Village



□ LEASED  
■ AVAILABLE

BROOKHAVEN DR

SPENCER DR

AIKEN MALL DR SW

19

WHISKEY RD

Lendmark  
Financial Services

GameStop

FOXY NAILS

FASTSIGNS  
Make Your Statement  
1,500 SF

IVAPE  
1,000 SF

SUBWAY

1,200 SF  
1,200 SF  
1,200 SF  
3,600 SF  
3,000 SF  
2,000 SF

Security  
Federal Bank

Super 8  
BY WHEDMAN

DOVER  
SADDLERY

SALSA'S

3,300 SF  
1,300 SF  
5,700 SF

PAPA JOHN'S

Hampton  
By Hilton

target

ASHLEY

planet  
fitness  
17,877 SF

FIVE BELOW  
9,624 SF

PET SMART  
21,957 SF



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