

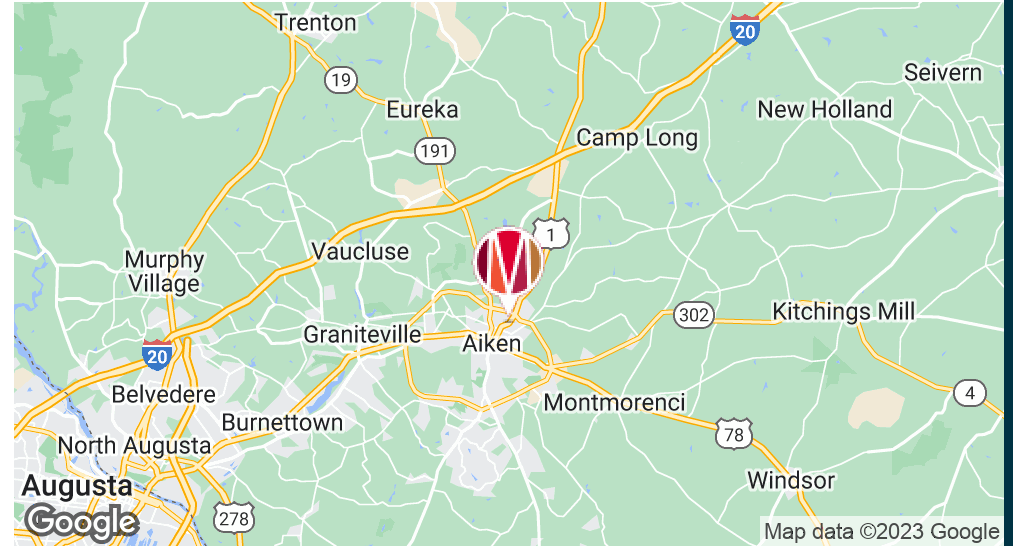
FOR SALE

York St - 25 acres

Aiken, SC 29801



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$437,500
Lot Size:	25 Acres
Price/Acre:	\$17,500
Zoning:	GB

- Great north side location, close to downtown
- Several access points
- Level

## PROPERTY OVERVIEW

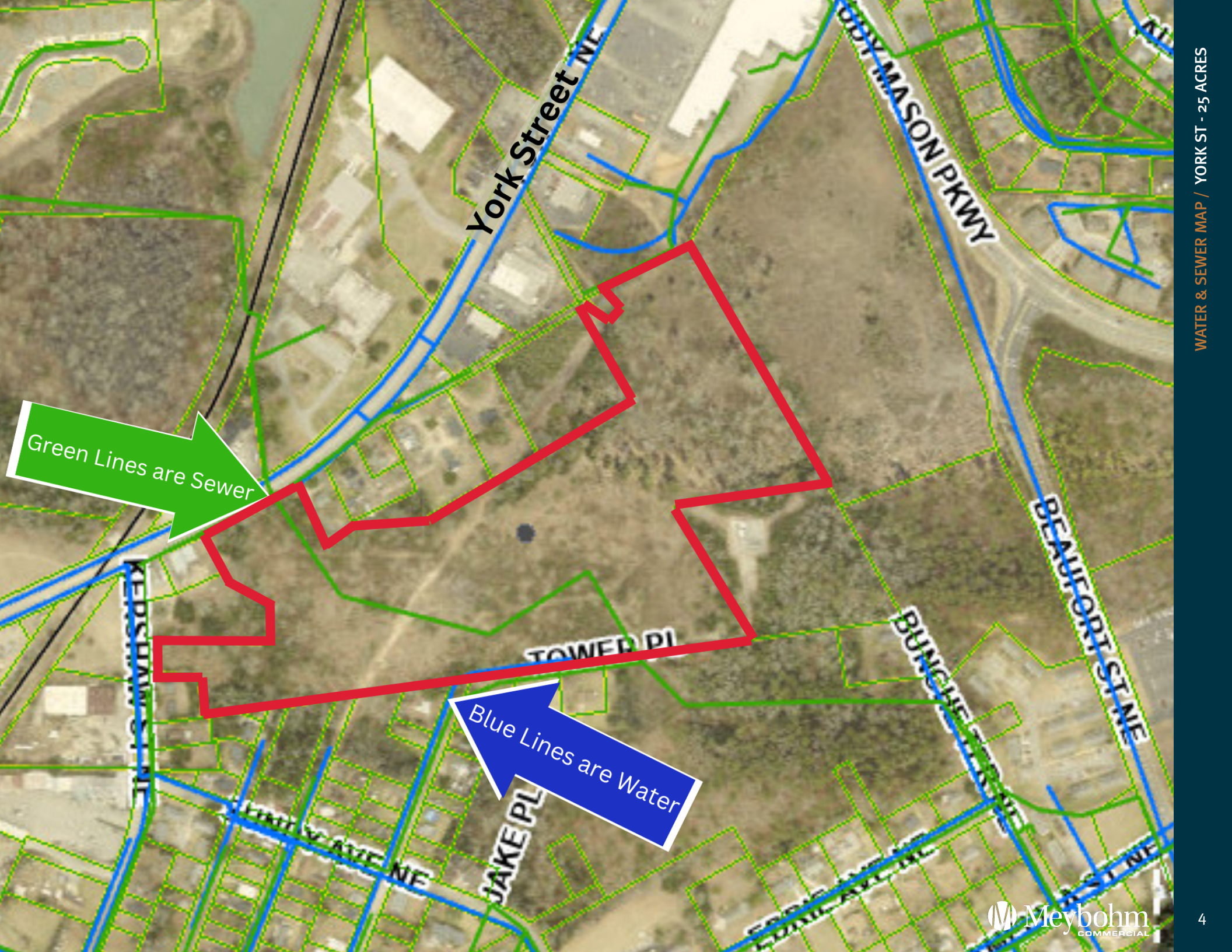
**DEVELOPERS!** Do not miss this prime 25 acre parcel located only 3 minutes from Aiken's CBD. With access off of York St/Hwy 1 (10,100 VPD) and two additional access points off of Kershaw St (on the south side) and Horry St (to the east), this property could set up well for residential and commercial development, or even a mixture of both. Zoned GB, and well suited for a variety of uses, it may accommodate both types of development. Located in an Opportunity Zone.

## LOCATION OVERVIEW

From downtown Aiken, go north on Laurens St for approx. 1 mile. Turn right onto Hampton Ave NW. Take Hampton Ave NW for approx. 1/2 mile. Turn left at the traffic light, heading north on Hwy 1. Take Hwy 1 for approx. 1/2 mile and property will be on the right, between 760 & 798 York St NE.

# RETAILER MAP

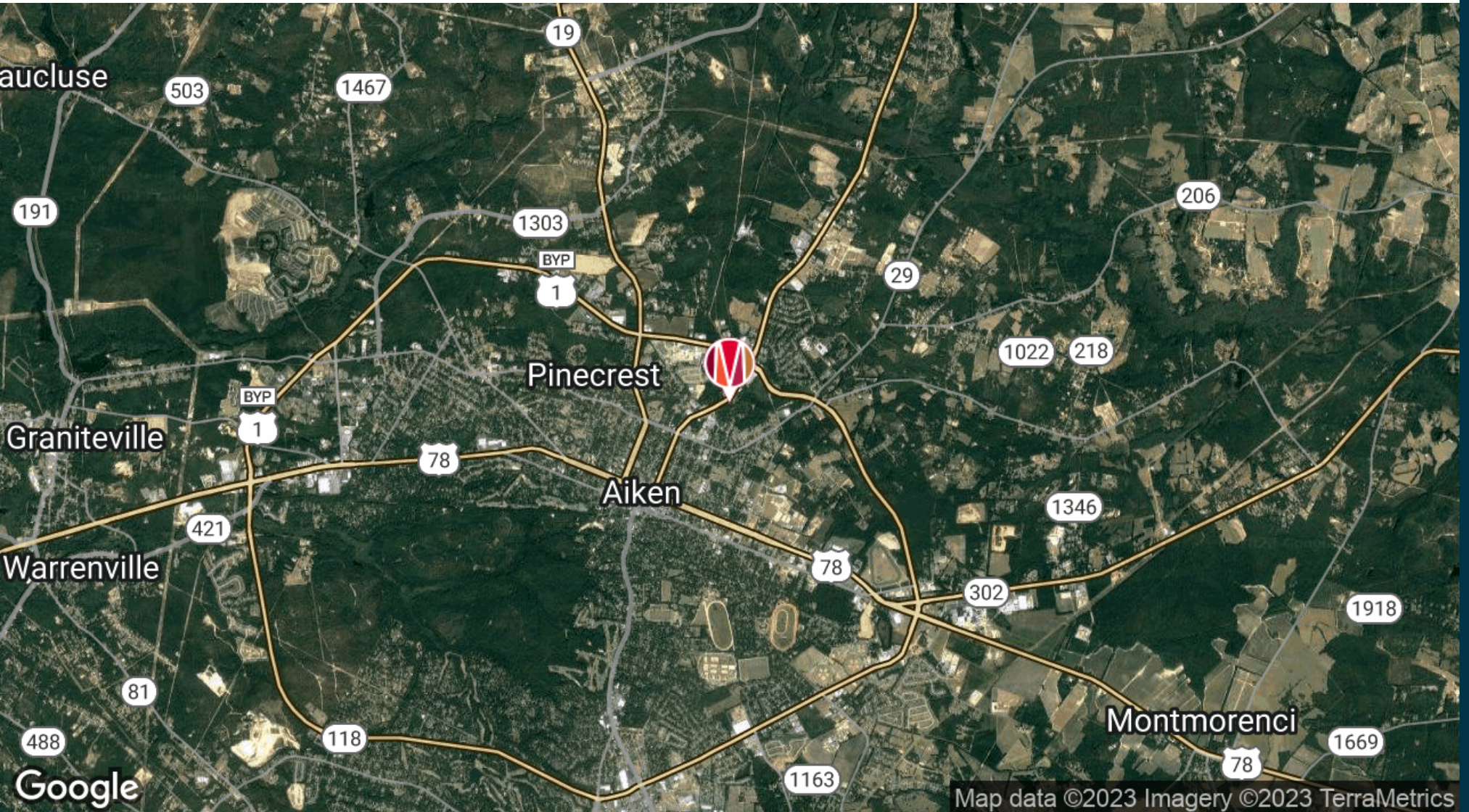




Green Lines are Sewer

Blue Lines are Water

# LOCATION MAP

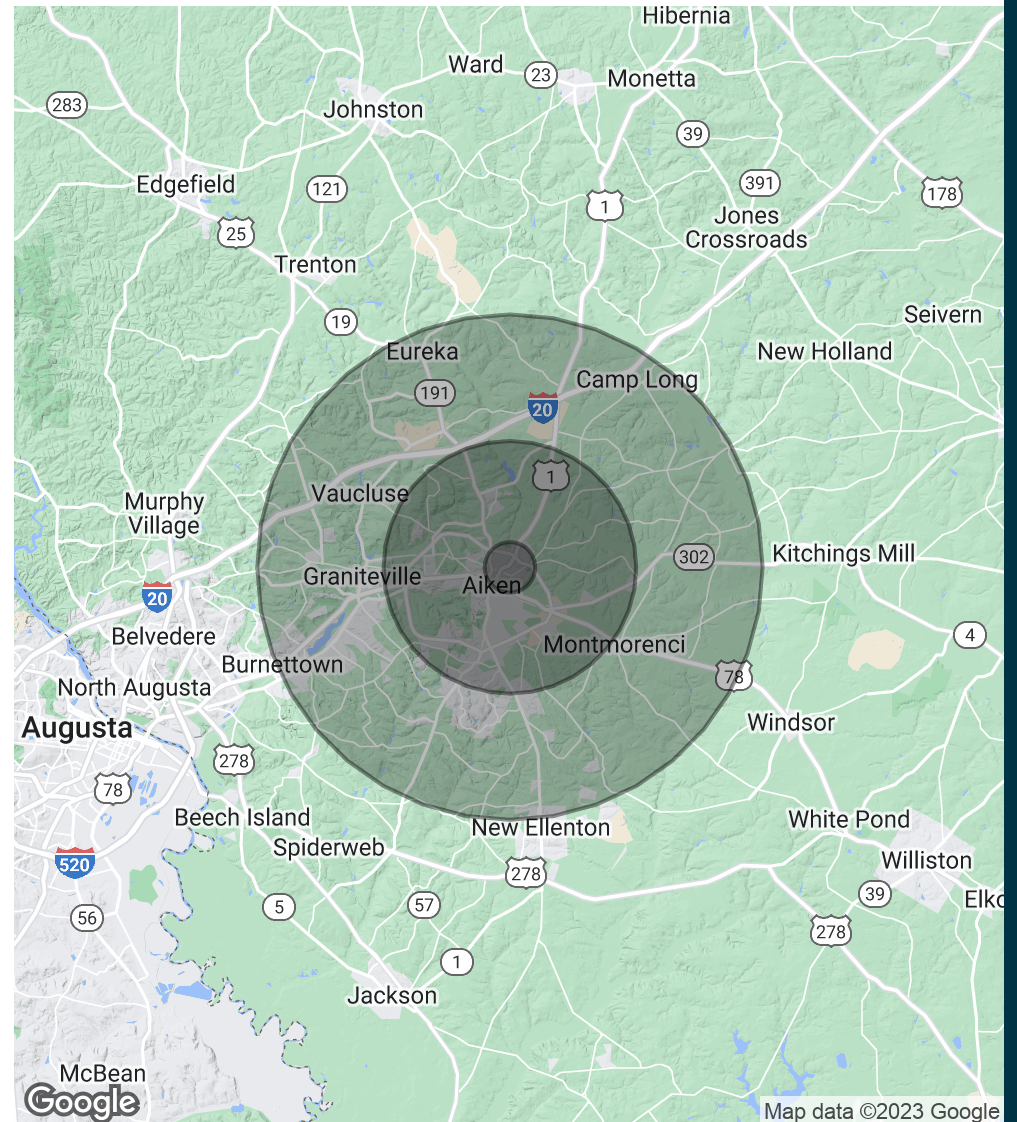


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,176	49,519	93,139
Average Age	48.4	42.9	43.2
Average Age (Male)	45.6	41.9	42.0
Average Age (Female)	52.8	43.8	44.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,149	22,728	41,517
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$53,082	\$64,036	\$66,372
Average House Value	\$185,004	\$169,953	\$172,821

\* Demographic data derived from 2020 ACS - US Census





## KAREN DALY

Associate Broker, Sales & Leasing

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**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 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 Meybohm President's Award in 2019, 2020 & 2021 as well as the Chairman's Award in 2022. 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. Karen currently serves on several boards including 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

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Aiken, SC 29801

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