

FOR SALE

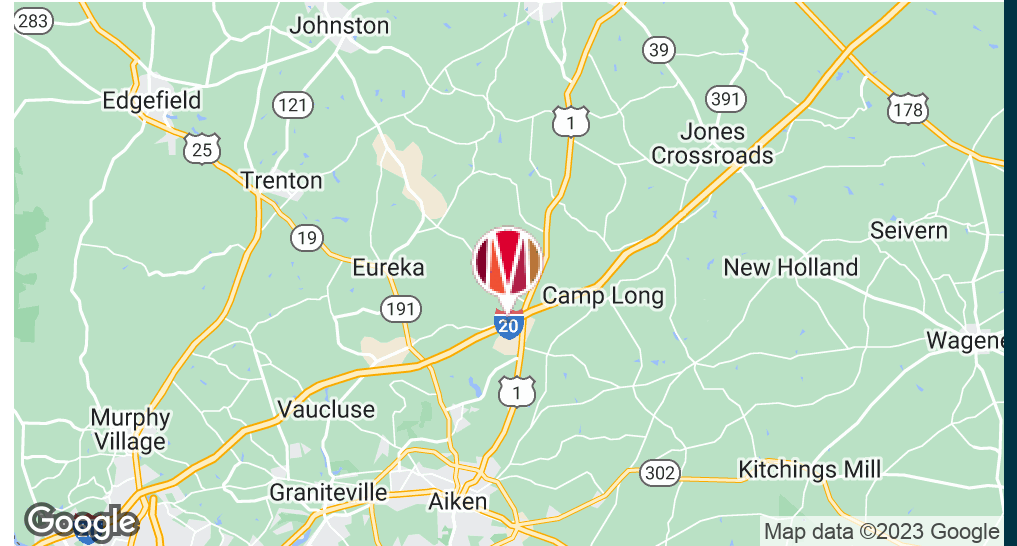
**3.37 +/- acres - W Frontage
Road**

Aiken, SC 29805

**VIEW
PROPERTY
OVERVIEW
VIDEO**



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$485,000 |
| Lot Size: | 3.37 Acres |
| Price/Acre: | \$143,917 |
| Zoning: | UD |

PROPERTY OVERVIEW

Cleared, level parcel that would suit well for a variety of commercial development. Zoned UD (Aiken County), this parcel is close to utilities. This parcel is contiguous to an additional 1.03 acres on W Frontage in addition to another 7.36 acres on Harvey Court.

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.

PROPERTY HIGHLIGHTS

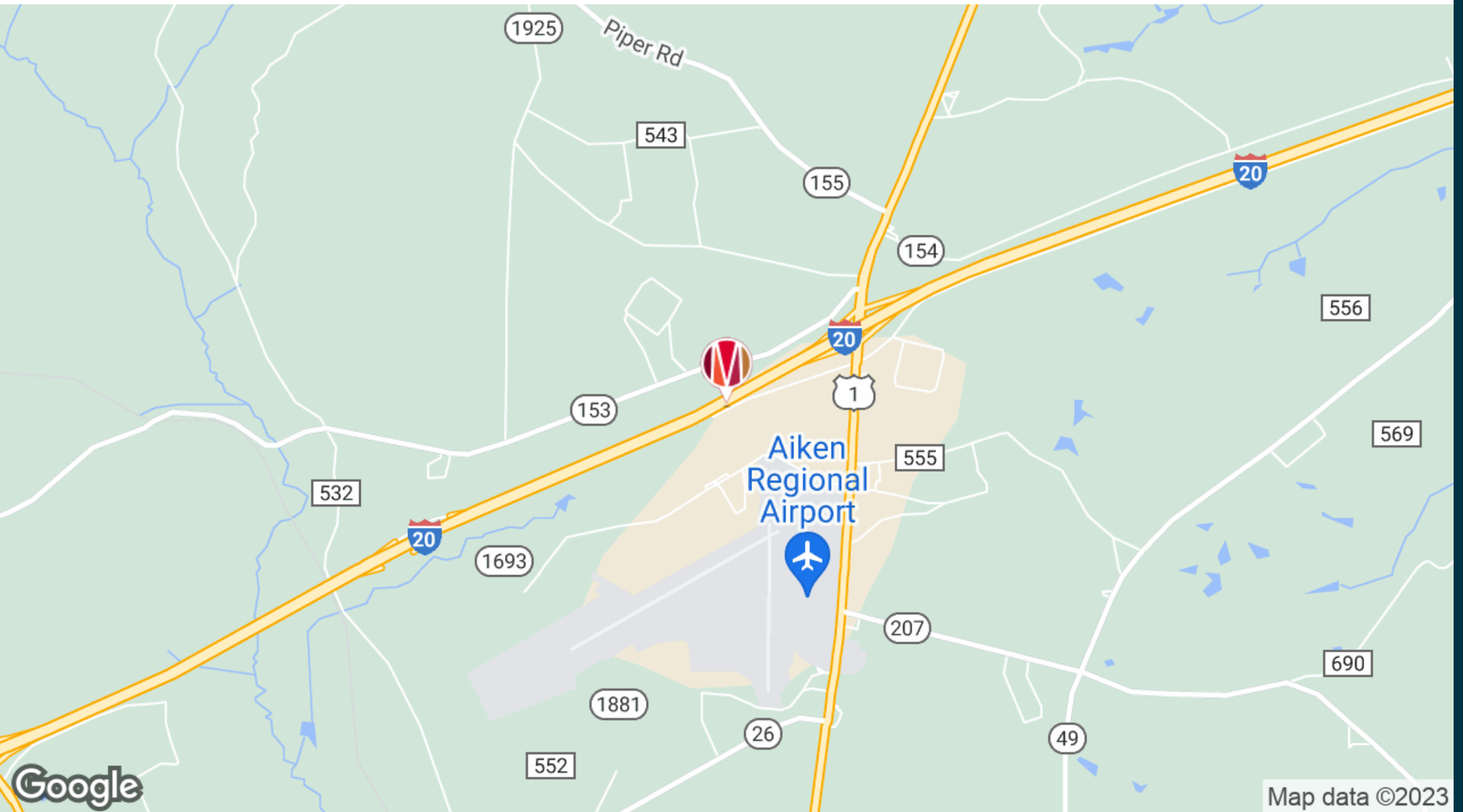
- Excellent Northside location
- Close to Interstate 20
- Ingress/egress with additional parcels for sale off two roads

RETAILER MAP





LOCATION MAP

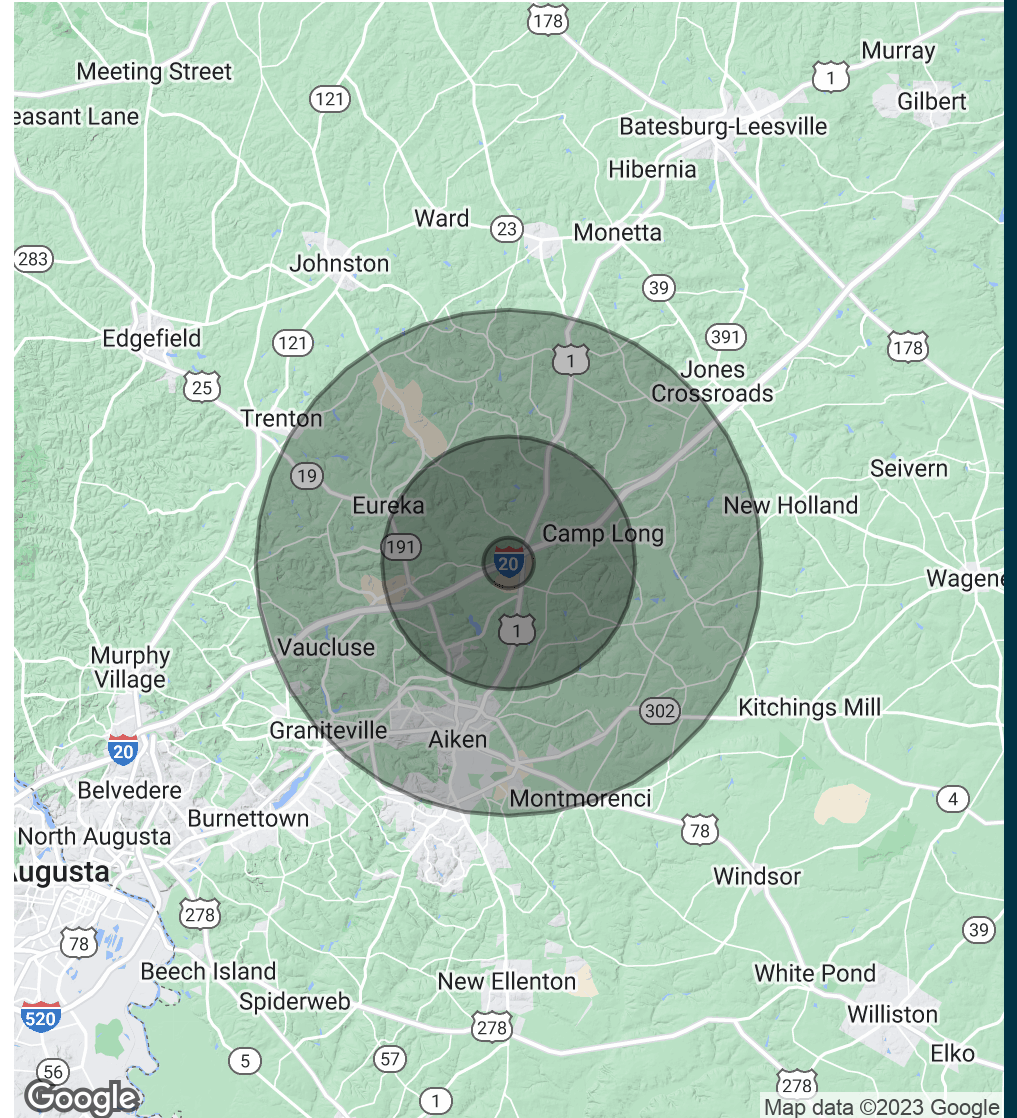


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 423 | 8,496 | 52,426 |
| Average Age | 43.5 | 41.4 | 41.0 |
| Average Age (Male) | 36.3 | 43.0 | 40.5 |
| Average Age (Female) | 46.7 | 41.9 | 42.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 160 | 3,256 | 23,353 |
| # of Persons per HH | 2.6 | 2.6 | 2.2 |
| Average HH Income | \$75,557 | \$59,474 | \$58,665 |
| Average House Value | \$136,595 | \$105,609 | \$144,970 |

* 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 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

142 Laurens Street NW
Aiken, SC 29801

803.649.8103
MeybohmCommercial.com