

**FOR SALE**

**2.2 Acres**

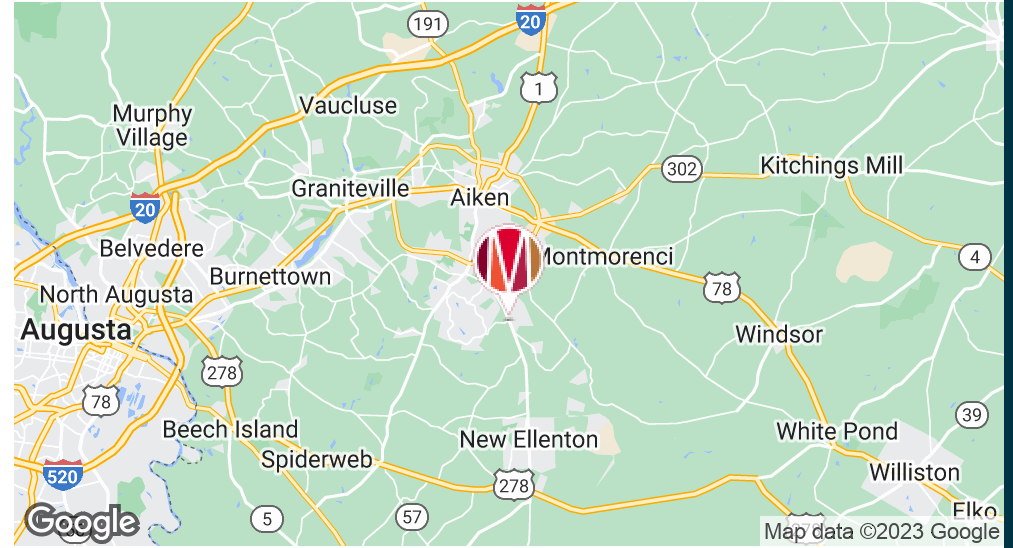
**3280 Whiskey Road**

**Aiken, SC 29803**

**VIEW  
PROPERTY  
OVERVIEW  
VIDEO**



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$394,900
Lot Size:	2.13 Acres
Price/Acre:	\$185,399
Zoning:	UD

- excellent visibility
- high traffic count
- close to expanding residential communities
- flat lot with curb cuts already in place

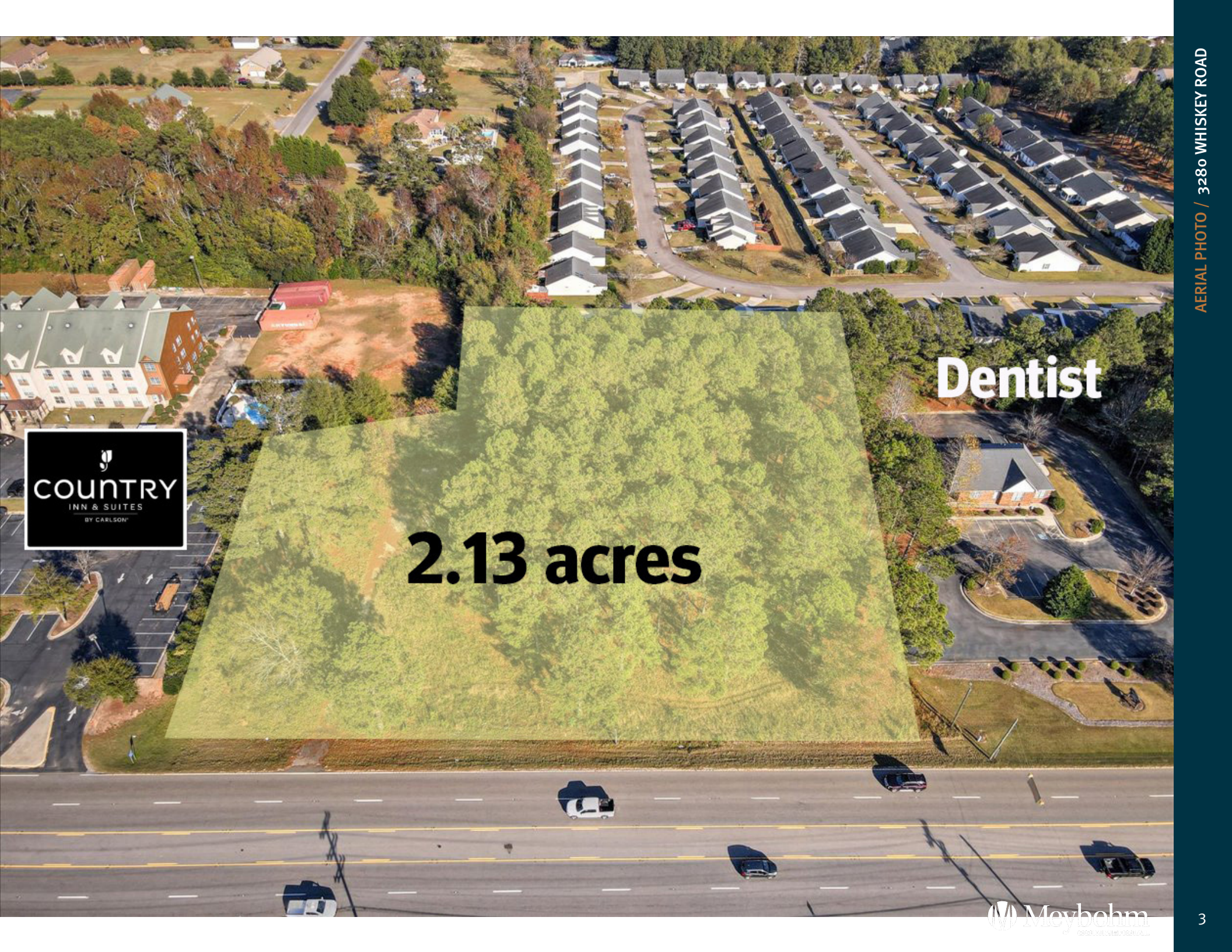
## PROPERTY OVERVIEW

2.13 acre lot located on busy Whiskey Road/Hwy 19 (approximately 22,800 vehicles/day), sits next to a Country Inn & Suites Hotel and across the street from the new Dollar General and Mi Rancho Mexican Restaurant. The property consists of two lots side by side, one measuring 240 feet of frontage by 300 feet and the other measuring 120 feet of frontage and approximately 204 feet of depth. Water, sewer and storm drainage are available. Property has great terrain and easy to develop. Located just 1 mile south of the Aiken Mall, Target, and Lowes as well as a variety of retail and professional businesses.

## LOCATION OVERVIEW

Located on Aiken's South side, this area is developing quickly. Only steps away from this parcel is Aiken County's newest neighborhood, Summerton Village, and it is set to have just over 300 homes at completion starting in the \$170's. Savannah River Site, is an approximate 9 mile commute. Gate 1 of Fort Gordon is just over 30 miles away. There is a new Dollar General located across the street and this parcel sits right beside Country Inn & Suites by Radisson. A new town home community is also being constructed close by and in addition to this development, an assisted living residence is slated to be developed nearby soon.





Dentist



2.13 acres



# 3280 WHISKEY ROAD



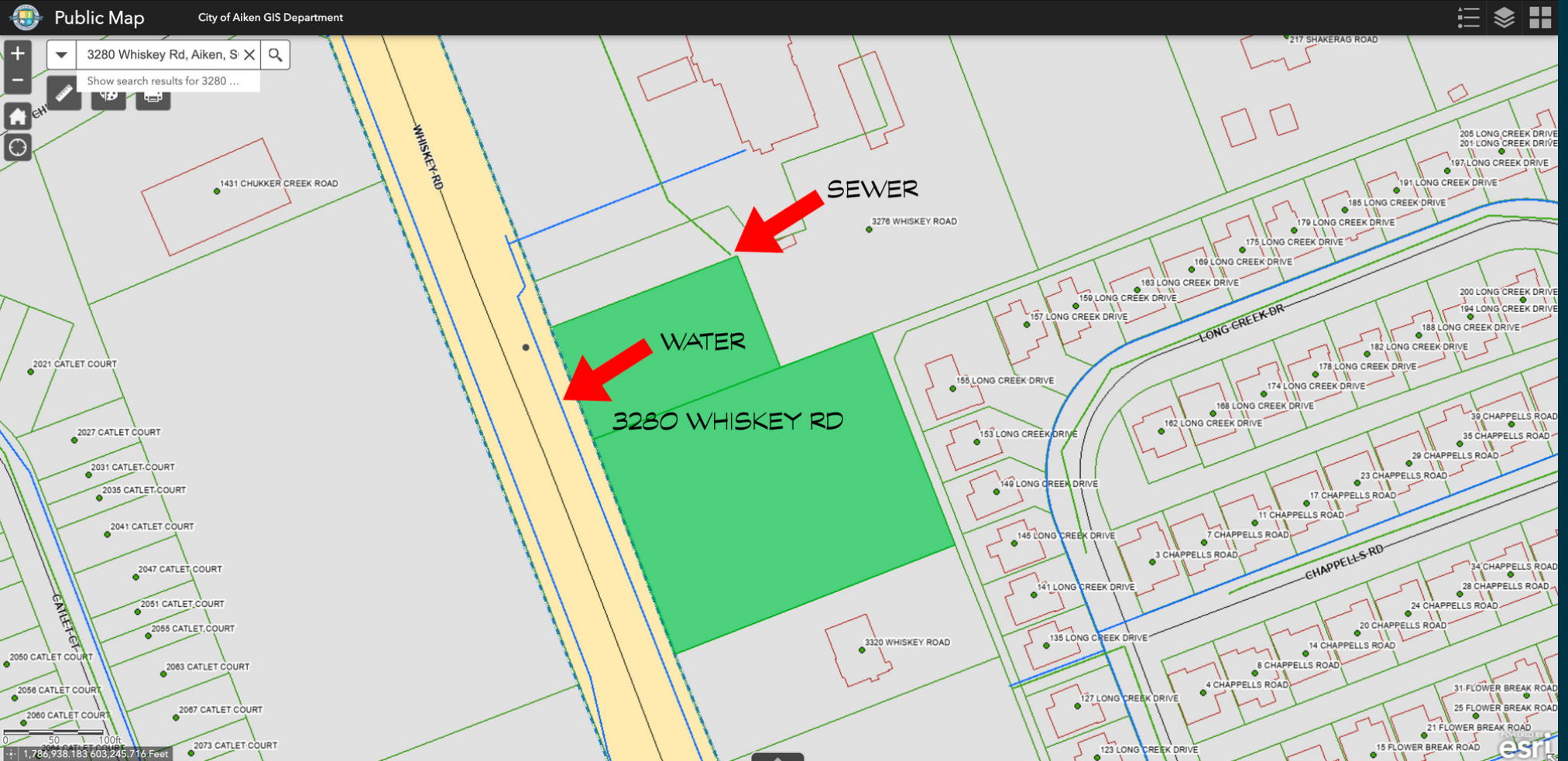


# 3280 WHISKEY ROAD





# UTILITIES





# RETAILER MAP





# LOCATION MAP





# DEMOGRAPHICS MAP & REPORT

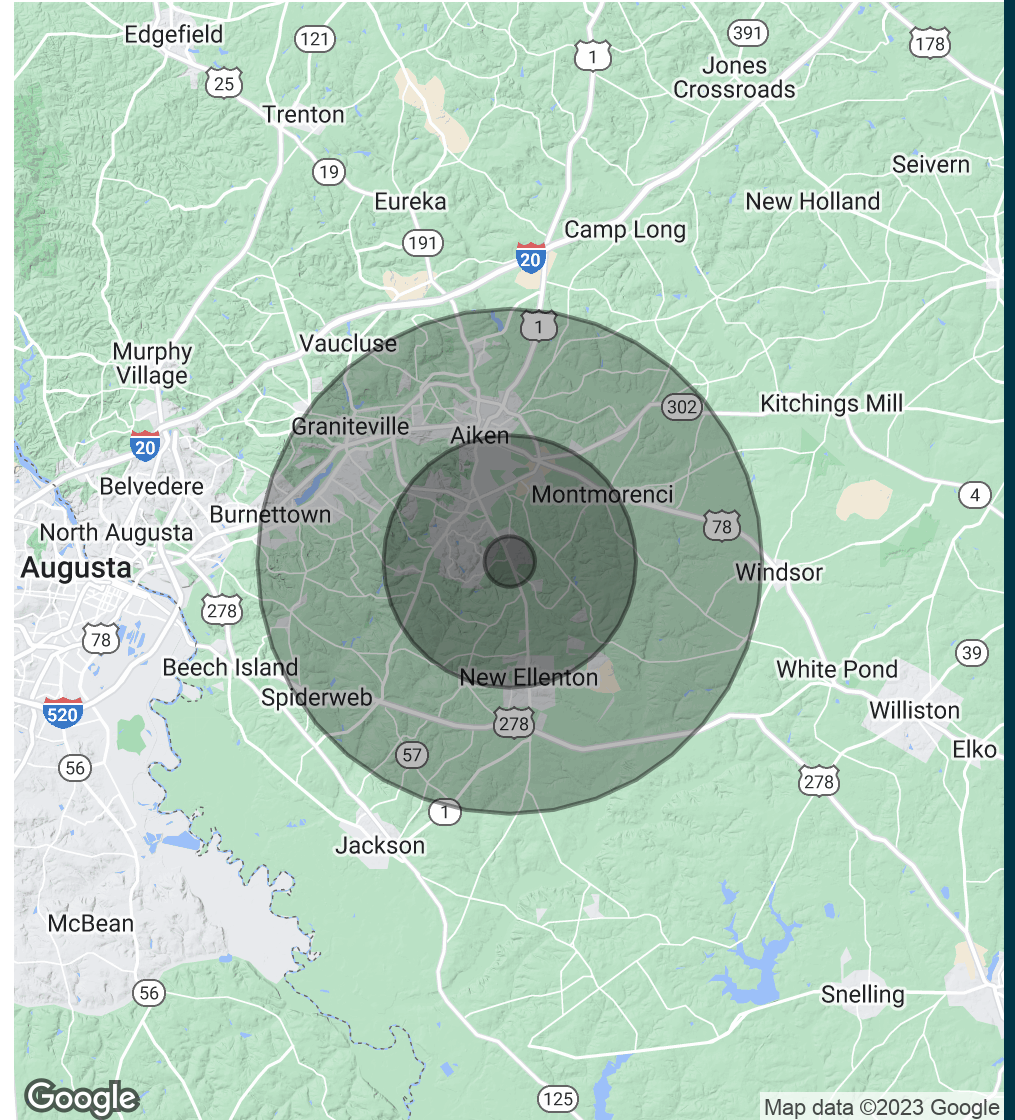
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,989	37,582	87,653
Average Age	44.5	43.1	42.1
Average Age (Male)	44.6	41.8	39.4
Average Age (Female)	45.1	44.2	43.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	855	15,744	35,216
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$89,552	\$80,170	\$65,663
Average House Value	\$257,275	\$239,615	\$216,340

\* 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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