

FOR SALE

7.36 +/- acres - Harvey Court
Additional 4.40 acres also
available for a total of 11.76
acres

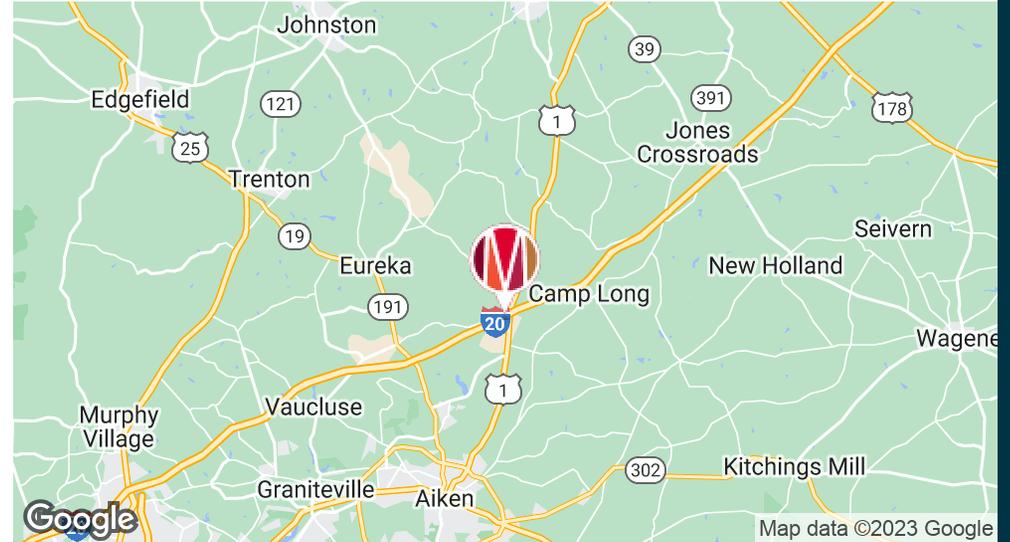
Aiken, SC 29805

7.36 acres

VIEW
PROPERTY
OVERVIEW
VIDEO



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	7.36 Acres
Price/Acre:	\$118,886
Zoning:	UD

- Excellent Northside location
- Close to interstate
- Ingress/egress with additional parcels for sale off two roads

PROPERTY OVERVIEW

Cleared, level parcel located on a cul-de-sac that would suit well for a variety of commercial development. Zoned UD (Aiken County), this parcel is close to utilities. There are 11,800 VPD and this parcel is contiguous to an additional 4.4 acres (2 separate parcels consisting of 3.37 acres and 1.03 with ingress/egress off of W Frontage Road) that could be combined for a total of almost 12 acres. See separate listings information and pricing for W Frontage parcels.

LOCATION OVERVIEW

Located on Aiken's Northside, close to Interstate 20, only 5 minutes from downtown Aiken, 35 minutes to Augusta, GA and 40 minutes to Columbia, SC. Located 2 minutes from Aiken Regional Airport, with over 43,000 annual aircraft operations, Aiken Regional Airport accommodates the general aviation community including air taxi's, military, single and multiple engine, and jets.

W FRONTAGE RD S-706

**ALSO FOR SALE
133-00-19-016
1.03 ac**

**ALSO FOR SALE
133-00-19-017
3.37 ac**

7.36 acres

HARVEY CTP-169

COLUMBIA HWY N US-1

RETAILER MAP

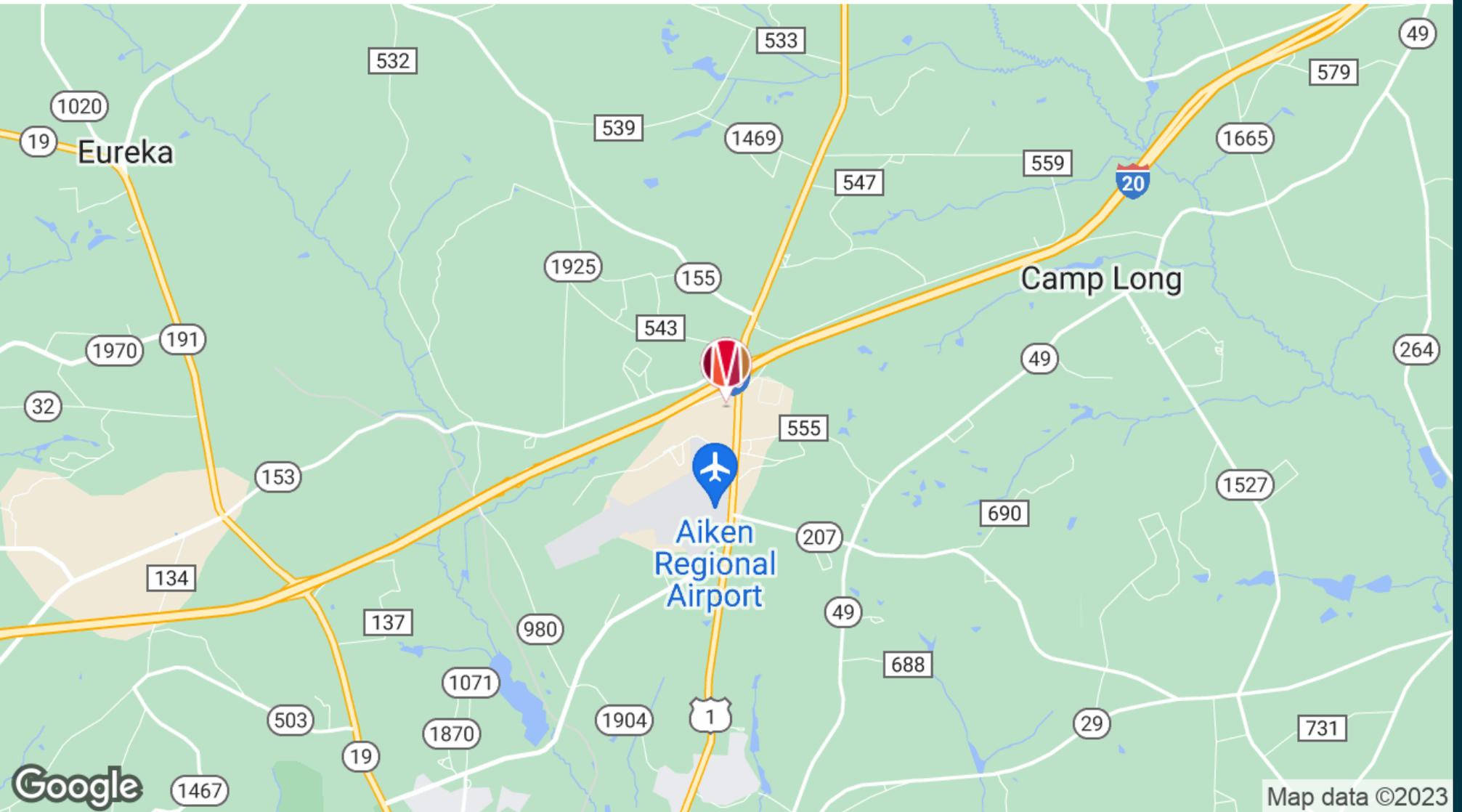






ADDITIONAL PHOTOS / 7.36 +/- ACRES - HARVEY COURT

LOCATION MAP



DEMOGRAPHICS MAP & REPORT

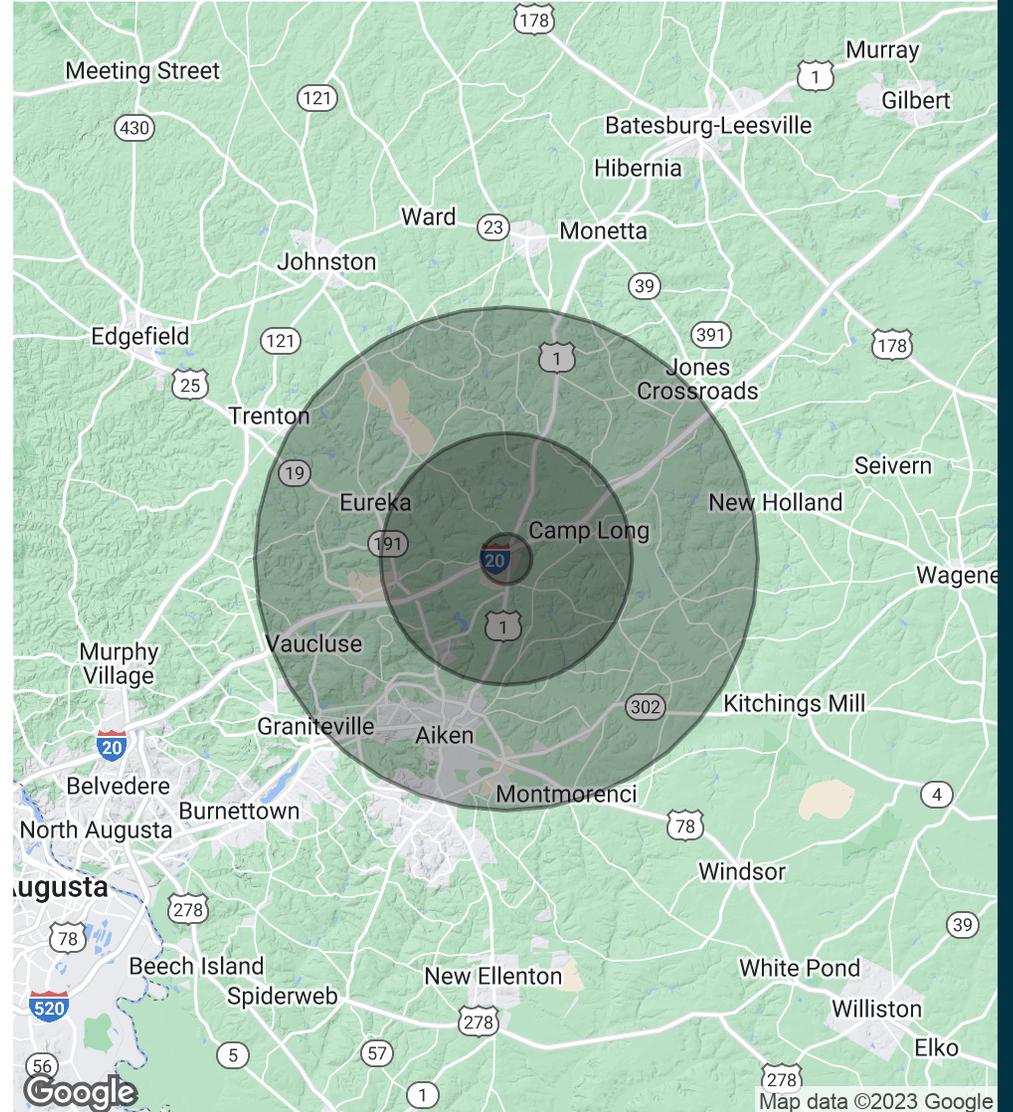
POPULATION	1 MILE	5 MILES	10 MILES
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Total Population	461	8,088	49,970
Average Age	42.7	41.5	41.2
Average Age (Male)	34.6	42.9	40.9
Average Age (Female)	46.3	42.2	42.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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Total Households	170	3,094	22,270
# of Persons per HH	2.7	2.6	2.2
Average HH Income	\$78,763	\$60,755	\$58,567
Average House Value	\$147,116	\$109,025	\$145,155

* Demographic data derived from 2020 ACS - US Census





KAREN DALY

Associate Broker, Sales & Leasing

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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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