



CRAWFORD SQUARE
REAL ESTATE ADVISORS



AIKEN EXCHANGE PLAZA

2545 Whiskey Rd. · Aiken, SC 29803

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

FEATURED TENANTS



MANAGER / LEASING

WILL REIS +1 (205) 453-6240
will@crawfordsq.com

POPULATION

3 mile 29,724

5 mile 47,827

10 mile 102,221

DEMOGRAPHICS



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

DAYTIME POPULATION

3 mile 26,341

5 mile 46,611

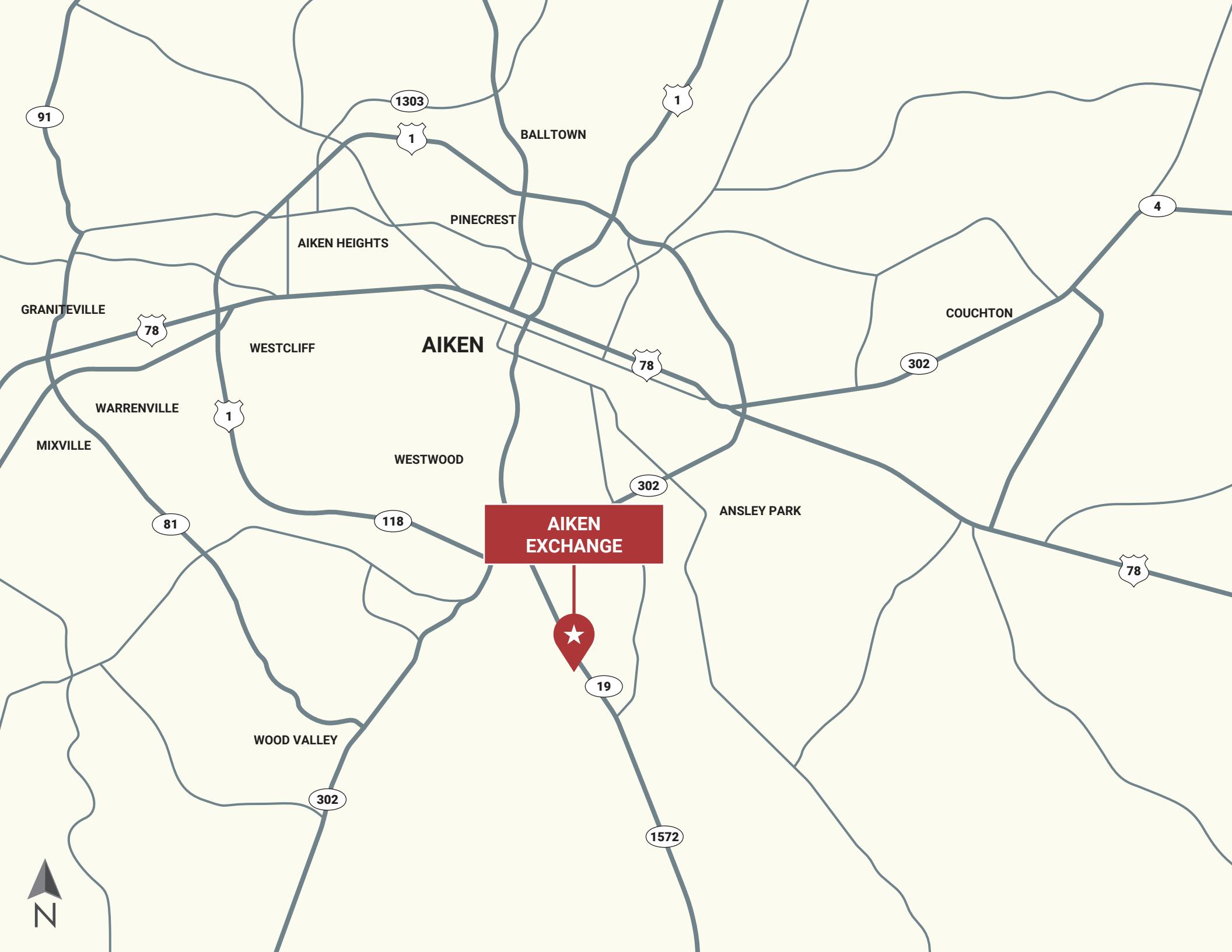
10 mile 111,673

HOUSEHOLDS

3 mile 13,773

5 mile 21,636

10 mile 43,713



AREA MAP



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AREA MAP

Publix

HARBOR FREIGHT

DISCOUNT TIRE



LOWE'S

ALDI

HOBBY LOBBY



SANCTUARY
AIKEN, SOUTH CAROLINA

Aiken Mall
Redevelopment

belk



tropical SMOOTHIE CAFE

AIKEN EXCHANGE



Trinity
Preschool



**AIKEN COUNTY
TECH SCHOOL**

**TSC TRACTOR
SUPPLY CO**

**Danbrooke
Village**

□ LEASED
■ AVAILABLE



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