

**FOR SALE**

**0.44 acre**

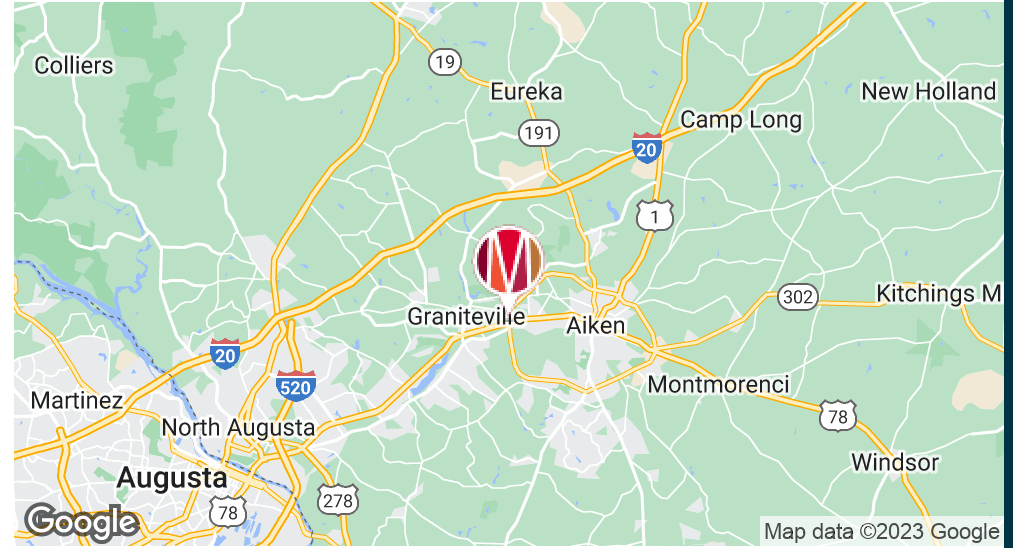
**3939 Richland Ave W**

**Aiken, SC 29801**

**VIEW  
PROPERTY  
OVERVIEW  
VIDEO**



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$285,000
Lot Size:	0.44 Acres
Price/Acre:	\$647,727
Zoning:	RUD

- High visibility
- High VPD count

## PROPERTY OVERVIEW

Corner parcel at lighted intersection, FORMERLY leased to SRP Federal Credit Union for ATM services. Excellent visibility with high VPD count (22,400). Well suited for small footprint food/retail operation. Water and power at the property.

## LOCATION OVERVIEW

West side of Aiken, SC, only 5 min from downtown Aiken and on a major artery to Augusta, GA.

residential area

Enterprise  
rent-a-car

American  
Hearth Inn

CIRCLE K

0.44  
acres

22,400  
VPD

Jefferson  
Davis Hwy



Hitchcock  
Pkwy

118 19

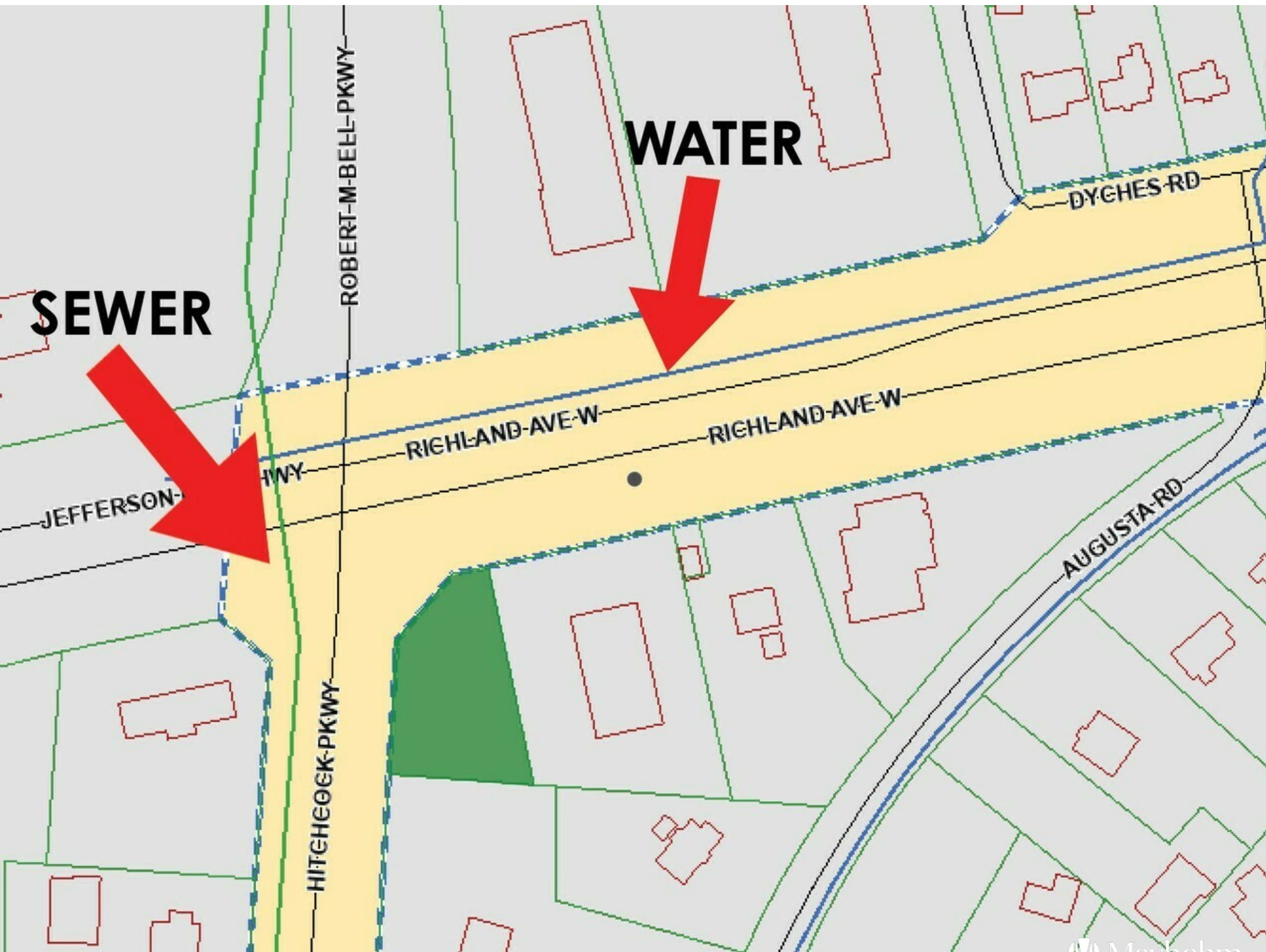
Meybohm

# RETAILER MAP



# ADDITIONAL PHOTOS





**SEWER**

**WATER**

JEFFERSON-  
HWY

ROBERT-M-BELL-PKWY

HITCHEOCK-PK:WAY

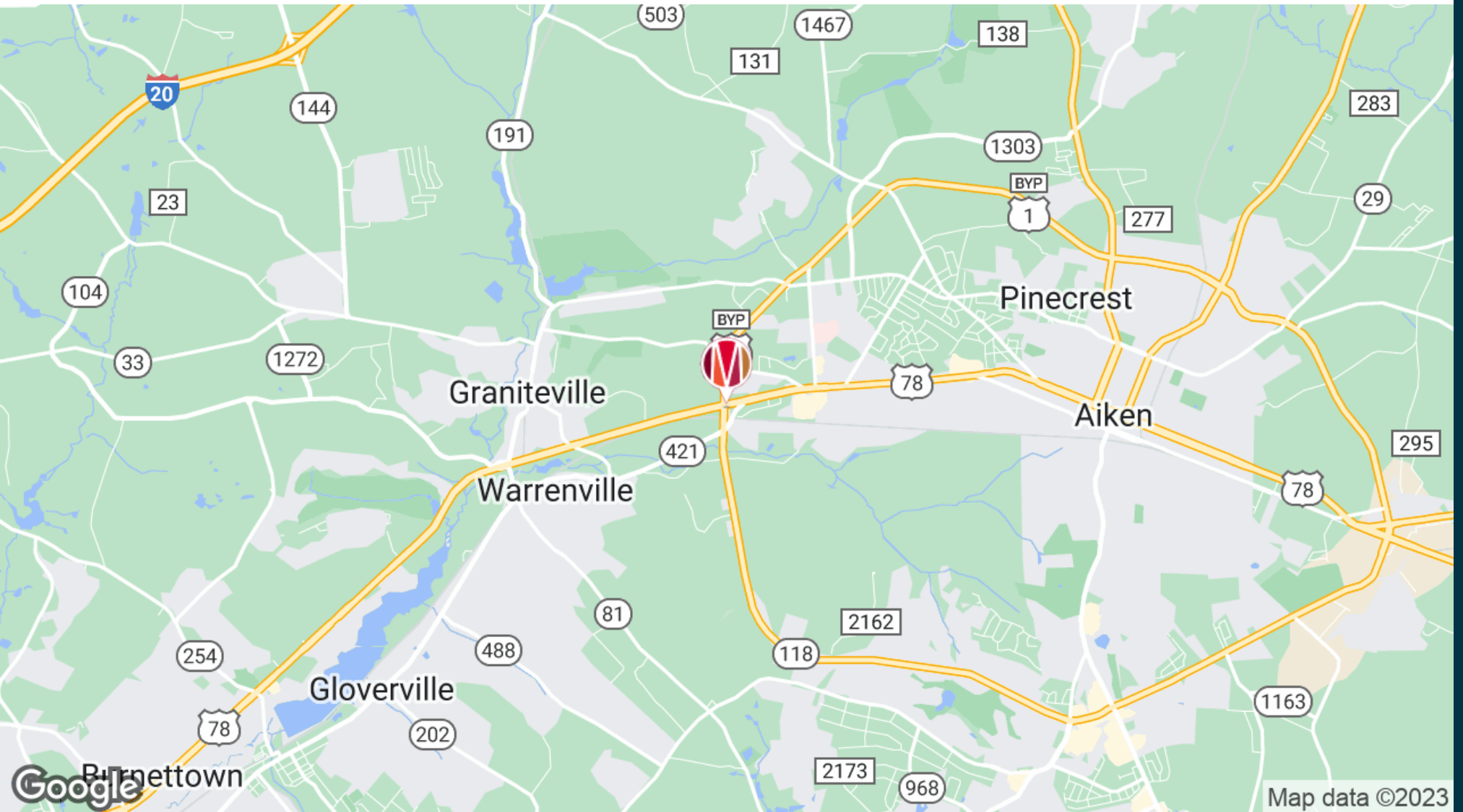
RIGHLAND-AVE-W

RIGHLAND-AVE-W

DYGHES-RD

AUGUSTA-RD

# LOCATION MAP

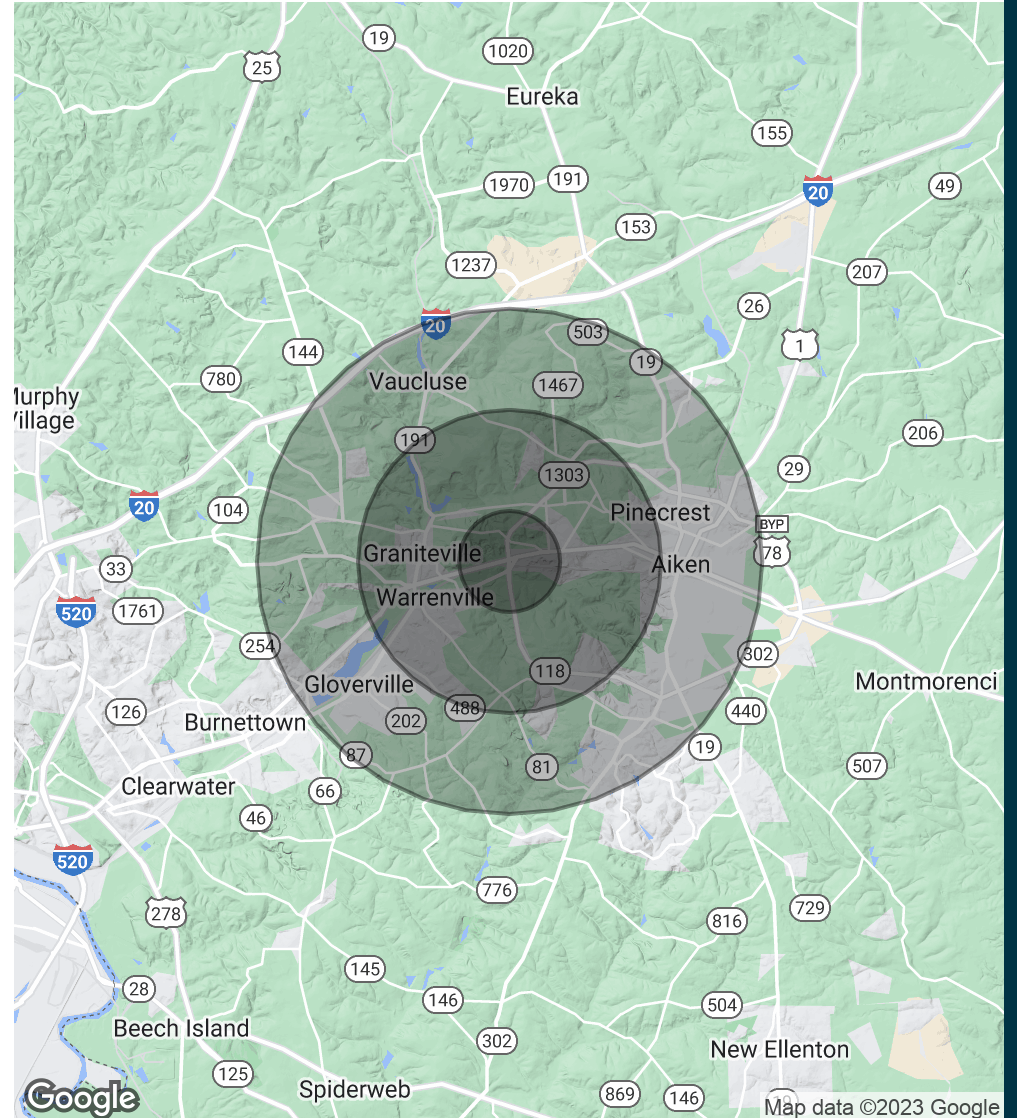


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,214	16,692	41,118
Average Age	46.9	44.2	42.6
Average Age (Male)	39.3	39.6	39.1
Average Age (Female)	51.6	47.1	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	860	6,672	16,644
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$73,757	\$64,642	\$60,874
Average House Value	\$223,069	\$204,787	\$190,660

\* Demographic data derived from 2020 ACS - US Census







## KAREN DALY

Associate Broker, Sales & Leasing

Kdaly@Meybohm.Com

Phone: 803.649.8103

### PROFESSIONAL BACKGROUND

Karen is passionate about bringing people and their business' together with properties that fit their needs and goals. As an Associate Broker at Meybohm Commercial Properties, Karen works in brokerage with Buyers and Sellers as well as Tenants and Landlords for office, retail, warehouse/industrial, and land/development in Aiken, South Carolina. Karen achieved the prestigious Meybohm President's Award in 2019 after only 2 years serving her Commercial clients. She is a native of Toronto, Canada, and moved to Aiken in 1997 to follow her equestrian pursuits. After graduating in 1991 with a BFA in Graphic Design from York University, Karen traveled extensively and worked in the hospitality industry, combined with her equestrian skills, but eventually returned to advertising and marketing. Though now a retired equestrian, her affection for animals hasn't waned, especially for her French Bulldog, Tater. Her greatest joy however, is her son. Karen sits on several boards and enjoys her involvement in the local community which includes the Aiken Association of Realtors, Board of Zoning Appeals (City of Aiken), United Way of Aiken County and the Aiken Corporation.

### EDUCATION

York University, Bachelor of Fine Art, Specialized Honors, Graphic Design, 1991

### MEMBERSHIPS & AFFILIATIONS

Aiken Association of Realtors, Member/Board Member  
Board Of Zoning Appeals, City Of Aiken  
United Way of Aiken County, Board Member  
Aiken Corporation, Board Member

SC #97250 // GA #405675

### MEYBOHM COMMERCIAL PROPERTIES

132 Laurens Street NW  
Aiken, SC 29801

803.649.8103  
MeybohmCommercial.com