

Mitchell Shopping Center: Multiple Suites

Whiskey Road, Aiken, SC 29803



FOR RENT

- Suites in Mitchell Shopping Center, Aiken's first shopping center, with abundant parking and high visibility
- Great location, close to downtown, horse and historic district, and busy South Side
- Located on Whiskey Road, across from Moe's and Tyler Tire
- Several size spaces available, ranging from 1,000 square feet and up to 10,000 square feet *
- Suites Available:
 - Suite 1539 (1,000 square feet)
 - Suite 1551 (3,600 square feet)
 - Suite 1575 (4,500 square feet)

* There are additional suites available with tenants possibly vacating soon at 7,000 and 10,000 square feet

RENTAL PRICES:

\$4.50 - \$8.00 / sq foot base rent plus CAM, taxes, and insurance, based on leased pro rata share



Contact **Clay Bolton** for more information or to arrange an appointment:

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Abundant parking available.



View of section of Mitchell Shopping Center.



Mitchell Shopping Center sign.



View of section of Mitchell Shopping Center.

Mitchell Shopping Center: Suite 1539

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Outside view of Suite 1539.



Inside view of Suite 1539.

Suite 1539

Size: 1,000 square feet

Rental Price: \$8.40 per foot base rent, plus pro rata share of Common Area Maintenance (CAM), Taxes, and Insurance.

- Great location, former hair shop
- Could be small retail, office, or other
- Landlord willing to make an allowance for upfitting or will consider putting in carpet, fresh paint, and demise some walls with 24-36 month lease.

Mitchell Shopping Center: Suite 1551

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Outside view of Suite 1551.



Inside view of Suite 1551.

Suite 1551

Size: 3,600 square feet

Rental Price: \$7.00 per foot base rent, plus pro rata share of Common area maintenance (CAM), Taxes, and Insurance.

- Currently divided into two spaces, can easily be one large 3,600 square ft space
- Perfect for medium size retail, office space, medical, etc.
- Great visibility and plenty of parking.

Mitchell Shopping Center: Suite 1575

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Outside view of Suite 1575.



One large room in Suite 1575.



Another large room in Suite 1575.



Inside view of Suite 1575.



Third large room in Suite 1575.

Suite 1575

Size: 4,500 square feet

Rental Price: \$7.00 per square foot for base rent, plus Pro rata share for Common Area Maintenance (CAM), Taxes, and Insurance.

- Former Dance Studio with 4,500 square feet; reception area, three separate dance rooms, two restrooms
- Could be used as same, or demised for retail, training center, service type of business, etc.