

## SHOPPPES AT RICHLAND

3581 RICHLAND AVENUE WEST  
AIKEN, SC 29801

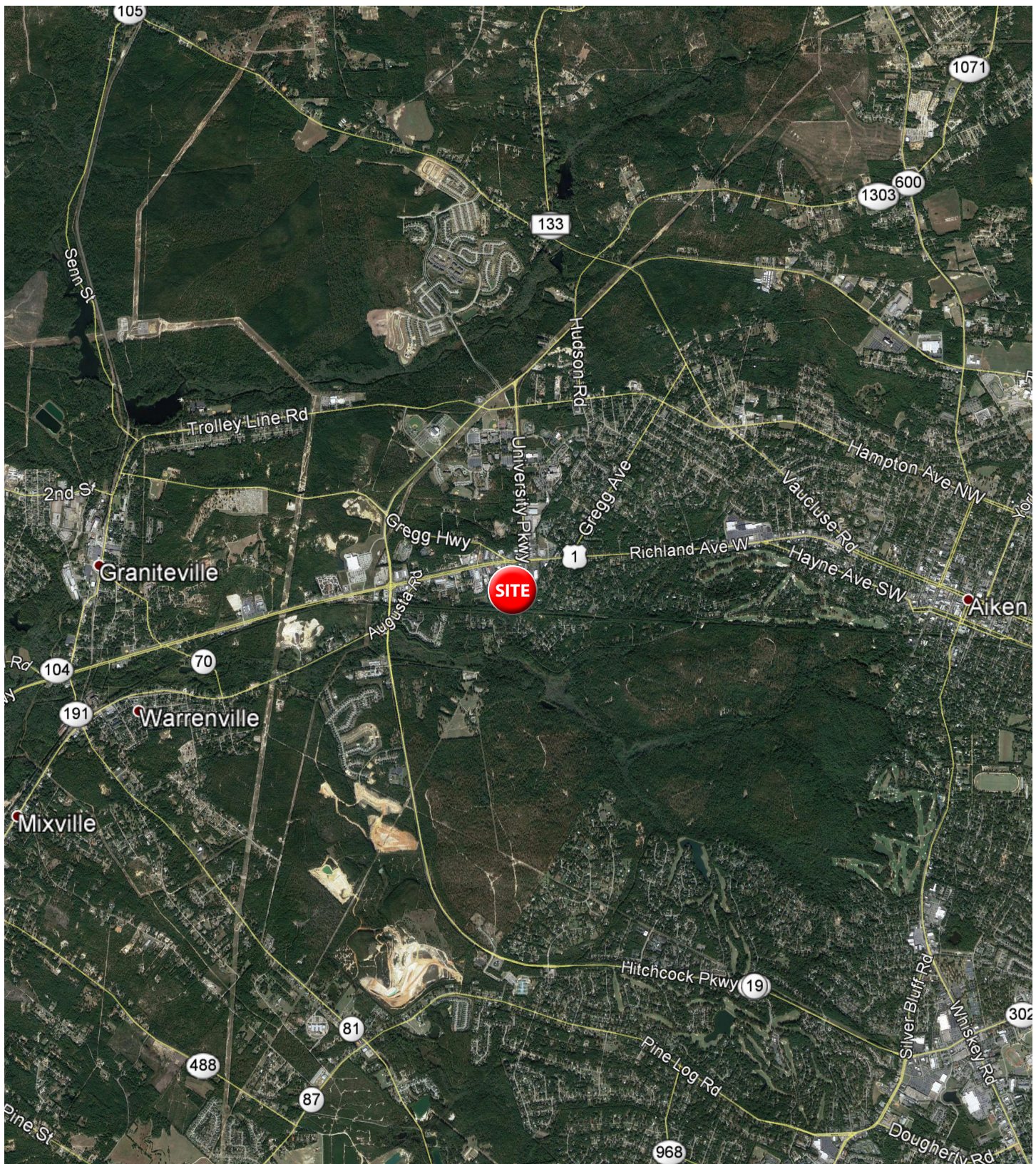


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# LOCATION









# INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
1	Dancing Crab
2	Diablo's of Aiken
3	Shoe Department
4	Maurice's
5 & 6	Dollar Tree
7	CPR Cell Phone Repair
8	Nail Secrets
9	Tokyo Grill
10	Ferrando's Pizzeria
11	AVAILABLE 1,600 SF
12	AVAILABLE 1,600 SF
13	GameStop
14	Vihta Sauna House
15	Firehouse Subs
16	Direct General Insurance
17	Panda Kitchen Wings & Philly
18	GNC
19	Verizon
20	Aiken CBD
21	Tobacco Store
22	Great Clips
23	BenchMark Physical Therapy
Outparcels	Tenant
1	Murphy Oil
2	LuLu's Car Wash
3	AVAILABLE 1.82 Ac



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# TRADE AREA SNAPSHOT



**Estimated  
Population**  
**67,871**



**Estimated  
Households**  
**26,633**



**Average HH  
Income**  
**\$76,027**



**Median HH  
Income**  
**\$58,094**



**Total  
Businesses**  
**1,934**



**Total  
Employees**  
**23,222**





# TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.7358/-81.6812

Trade Area	Trade Area
<b>Population</b>	
2023 Estimated Population	67,871
2028 Projected Population	69,482
2020 Census Population	66,550
2010 Census Population	64,348
Projected Annual Growth 2023 to 2028	0.5%
Historical Annual Growth 2010 to 2023	0.4%
<b>Households</b>	
2023 Estimated Households	26,633
2028 Projected Households	27,056
2020 Census Households	25,850
2010 Census Households	24,088
Projected Annual Growth 2023 to 2028	0.3%
Historical Annual Growth 2010 to 2023	0.8%
<b>Age</b>	
2023 Est. Population Under 10 Years	10.7%
2023 Est. Population 10 to 19 Years	12.1%
2023 Est. Population 20 to 29 Years	13.0%
2023 Est. Population 30 to 44 Years	19.2%
2023 Est. Population 45 to 59 Years	18.5%
2023 Est. Population 60 to 74 Years	18.2%
2023 Est. Population 75 Years or Over	8.2%
2023 Est. Median Age	40.1
<b>Marital Status &amp; Gender</b>	
2023 Est. Male Population	50.1%
2023 Est. Female Population	49.9%
2023 Est. Never Married	35.2%
2023 Est. Now Married	39.8%
2023 Est. Separated or Divorced	17.1%
2023 Est. Widowed	7.9%
<b>Income</b>	
2023 Est. HH Income \$200,000 or More	4.4%
2023 Est. HH Income \$150,000 to \$199,999	6.7%
2023 Est. HH Income \$100,000 to \$149,999	14.4%
2023 Est. HH Income \$75,000 to \$99,999	10.7%
2023 Est. HH Income \$50,000 to \$74,999	16.7%
2023 Est. HH Income \$35,000 to \$49,999	11.5%
2023 Est. HH Income \$25,000 to \$34,999	9.8%
2023 Est. HH Income \$15,000 to \$24,999	10.4%
2023 Est. HH Income Under \$15,000	15.3%
2023 Est. Average Household Income	\$76,027
2023 Est. Median Household Income	\$58,094
2023 Est. Per Capita Income	\$30,695
2023 Est. Total Businesses	1,934
2023 Est. Total Employees	23,222



# TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.7358/-81.6812

Trade Area	Trade Area
<b>Race</b>	
2023 Est. White	58.4%
2023 Est. Black	33.2%
2023 Est. Asian or Pacific Islander	1.9%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	6.3%
<b>Hispanic</b>	
2023 Est. Hispanic Population	4,036
2023 Est. Hispanic Population	5.9%
2028 Proj. Hispanic Population	6.0%
2020 Hispanic Population	6.8%
<b>Education (Adults 25 &amp; Older)</b>	
2023 Est. Adult Population (25 Years or Over)	47,928
2023 Est. Elementary (Grade Level 0 to 8)	4.7%
2023 Est. Some High School (Grade Level 9 to 11)	10.0%
2023 Est. High School Graduate	34.9%
2023 Est. Some College	17.5%
2023 Est. Associate Degree Only	9.6%
2023 Est. Bachelor Degree Only	15.0%
2023 Est. Graduate Degree	8.4%
<b>Housing</b>	
2023 Est. Total Housing Units	30,214
2023 Est. Owner-Occupied	63.9%
2023 Est. Renter-Occupied	24.2%
2023 Est. Vacant Housing	11.9%
<b>Homes Built by Year</b>	
2023 Homes Built 2010 or later	13.0%
2023 Homes Built 2000 to 2009	13.5%
2023 Homes Built 1990 to 1999	13.3%
2023 Homes Built 1980 to 1989	12.8%
2023 Homes Built 1970 to 1979	10.6%
2023 Homes Built 1960 to 1969	8.8%
2023 Homes Built 1950 to 1959	7.7%
2023 Homes Built Before 1949	8.5%
<b>Home Values</b>	
2023 Home Value \$1,000,000 or More	1.3%
2023 Home Value \$500,000 to \$999,999	5.0%
2023 Home Value \$400,000 to \$499,999	4.4%
2023 Home Value \$300,000 to \$399,999	6.9%
2023 Home Value \$200,000 to \$299,999	18.1%
2023 Home Value \$150,000 to \$199,999	14.9%
2023 Home Value \$100,000 to \$149,999	12.5%
2023 Home Value \$50,000 to \$99,999	22.0%
2023 Home Value \$25,000 to \$49,999	8.1%
2023 Home Value Under \$25,000	6.7%
2023 Median Home Value	\$154,117
2023 Median Rent	\$689



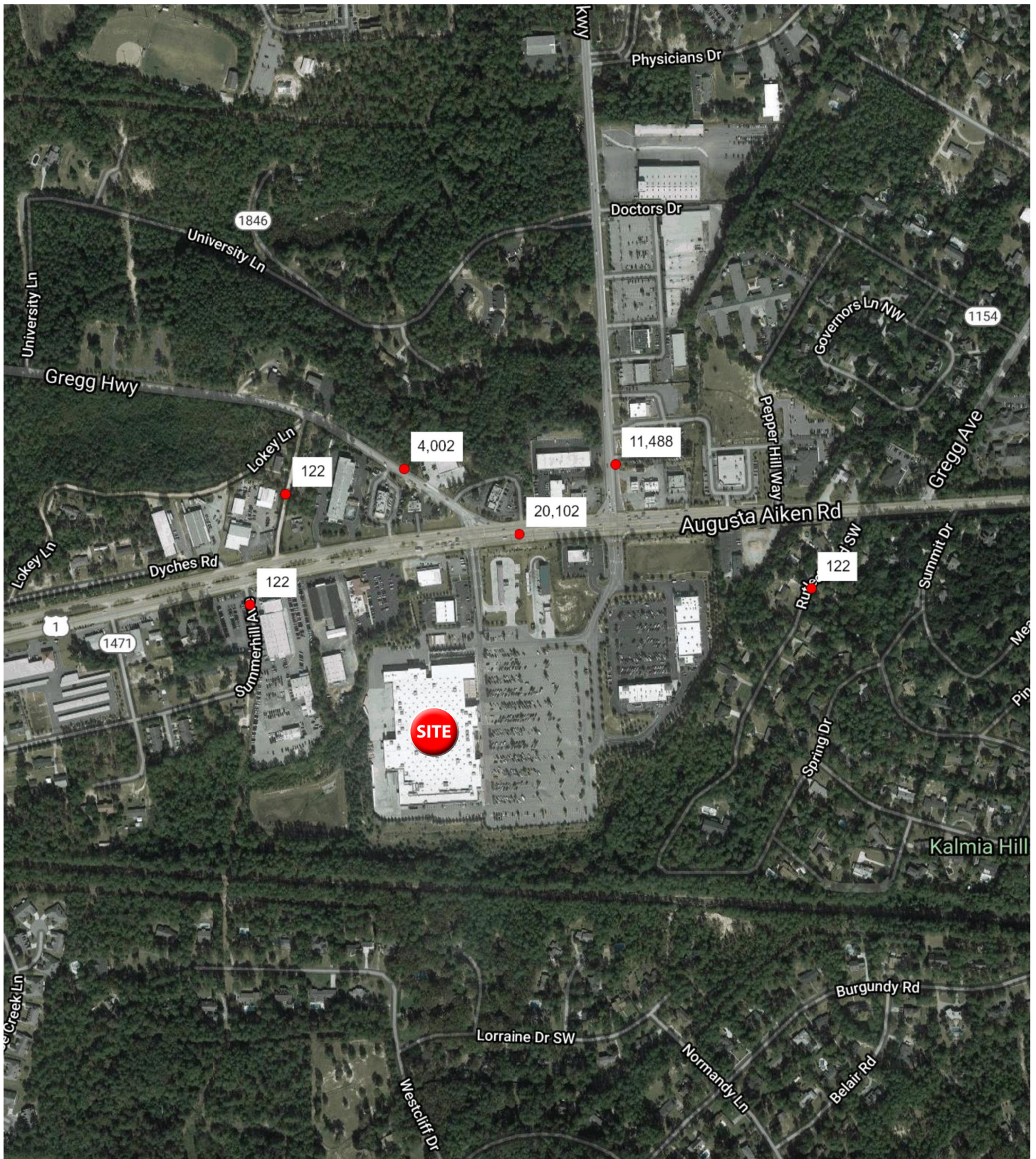
# TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.7358/-81.6812

Trade Area	Trade Area
<b>Labor Force</b>	
2023 Est. Labor Population Age 16 Years or Over	55,728
2023 Est. Civilian Employed	50.3%
2023 Est. Civilian Unemployed	1.7%
2023 Est. in Armed Forces	0.4%
2023 Est. not in Labor Force	47.6%
2023 Labor Force Males	49.8%
2023 Labor Force Females	50.2%
<b>Occupation</b>	
2023 Occupation: Population Age 16 Years or Over	28,026
2023 Mgmt, Business, & Financial Operations	11.5%
2023 Professional, Related	21.0%
2023 Service	16.8%
2023 Sales, Office	19.0%
2023 Farming, Fishing, Forestry	1.0%
2023 Construction, Extraction, Maintenance	10.0%
2023 Production, Transport, Material Moving	20.8%
2023 White Collar Workers	51.5%
2023 Blue Collar Workers	48.5%
<b>Transportation to Work</b>	
2023 Drive to Work Alone	78.8%
2023 Drive to Work in Carpool	10.8%
2023 Travel to Work by Public Transportation	0.3%
2023 Drive to Work on Motorcycle	0.2%
2023 Walk or Bicycle to Work	1.2%
2023 Other Means	0.8%
2023 Work at Home	7.9%
<b>Travel Time</b>	
2023 Travel to Work in 14 Minutes or Less	23.2%
2023 Travel to Work in 15 to 29 Minutes	40.6%
2023 Travel to Work in 30 to 59 Minutes	30.4%
2023 Travel to Work in 60 Minutes or More	5.8%
2023 Average Travel Time to Work	22.8
<b>Consumer Expenditure</b>	
2023 Est. Total Household Expenditure	\$1.54 B
2023 Est. Apparel	\$53.87 M
2023 Est. Contributions, Gifts	\$86.72 M
2023 Est. Education, Reading	\$48.36 M
2023 Est. Entertainment	\$86.76 M
2023 Est. Food, Beverages, Tobacco	\$238.16 M
2023 Est. Furnishings, Equipment	\$53.91 M
2023 Est. Health Care, Insurance	\$143.71 M
2023 Est. Household Operations, Shelter, Utilities	\$502.91 M
2023 Est. Miscellaneous Expenses	\$29.23 M
2023 Est. Personal Care	\$20.75 M
2023 Est. Transportation	\$280.4 M

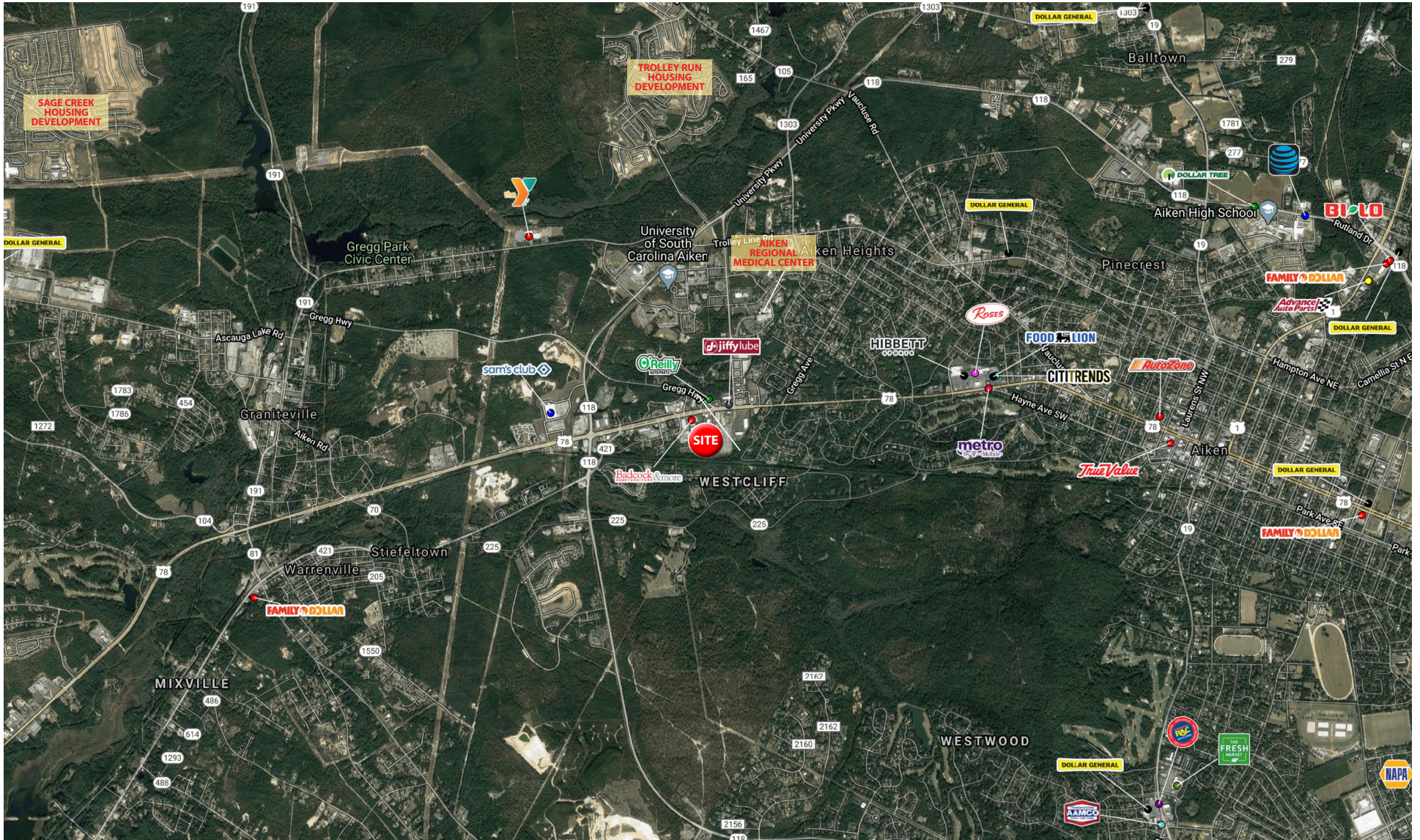


# TRAFFIC COUNTS





# COMMERCIAL AERIAL







# WRS INC

REAL ESTATE INVESTMENTS

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