

HITCHCOCK PLAZA

Aiken, South Carolina



Presented by:

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Site Summary

PROPERTY: Hitchcock Plaza
A 233,410 sf shopping center in Aiken, SC
Zoned NB (Neighborhood Business)

LOCATION: SEC of Silver Bluff Road & Pine Log Road
Aiken, South Carolina

**SURROUNDING
TRAFFIC GENERATORS:** Walmart
The Home Depot
Kroger
Staples
Bi-Lo

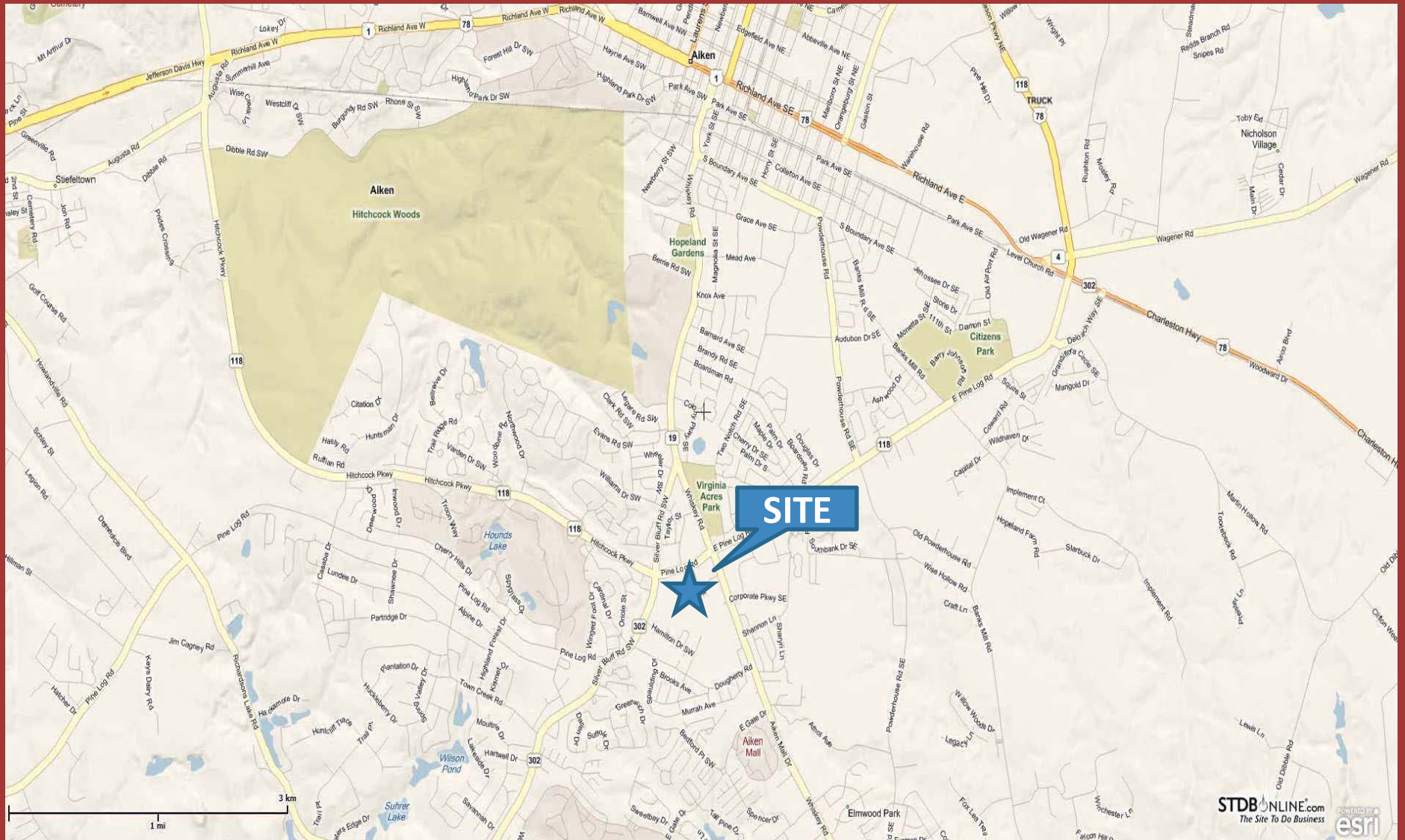
TENANTS: Ross Dress for Less
T.J. Maxx
Bed, Bath & Beyond
Old Navy
Farmer's Furniture

DEMOGRAPHICS:	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>
Median HH Income	\$55,640	\$48,736	\$47,183
Residential Population	50,190	87,892	153,747
Daytime Population	26,208	33,717	61,358

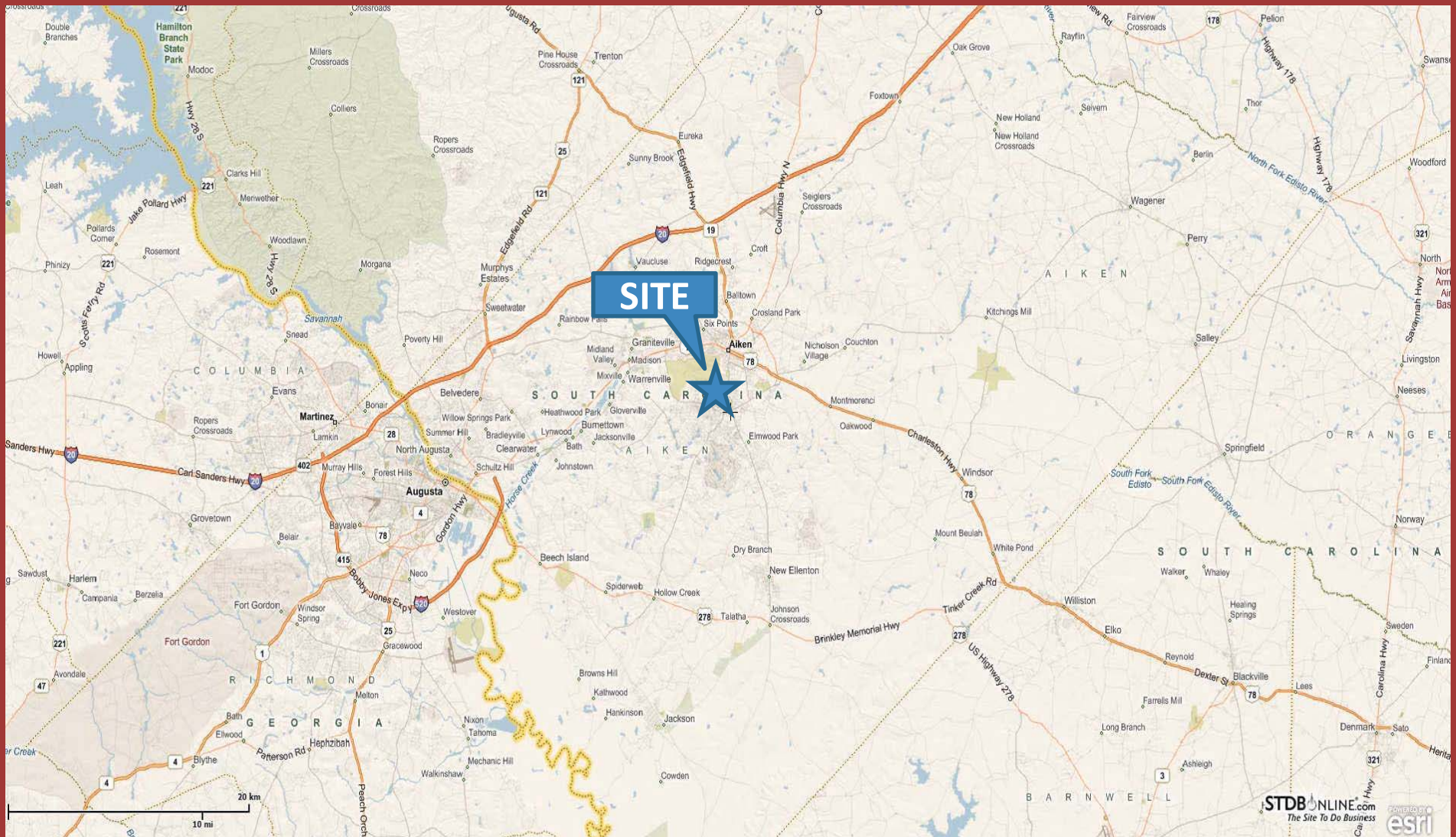
TRAFFIC COUNTS:

Pine Log Road	28,460
Silver Bluff Road	30,340

Hitchcock Plaza - Aiken, South Carolina - Location Map



Hitchcock Plaza – Aiken, South Carolina - Area Map





TARGET

Aiken Mall

Whiskey Road

WAL-MART

STAPLES

Hitchcock Plaza

Pinelock Road

Kroger

THE HOME DEPOT

Silver Bluff Road

Whiskey Road

WAL-MART
Always

Achieve
Fitness

BED BATH &
BEYOND

OLD NAVY

Hitchcock Plaza

ROSS
DRESS FOR LESS

TJ-maxx

TRAVINIA

Pinelog Road - 28,450 cpd

.85 ac.
Available

Silver Bluff Road - 30,340 cpd



Aiken, SC
Hitchcock Plaza
Ring: 5, 10, 15 Miles

Latitude: 33.52241
Longitude: -81.720186

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	50,190	87,892	153,747
Male Population	47.8%	48.2%	48.7%
Female Population	52.2%	51.8%	51.3%
Median Age	40.9	39.5	38.3
2010 Income			
Median HH Income	\$55,640	\$48,736	\$47,183
Per Capita Income	\$27,827	\$24,163	\$23,098
Average HH Income	\$67,967	\$60,159	\$57,967
2010 Households			
Total Households	20,266	34,957	60,566
Average Household Size	2.41	2.47	2.48
2010 Housing			
Owner Occupied Housing Units	64.4%	65.1%	63.5%
Renter Occupied Housing Units	23.9%	21.9%	23.3%
Vacant Housing Units	11.7%	13.0%	13.2%
Population			
1990 Population	37,776	67,349	119,573
2000 Population	44,884	79,194	140,273
2010 Population	50,190	87,892	153,747
2015 Population	52,097	90,995	158,651
1990-2000 Annual Rate	1.74%	1.63%	1.61%
2000-2010 Annual Rate	1.1%	1.02%	0.9%
2010-2015 Annual Rate	0.75%	0.7%	0.63%

In the identified market area, the current year population is 153,747. In 2000, the Census count in the market area was 140,273. The rate of change since 2000 was 0.9 percent annually. The five-year projection for the population in the market area is 158,651, representing a change of 0.63 percent annually from 2010 to 2015. Currently, the population is 48.7 percent male and 51.3 percent female.

	5 miles radius	10 miles radius	15 miles radius
Households			
1990 Households	14,223	24,917	44,439
2000 Households	17,816	30,919	54,330
2010 Households	20,266	34,957	60,566
2015 Households	21,131	36,371	62,780
1990-2000 Annual Rate	2.28%	2.18%	2.03%
2000-2010 Annual Rate	1.26%	1.2%	1.07%
2010-2015 Annual Rate	0.84%	0.8%	0.72%

The household count in this market area has changed from 54,330 in 2000 to 60,566 in the current year, a change of 1.07 percent annually. The five-year projection of households is 62,780, a change of 0.72 percent annually from the current year total. Average household size is currently 2.48, compared to 2.52 in the year 2000. The number of families in the current year is 41,490 in the market area.

Housing

Currently, 63.5 percent of the 69,742 housing units in the market area are owner occupied; 23.3 percent, renter occupied; and 13.2 percent are vacant. In 2000, there were 60,737 housing units - 64.9 percent owner occupied, 24.5 percent renter occupied and 10.5 percent vacant. The rate of change in housing units since 2000 is 1.36 percent. Median home value in the market area is \$105,209, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.35 percent annually to \$124,037. From 2000 to the current year, median home value changed by 3.22 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Aiken, SC
Hitchcock Plaza
Ring: 5, 10, 15 Miles

Latitude: 33.52241
Longitude: -81.720186

	5 miles radius	10 miles radius	15 miles radius
Median Household Income			
1990 Median HH Income	\$34,692	\$30,036	\$28,399
2000 Median HH Income	\$44,846	\$38,625	\$36,797
2010 Median HH Income	\$55,640	\$48,736	\$47,183
2015 Median HH Income	\$58,986	\$53,784	\$53,011
1990-2000 Annual Rate	2.6%	2.55%	2.62%
2000-2010 Annual Rate	2.13%	2.29%	2.46%
2010-2015 Annual Rate	1.17%	1.99%	2.36%
Per Capita Income			
1990 Per Capita Income	\$15,317	\$13,148	\$12,666
2000 Per Capita Income	\$22,507	\$19,436	\$18,313
2010 Per Capita Income	\$27,827	\$24,163	\$23,098
2015 Per Capita Income	\$29,937	\$26,093	\$25,004
1990-2000 Annual Rate	3.92%	3.99%	3.76%
2000-2010 Annual Rate	2.09%	2.15%	2.29%
2010-2015 Annual Rate	1.47%	1.55%	1.6%
Average Household Income			
1990 Average Household Income	\$40,203	\$35,049	\$33,613
2000 Average Household Income	\$56,137	\$49,491	\$46,891
2010 Average HH Income	\$67,967	\$60,159	\$57,967
2015 Average HH Income	\$72,759	\$64,629	\$62,457
1990-2000 Annual Rate	3.39%	3.51%	3.39%
2000-2010 Annual Rate	1.88%	1.92%	2.09%
2010-2015 Annual Rate	1.37%	1.44%	1.5%

Households by Income

Current median household income is \$47,183 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$53,011 in five years. In 2000, median household income was \$36,797, compared to \$28,399 in 1990.

Current average household income is \$57,967 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$62,457 in five years. In 2000, average household income was \$46,891, compared to \$33,613 in 1990.

Current per capita income is \$23,098 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,004 in five years. In 2000, the per capita income was \$18,313, compared to \$12,666 in 1990.

Population by Employment

Total Businesses	2,343	3,102	5,612
Total Employees	26,208	33,717	61,358

Currently, 89.5 percent of the civilian labor force in the identified market area is employed and 10.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.5 percent of the civilian labor force, and unemployment will be 8.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 60.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 54.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 28.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 81.1 percent of the market area population drove alone to work, and 1.8 percent worked at home. The average travel time to work in 2000 was 24.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

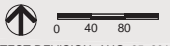
- 15.8 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 34.3 percent were high school graduates only (29.6 percent in the U.S.)
- 8.6 percent had completed an Associate degree (7.7 percent in the U.S.)
- 13.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.3 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

TENANT NAMES SHOWN ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, OR IN NEGOTIATION.

ALL TENANT LEASE AREAS ARE MEASURED FROM THE TENANT LEASE LINE TO THE OUTSIDE FACE OF EXTERIOR WALLS OR THE CENTERLINE OF ADJACENT TENANT DEMING WALLS AND/OR SERVICE EXIT CORRIDOR WALLS.

CERTAIN OF THE ELEMENTS SHOWN ON THE ABOVE PLAN ARE INDICATED AS FUTURE OR PROPOSED. HITCHCOCK PLAZA MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

THIS EXHIBIT IS ONLY ILLUSTRATIVE OF THE SIZE AND RELATIONSHIP OF THE LEASABLE AREAS, COMMON AREAS, OTHER BUILDINGS AND FACILITIES IN OR ADJACENT TO LANDLORD'S BUILDING. BUILDING AND FACILITY AREAS ARE SUBJECT TO CHANGE FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE. THE PRECISE LOCATION AND EXACT DIMENSIONS OF THE PREMISES APPEARS ON THE LEASE OUTLINE DRAWINGS.



LATEST REVISION: AUG. 25, 2010

SHOPS B		
UNIT #	NAME	AREA
240	COSMOPROF	2,000 SF
230	QUICK CREDIT	1,000 SF
200	VACANT	4,000 SF
180	WARNEKE CLEANERS	1,000 SF



SHOPS A		
UNIT #	NAME	AREA
445	CHILDRENS' PLACE	3,920 SF
439	CATO	4,000 SF
437	KID TO KID	3,000 SF
423	RACK ROOM	6,654 SF
417	MATTRESS MAN	3,500 SF
411	RUE 21	3,180 SF
407	NAIL SPA	1,600 SF
353	SHEPARD BLOOD CENTER	1,200 SF

MASTER LEASING SITE PLAN
FOR
HITCHCOCK PLAZA
INTERSECTION OF SILVER BLUFF RD
AND HITCHCOCK PARKWAY
AIKEN, SOUTH CAROLINA

(404) 344-6611



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