

THE VIREO GROUP™





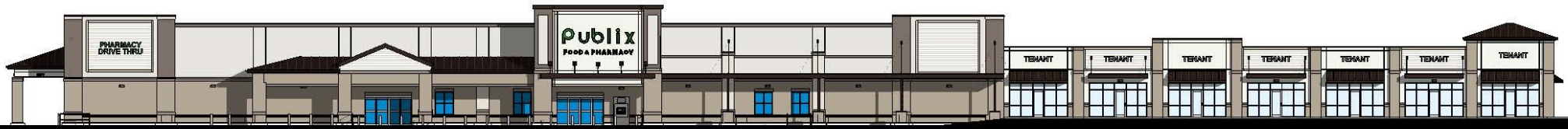
RETAIL SPACE FOR LEASE

Shops at the Village at Woodside

*Silver Bluff Rd (SC Hwy 302) and
Village Green Blvd, Aiken SC*

LEASING AND DEVELOPMENT OPPORTUNITIES

- New Development—Publix Anchored Center
- Excellent visibility and Exposure Located Adjacent to Woodside Country Club
- Signalized Access Into Center
- 7 In-line Units—1400 sf each
- Outparcel Development Opportunities



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1021 Broad St.
Augusta, Georgia 30901
www.thevireogroup.com

FOR LEASING INFORMATION CONTACT

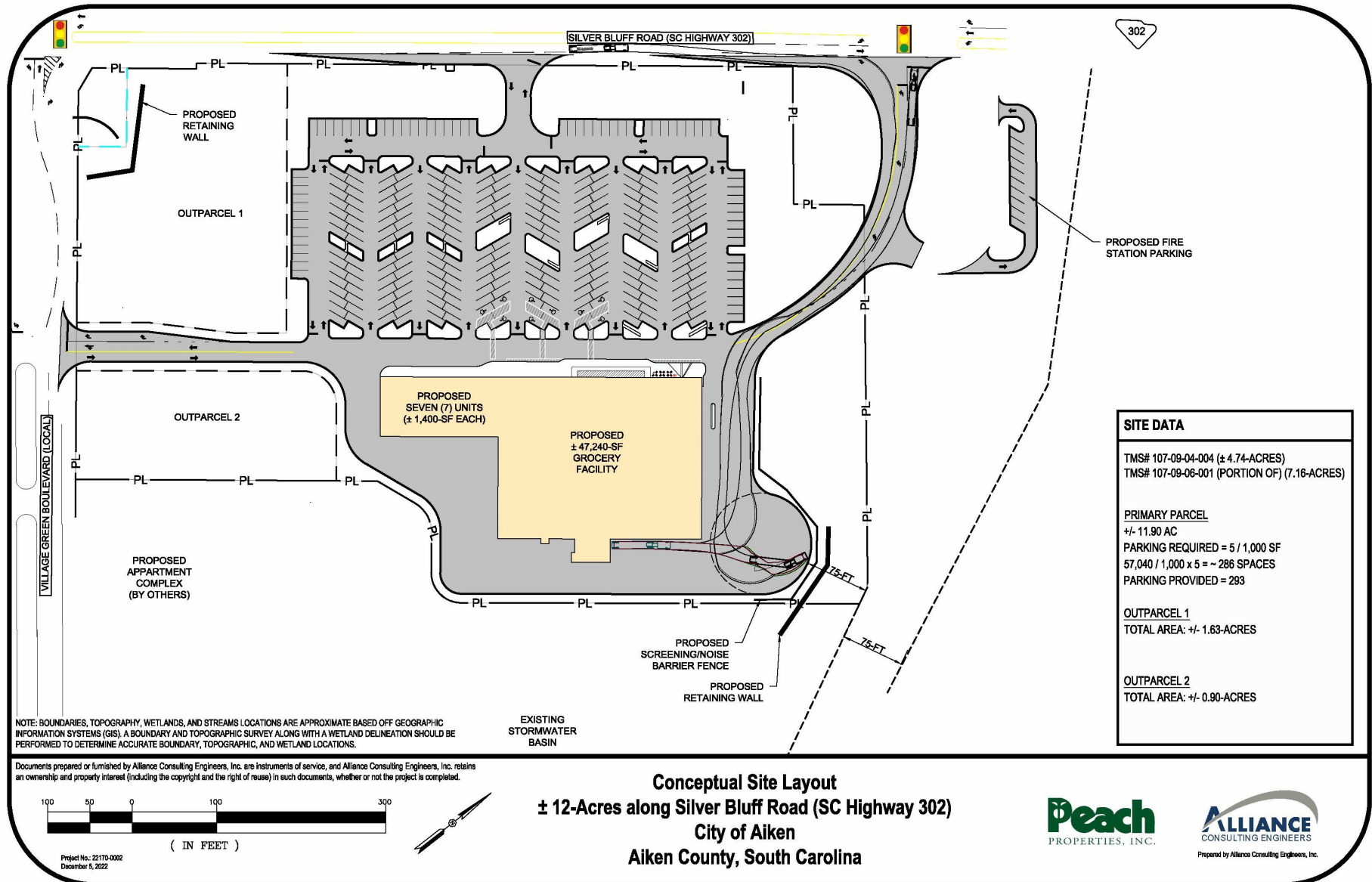
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SITE DATA

TMS# 107-09-04-004 (± 4.74-ACRES)
TMS# 107-09-06-001 (PORTION OF) (7.16-ACRES)

PRIMARY PARCEL

± 11.90 AC
PARKING REQUIRED = 5 / 1,000 SF
57,040 / 1,000 x 5 = ~ 286 SPACES
PARKING PROVIDED = 293

OUTPARCEL 1

TOTAL AREA: ± 1.63-ACRES

OUTPARCEL 2

TOTAL AREA: ± 0.90-ACRES



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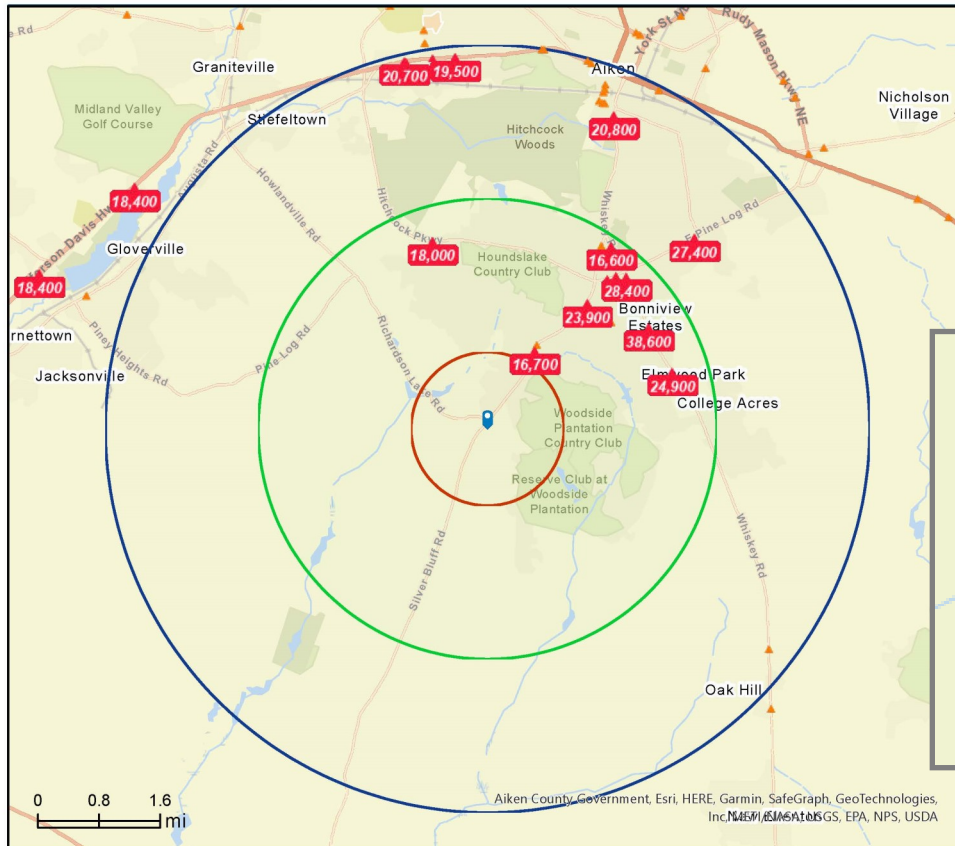
DEMOGRAPHICS AND TRAFFIC COUNTS



Traffic Count Map

Silver Bluff Rd, Aiken, South Carolina, 29803
530 Benton House Way, Aiken, South Carolina, 29803
Rings: 1, 3, 5 mile radii

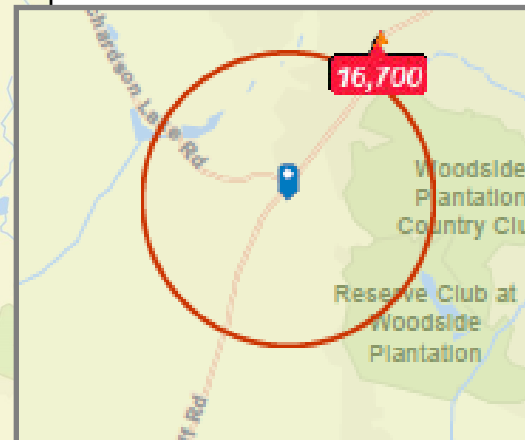
Latitude: 33.49398
Longitude: -81.75056



SITE DEMOGRAPHICS

Category	1 Mile	3 Mile	5 Mile
2022 Population	3,007	24,561	46,513
2022 Median Age	61.8	51.3	47.9
2022 Households	1,286	10,941	20,290
2022 Avg Household Size	2.32	2.23	2.27
2022 Avg Household Income	132,489	107,728	99,412
2022 Housing Units	1,286	10,941	20,290

Source: ESRI



Source: ©2023 Kalibrate Technologies (Q2 2023).



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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 the 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

*Dept of Energy Savannah River Site
Bridgestone PSR Plant
Kimberly Clark Corporation
AGY
UPS Custom House Brokerage
Shaw Industries
Autoneum North America
Bridgestone ORR Plant
Hubbell Power Systems
Emerson Automation Systems*

