WRS INC
REAL ESTATE INVESTMENTS

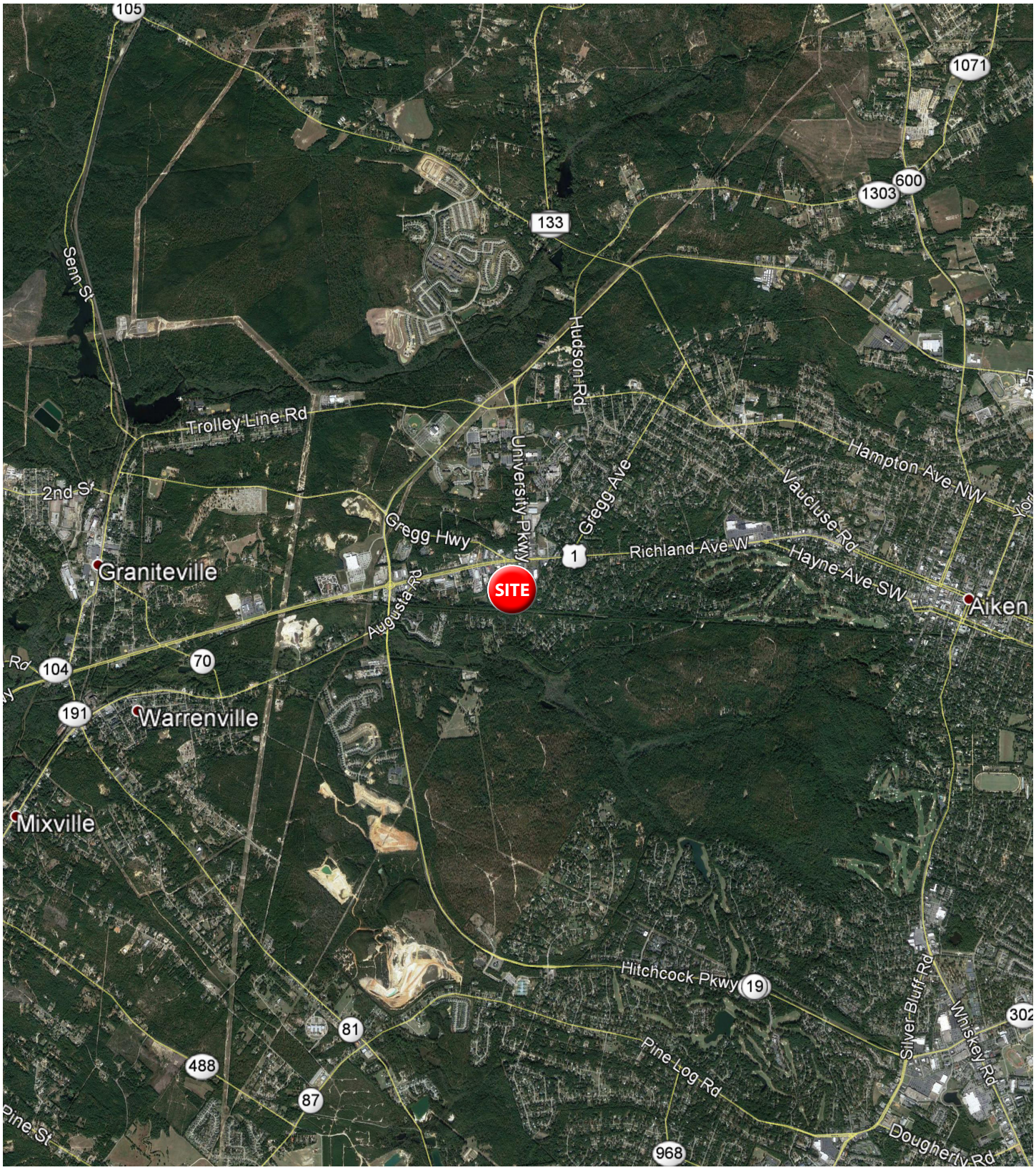
SHOPPES AT RICHLAND

3581 RICHLAND AVENUE WEST
AIKEN, SC 29801

Culler Bennett, Leasing
843.654.7879
cbennett@wrsrealty.com

Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION

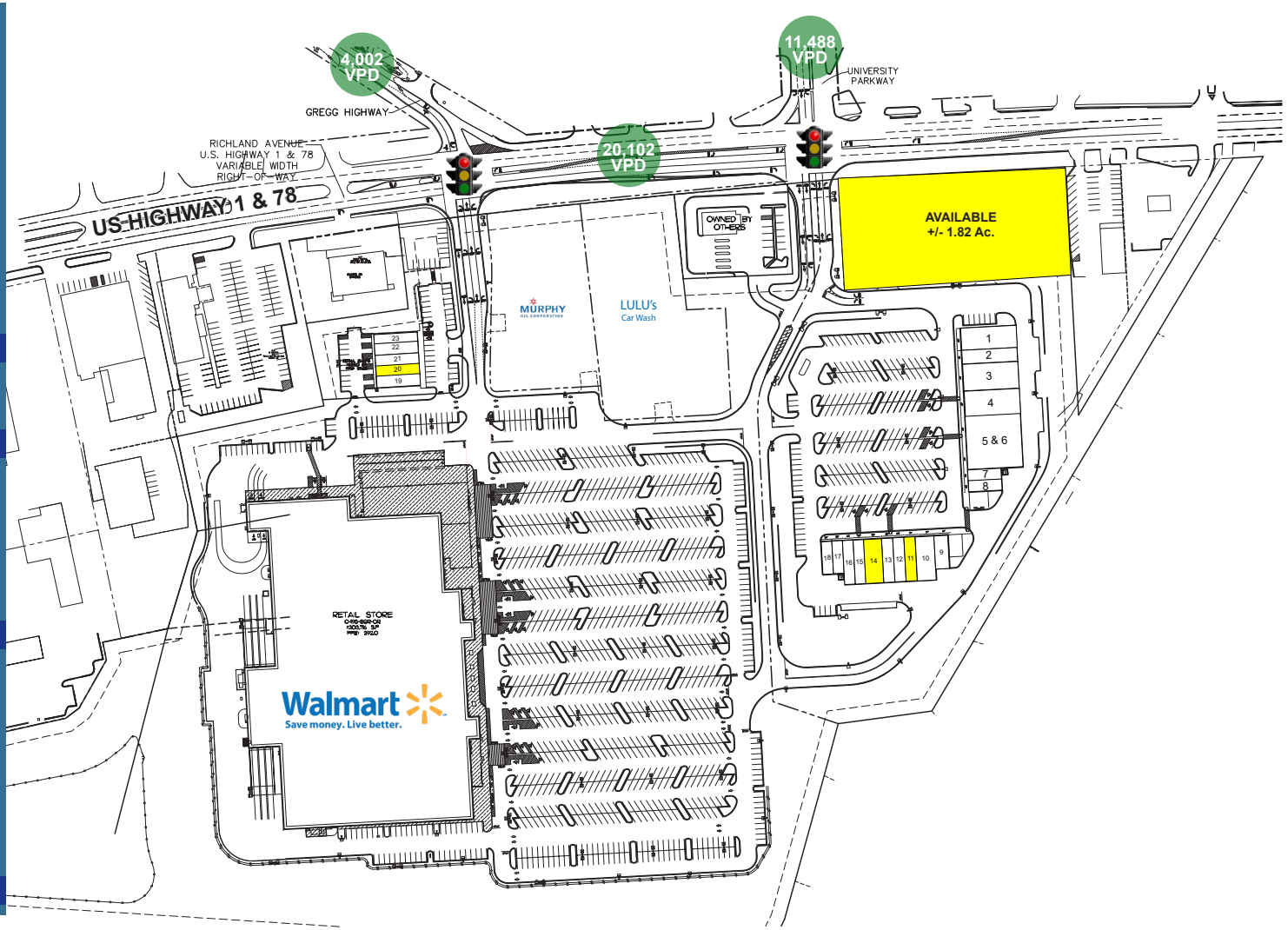

105
1071
600
1303
133
Senn St
Hudson Rd
Trolley Line Rd
University Pkwy
Gregg Ave
Hampton Ave NW
2nd St
Vaucluse Rd
Gregg Hwy
Richland Ave W
1
Hayne Ave SW
Graniteville
SITE
Aiken
Augusta Rd
104
70
191
Warrenville
Mixville
Hitchcock Pkwy
19
Silver Bluff Rd
Whiskey Rd
302
81
Pine Log Rd
488
87
Pine St
968
Dougherty Rd

AERIAL

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	Fashion For Less Beauty Supply
13	GameStop
14	AVAILABLE 2,400 SF
15	Firehouse Subs
16	Direct General Insurance
17	Panda Kitchen Wings & Philly
18	GNC
19	Verizon
20	AVAILABLE 1,600 SF
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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The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 550 Long Point Road | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS

TRADE AREA SNAPSHOT

Estimated Population
68,081

Estimated Households
26,520

Average HH Income
$66,319

Median HH Income
$54,172

Total Businesses
1,941

Total Employees
23,885

TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 33.7358/-81.6812

Trade Area	Trade Area
Population	
2022 Estimated Population	68,081
2027 Projected Population	70,376
2020 Census Population	66,749
2010 Census Population	64,626
Projected Annual Growth 2022 to 2027	0.7%
Historical Annual Growth 2010 to 2022	0.4%
Households	
2022 Estimated Households	26,520
2027 Projected Households	27,129
2020 Census Households	25,950
2010 Census Households	24,209
Projected Annual Growth 2022 to 2027	0.5%
Historical Annual Growth 2010 to 2022	0.2%
Age	
2022 Est. Population Under 10 Years	11.1%
2022 Est. Population 10 to 19 Years	12.3%
2022 Est. Population 20 to 29 Years	13.1%
2022 Est. Population 30 to 44 Years	19.0%
2022 Est. Population 45 to 59 Years	18.9%
2022 Est. Population 60 to 74 Years	18.2%
2022 Est. Population 75 Years or Over	7.3%
2022 Est. Median Age	39.7
Marital Status & Gender	
2022 Est. Male Population	50.4%
2022 Est. Female Population	49.6%
2022 Est. Never Married	33.4%
2022 Est. Now Married	40.7%
2022 Est. Separated or Divorced	18.2%
2022 Est. Widowed	7.7%
Income	
2022 Est. HH Income $200,000 or More	3.2%
2022 Est. HH Income $150,000 to $199,999	4.9%
2022 Est. HH Income $100,000 to $149,999	13.0%
2022 Est. HH Income $75,000 to $99,999	11.8%
2022 Est. HH Income $50,000 to $74,999	18.1%
2022 Est. HH Income $35,000 to $49,999	13.6%
2022 Est. HH Income $25,000 to $34,999	9.5%
2022 Est. HH Income $15,000 to $24,999	10.4%
2022 Est. HH Income Under $15,000	15.4%
2022 Est. Average Household Income	$66,319
2022 Est. Median Household Income	$54,172
2022 Est. Per Capita Income	$26,625
2022 Est. Total Businesses	1,941
2022 Est. Total Employees	23,885

TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 33.7358/-81.6812

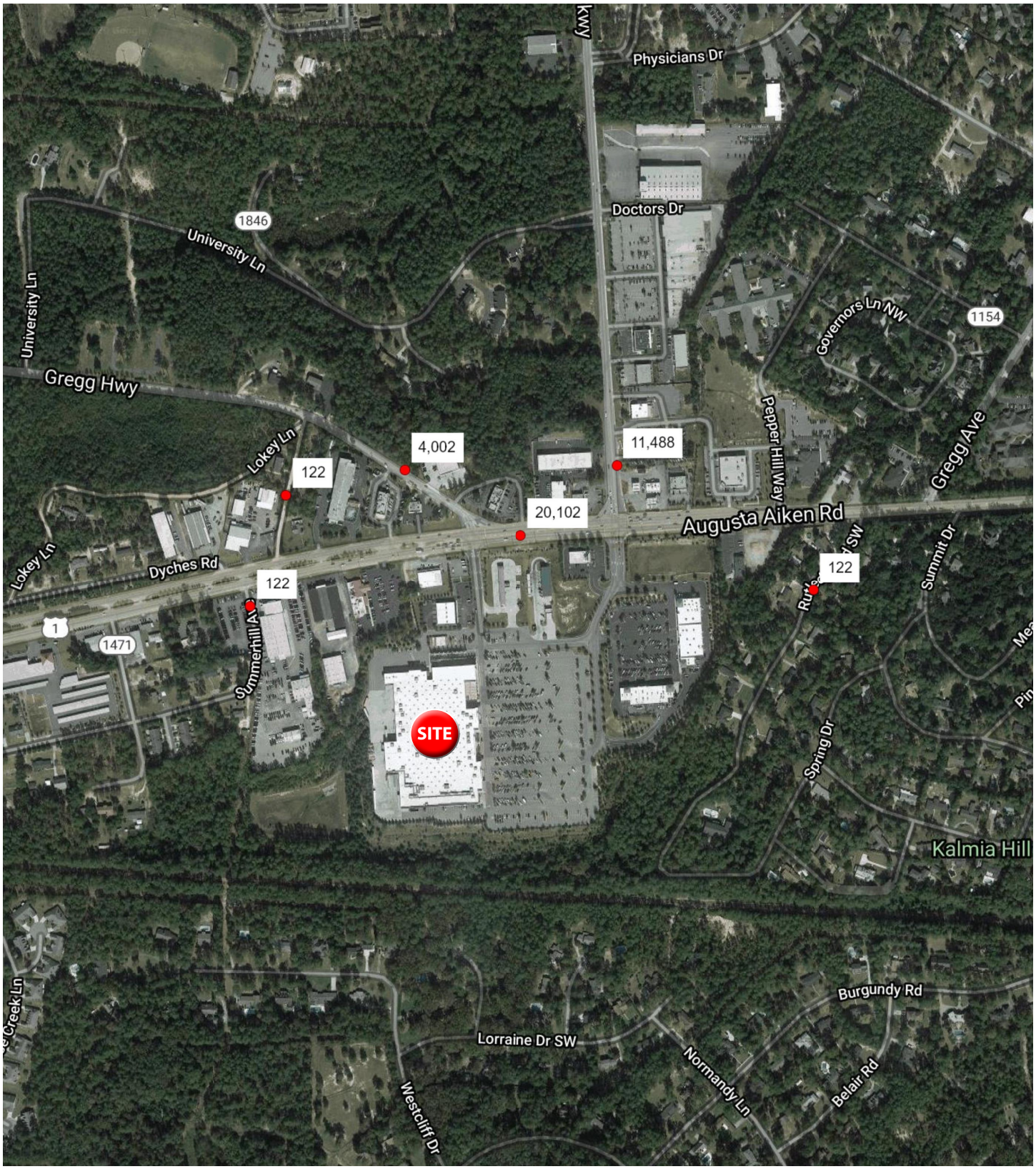
Trade Area	Trade Area
Race	
2022 Est. White	56.1%
2022 Est. Black	33.0%
2022 Est. Asian or Pacific Islander	1.8%
2022 Est. American Indian or Alaska Native	0.4%
2022 Est. Other Races	8.7%
Hispanic	
2022 Est. Hispanic Population	4,408
2022 Est. Hispanic Population	6.5%
2027 Proj. Hispanic Population	6.4%
2020 Hispanic Population	6.8%
Education (Adults 25 & Older)	
2022 Est. Adult Population (25 Years or Over)	47,556
2022 Est. Elementary (Grade Level 0 to 8)	5.4%
2022 Est. Some High School (Grade Level 9 to 11)	9.9%
2022 Est. High School Graduate	34.4%
2022 Est. Some College	19.4%
2022 Est. Associate Degree Only	9.4%
2022 Est. Bachelor Degree Only	13.8%
2022 Est. Graduate Degree	7.7%
Housing	
2022 Est. Total Housing Units	29,964
2022 Est. Owner-Occupied	64.5%
2022 Est. Renter-Occupied	24.0%
2022 Est. Vacant Housing	11.5%
Homes Built by Year	
2022 Homes Built 2010 or later	8.8%
2022 Homes Built 2000 to 2009	11.6%
2022 Homes Built 1990 to 1999	15.4%
2022 Homes Built 1980 to 1989	12.0%
2022 Homes Built 1970 to 1979	12.0%
2022 Homes Built 1960 to 1969	10.8%
2022 Homes Built 1950 to 1959	8.2%
2022 Homes Built Before 1949	9.6%
Home Values	
2022 Home Value $1,000,000 or More	0.3%
2022 Home Value $500,000 to $999,999	3.2%
2022 Home Value $400,000 to $499,999	2.3%
2022 Home Value $300,000 to $399,999	4.8%
2022 Home Value $200,000 to $299,999	16.0%
2022 Home Value $150,000 to $199,999	19.1%
2022 Home Value $100,000 to $149,999	15.8%
2022 Home Value $50,000 to $99,999	23.4%
2022 Home Value $25,000 to $49,999	7.2%
2022 Home Value Under $25,000	7.8%
2022 Median Home Value	$137,635
2022 Median Rent	$651

TRADE AREA DEMOGRAPHIC REPORT

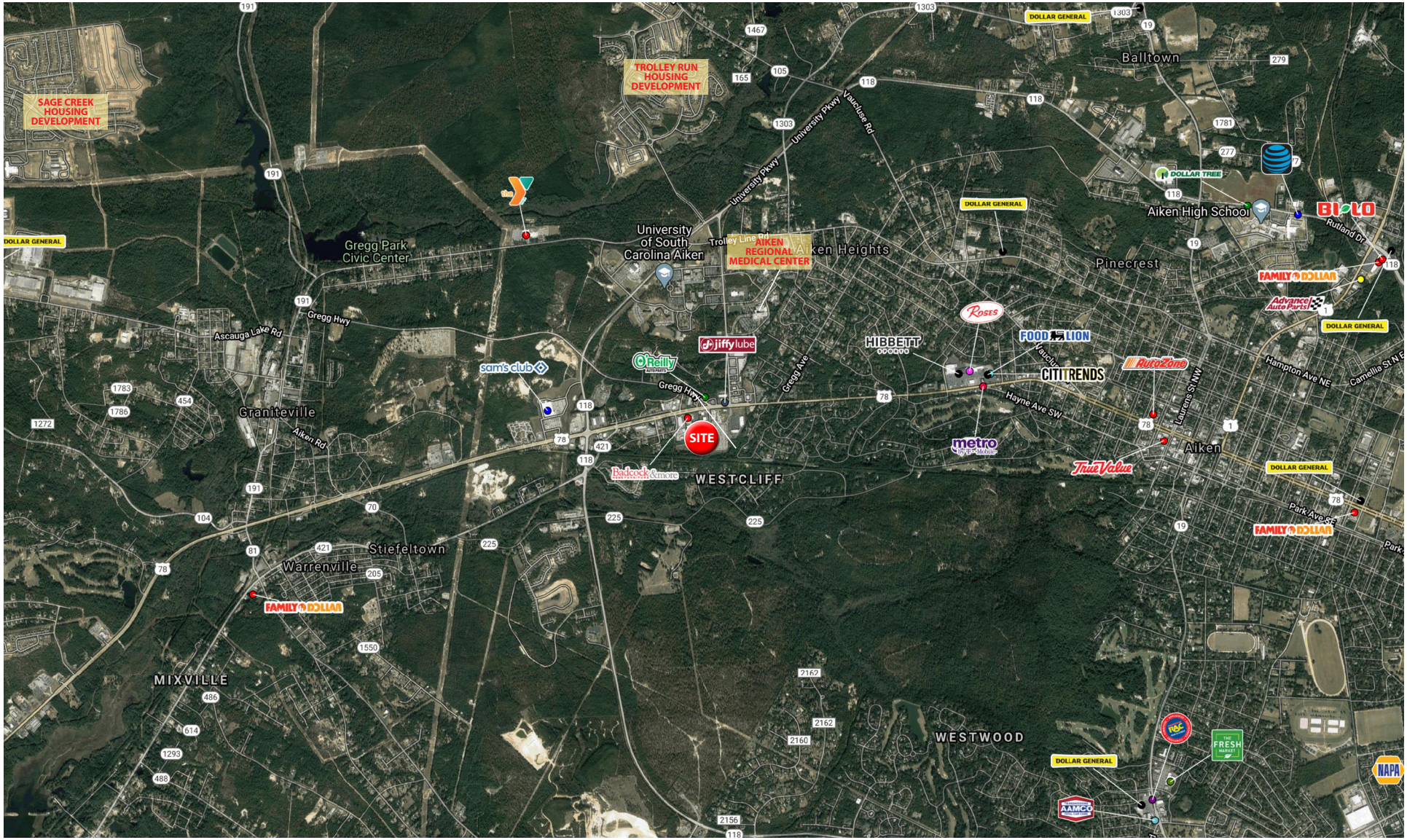
Lat/Lon: 33.7358/-81.6812

Trade Area	Trade Area
Labor Force	
2022 Est. Labor Population Age 16 Years or Over	55,626
2022 Est. Civilian Employed	52.2%
2022 Est. Civilian Unemployed	1.7%
2022 Est. in Armed Forces	0.3%
2022 Est. not in Labor Force	45.8%
2022 Labor Force Males	50.1%
2022 Labor Force Females	49.9%
Occupation	
2022 Occupation: Population Age 16 Years or Over	29,050
2022 Mgmt, Business, & Financial Operations	11.5%
2022 Professional, Related	19.7%
2022 Service	19.0%
2022 Sales, Office	19.2%
2022 Farming, Fishing, Forestry	1.5%
2022 Construction, Extraction, Maintenance	10.2%
2022 Production, Transport, Material Moving	19.0%
2022 White Collar Workers	50.3%
2022 Blue Collar Workers	49.7%
Transportation to Work	
2022 Drive to Work Alone	81.3%
2022 Drive to Work in Carpool	11.0%
2022 Travel to Work by Public Transportation	0.7%
2022 Drive to Work on Motorcycle	0.2%
2022 Walk or Bicycle to Work	1.3%
2022 Other Means	0.8%
2022 Work at Home	4.5%
Travel Time	
2022 Travel to Work in 14 Minutes or Less	24.2%
2022 Travel to Work in 15 to 29 Minutes	39.8%
2022 Travel to Work in 30 to 59 Minutes	30.7%
2022 Travel to Work in 60 Minutes or More	5.2%
2022 Average Travel Time to Work	22.2
Consumer Expenditure	
2022 Est. Total Household Expenditure	$1.4 B
2022 Est. Apparel	$48.57 M
2022 Est. Contributions, Gifts	$77.31 M
2022 Est. Education, Reading	$42.56 M
2022 Est. Entertainment	$78.05 M
2022 Est. Food, Beverages, Tobacco	$216.61 M
2022 Est. Furnishings, Equipment	$48.57 M
2022 Est. Health Care, Insurance	$130.59 M
2022 Est. Household Operations, Shelter, Utilities	$456.36 M
2022 Est. Miscellaneous Expenses	$26.4 M
2022 Est. Personal Care	$18.76 M
2022 Est. Transportation	$254.66 M

TRAFFIC COUNTS



COMMERCIAL AERIAL



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