Publix #2040 - The Village at Woodside

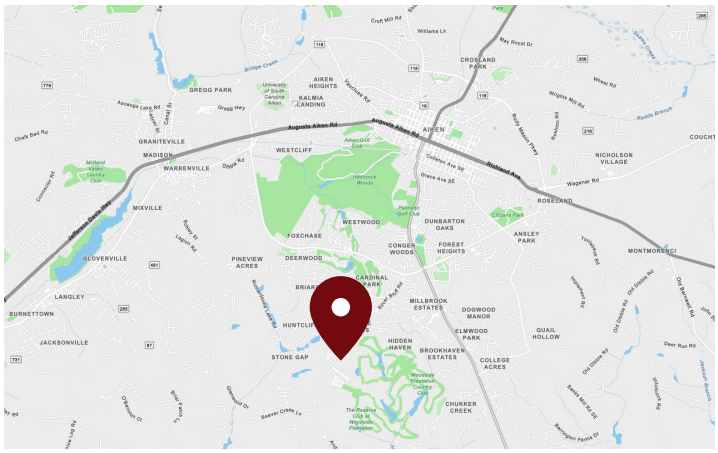
1545 Silver Bluff Road
Aiken, SC 29803
Lat 33.497, Long -81.748

FOR LEASE

1,400 - 4,200 SF & 1 OP AVAILABLE

PROPERTY HIGHLIGHTS

- New Publix-Anchored Development Located in Rapidly Growing Aiken, SC.
- Situated Less Than 1 Mile From the Entry to Woodside Country Club Featuring Two 18-Hole Golf Courses, Racquet Sports, Hiking Trails, Fitness Center and Water Activities
- Ideally Situated Close to the Heart of Aiken's Main Retail Corridor Featuring Target, The Home Depot, Lowe's Home Improvement and Academy Sports
- The Surrounding Woodside Community Is One of the Most Affluent Areas of Aiken, With Over 2,300 Rooftops Enjoying an Average Household Income of $119,000 Within a Three-Mile Radius
- Shop Spaces Available in Vanilla Shell or Cold Dark Shell
- One Outparcel Available for Ground Lease
- Traffic Count (on Silver Bluff Road): 17,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,902	24,855	47,771
Daytime Population	2,435	22,711	42,902
Total Households	1,233	11,362	21,555
Avg. HH Income	$148,730	$119,152	$109,649

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

Main: **770.541.0881** | Cell: **678.414.8989** | **mholley@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

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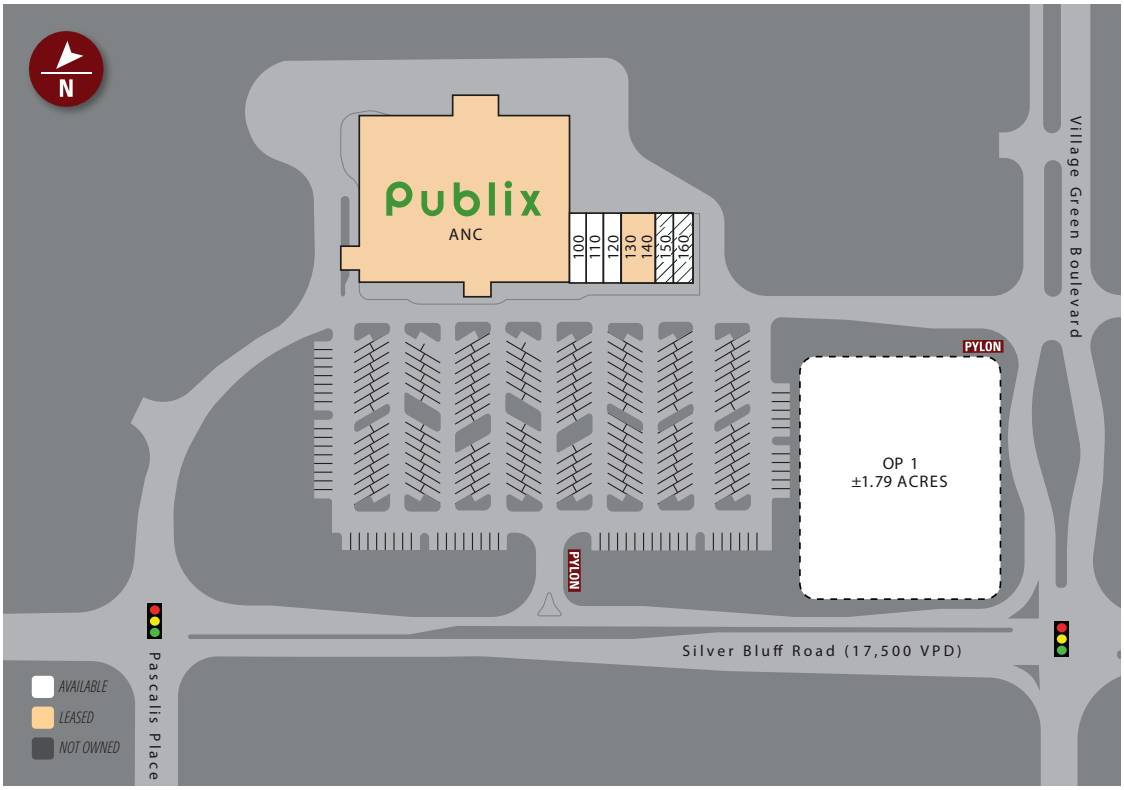

SITE PLAN

Suite	Tenant	Size
ANC	Publix	46,791
100	AVAILABLE (Vanilla Shell)	1,400
110	AVAILABLE (Vanilla Shell)	1,400
120	AVAILABLE (Vanilla Shell)	1,400
130-140	Nail Boutique & Spa	2,800
150	AVAILABLE (Cold Dark Shell)	1,400
160	AVAILABLE (Cold Dark Shell)	1,400
OP1	AVAILABLE	±1.79 AC

TOTAL 56,591

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