

Silver Bluff Commons – Aiken, SC



LOCATION: Silver Bluff Commons is located at the intersection of Pine Log and Silver Bluff Roads.

SIZE: More than 57,000 square feet of prime retail space, with 6,000 additional square feet of new shops available July 1.

VISIBILITY: The property is situated on 7 acres and enjoys excellent exposure from Pine Log Road.

ACCESSIBILITY: Accessibility is excellent. The center is located at a signalized intersection, providing easy ingress and egress onto Pine Log Road.

MARKET DATA: Aiken, an “All-American City”, has many appealing features, with an emphasis on golf and equestrian activities, including polo. Aiken is widely known as one of the premier horse training communities in the United States.

SHOPPING CENTER:

Silver Bluff Commons is 57,932 square feet and consists of the following retailers and restaurants:

- ❖ BI-LO
- ❖ Two Sisters Hair Salon
- ❖ BellSouth Mobility
- ❖ Godfather’s Pizza
- ❖ H & R Block
- ❖ Kobe Steakhouse
- ❖ MAU Human Resources
- ❖ Blockbuster Video (outparcel)



CAROLINA HOLDINGS, INC.

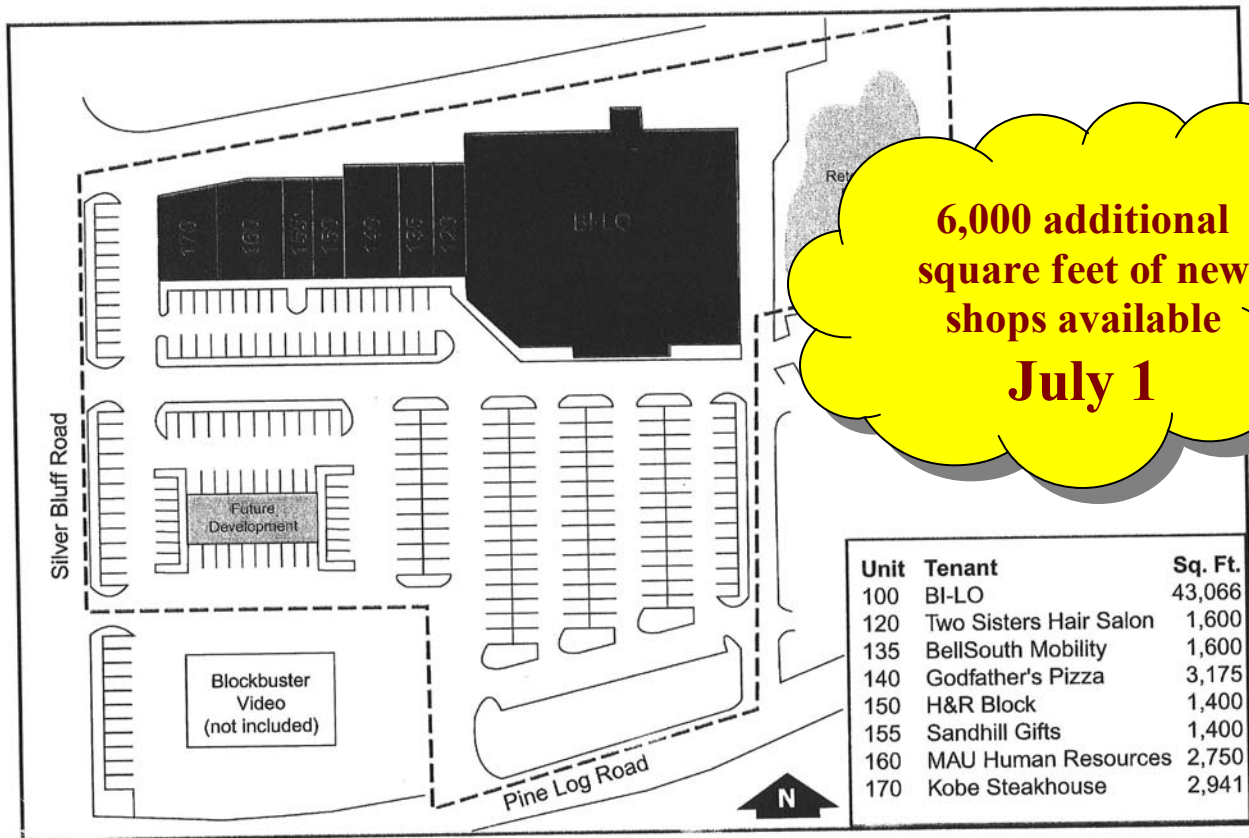
DEMOGRAPHICS:

2004 Estimates	1 Mile	3 Mile	5 Mile
Population	6,419	25,376	46,260
Avg Household Income	\$75,777	\$74,221	\$62,412
Growth 1990-2000	46.80%	27.48%	18.13%

2003 TRAFFIC COUNTS:

Pine Log Road	19,000 ADT
Silver Bluff Road	12,900 ADT

SITE PLAN:



For leasing information, contact:

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