



Days Inn

Waffle House

CIRCLE K



FOR SALE



13.3 Ac. on Interstate 20 -
Aiken, SC

2744 Columbia Hwy N, Aiken, SC 29805

Available Parcel
Public Sewer + Water

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Meybohm Commercial Properties is pleased to present this prime commercial property comprised of 13.3 acres, ideally situated in Aiken County, South Carolina on Interstate 20. Water and sewer is located on the street, enhancing the property's development potential. The land is relatively flat, with enough fall to effectively shed stormwater, and is mostly cleared, making it ideal for immediate development. This location is perfectly positioned to accommodate shipping and delivery operations, industrial facilities, commercial retail spaces, or even apartment complexes.

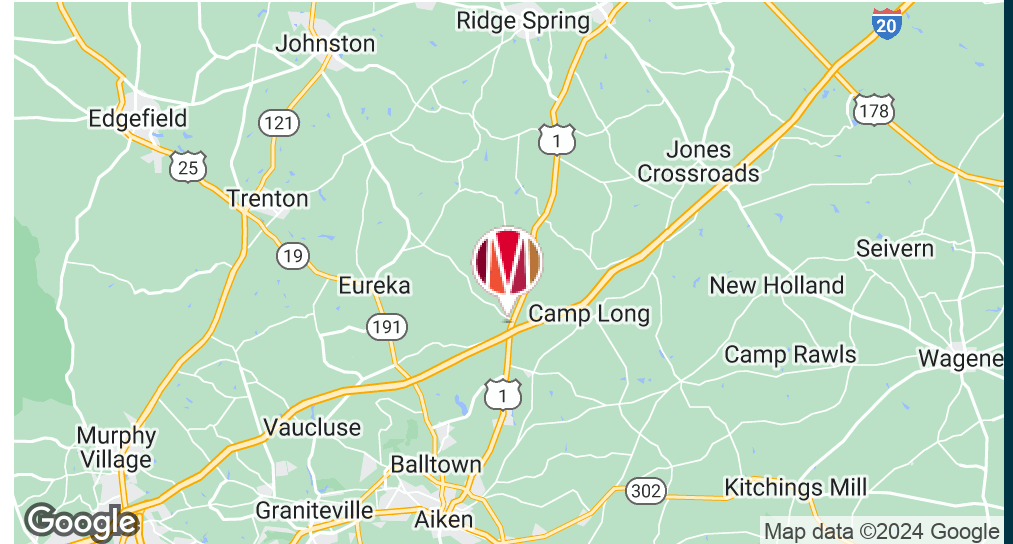
The owner is open to entering into negotiations for either sale or land lease options, offering flexibility to potential buyers or lessees. Don't miss out on this exceptional opportunity to capitalize on the thriving business environment in Aiken County.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	13.3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	180	1,149	2,927
Total Population	445	2,840	7,360
Average HH Income	\$64,116	\$75,229	\$74,049

LOCATION SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	13.3 Acres
Price/Acre:	Unpriced - Ac
Zoning:	Agricultural

- Great Visibility
- Water
- Sewer
- Easy Access

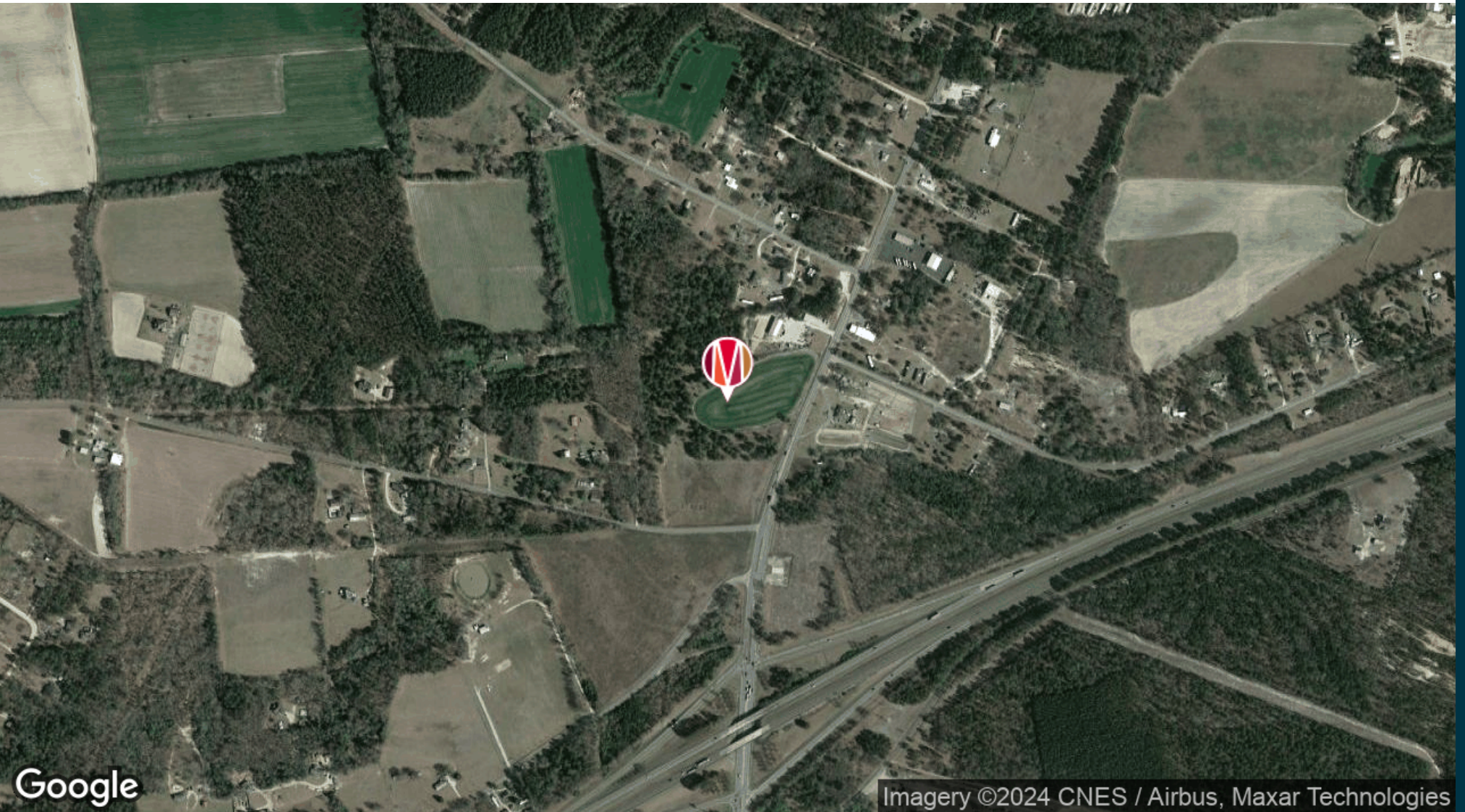
LOCATION OVERVIEW

This prime commercial property is comprised of 13.3 acres and is ideally situated in Aiken County, South Carolina. The site is conveniently located just 1000 feet from the interstate, providing excellent accessibility and high visibility. It fronts on main Highway 1, across from a new Seven Eleven gas station currently under construction.

The property is strategically positioned at the same exit as several well-known establishments, including McDonald's, Waffle House, Bojangles, Hardee's, Circle K, and Quality Inn, ensuring a steady flow of traffic and potential customers. Additionally, it is in close proximity to the Aiken Regional Airport and several major manufacturers, such as Shaw Industries, which contribute to the area's robust economic activity.

This location offers an exceptional opportunity for commercial development, benefiting from the thriving business environment and the continuous influx of both local residents and travelers.

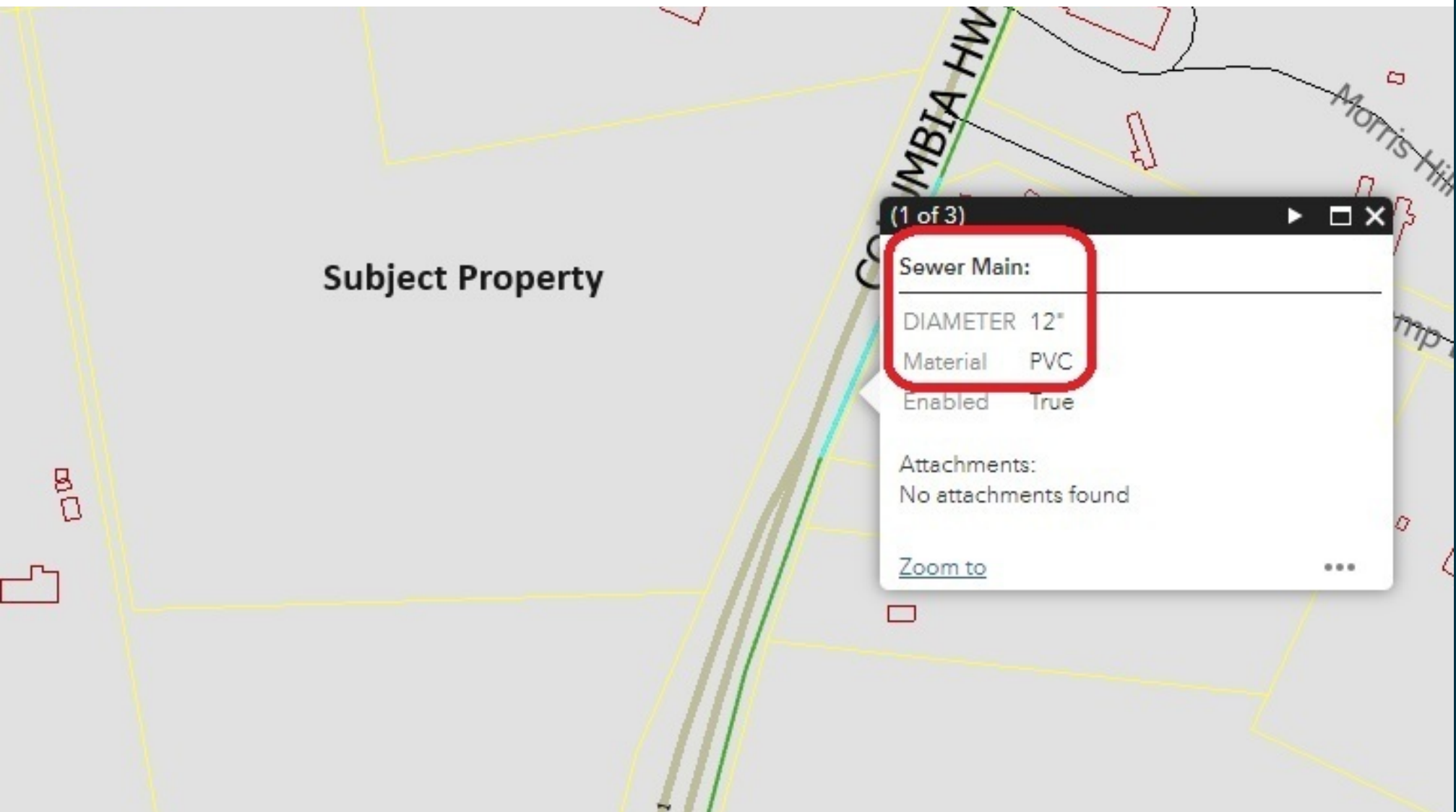
AERIAL MAP



RETAILER MAP



ADDITIONAL PHOTOS







ADDITIONAL PHOTOS

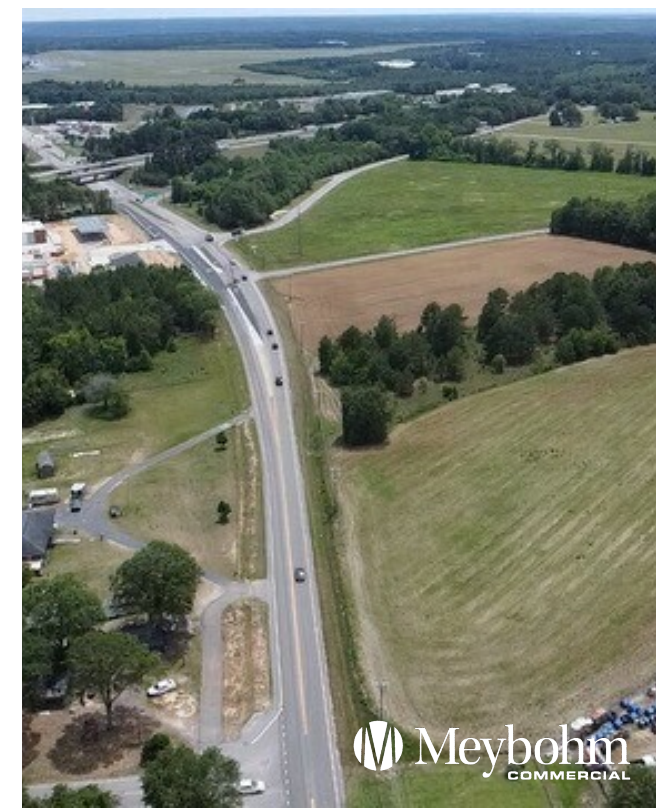
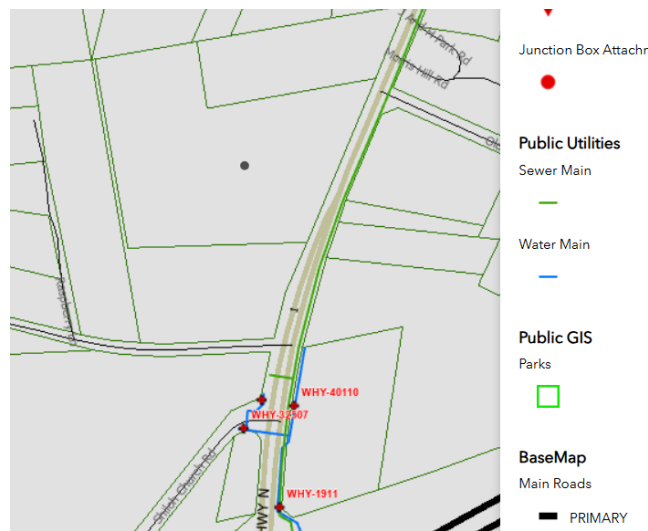
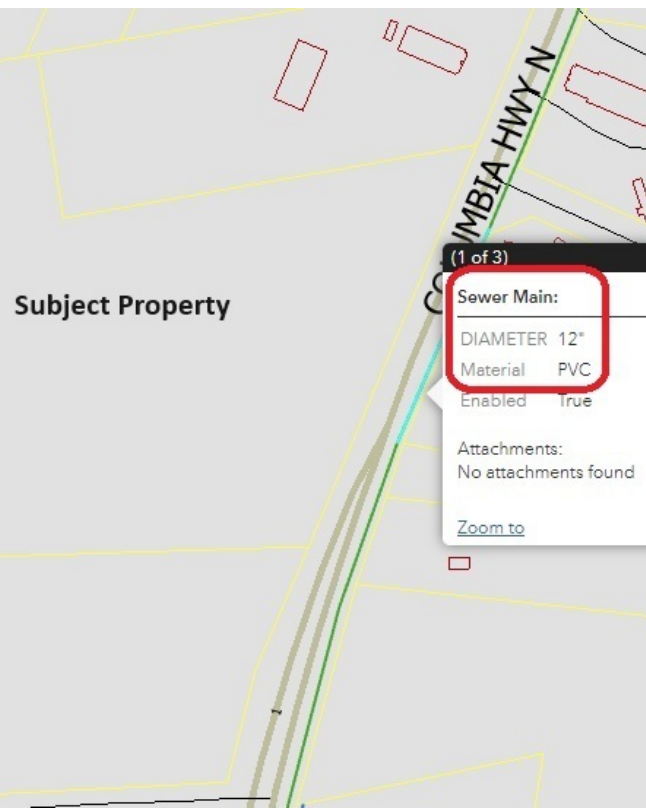
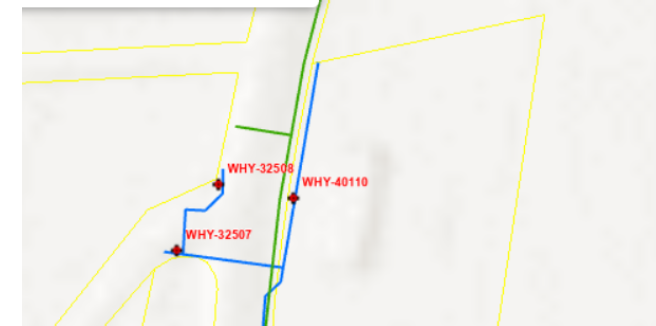


Available Parcel
Public Sewer + Water

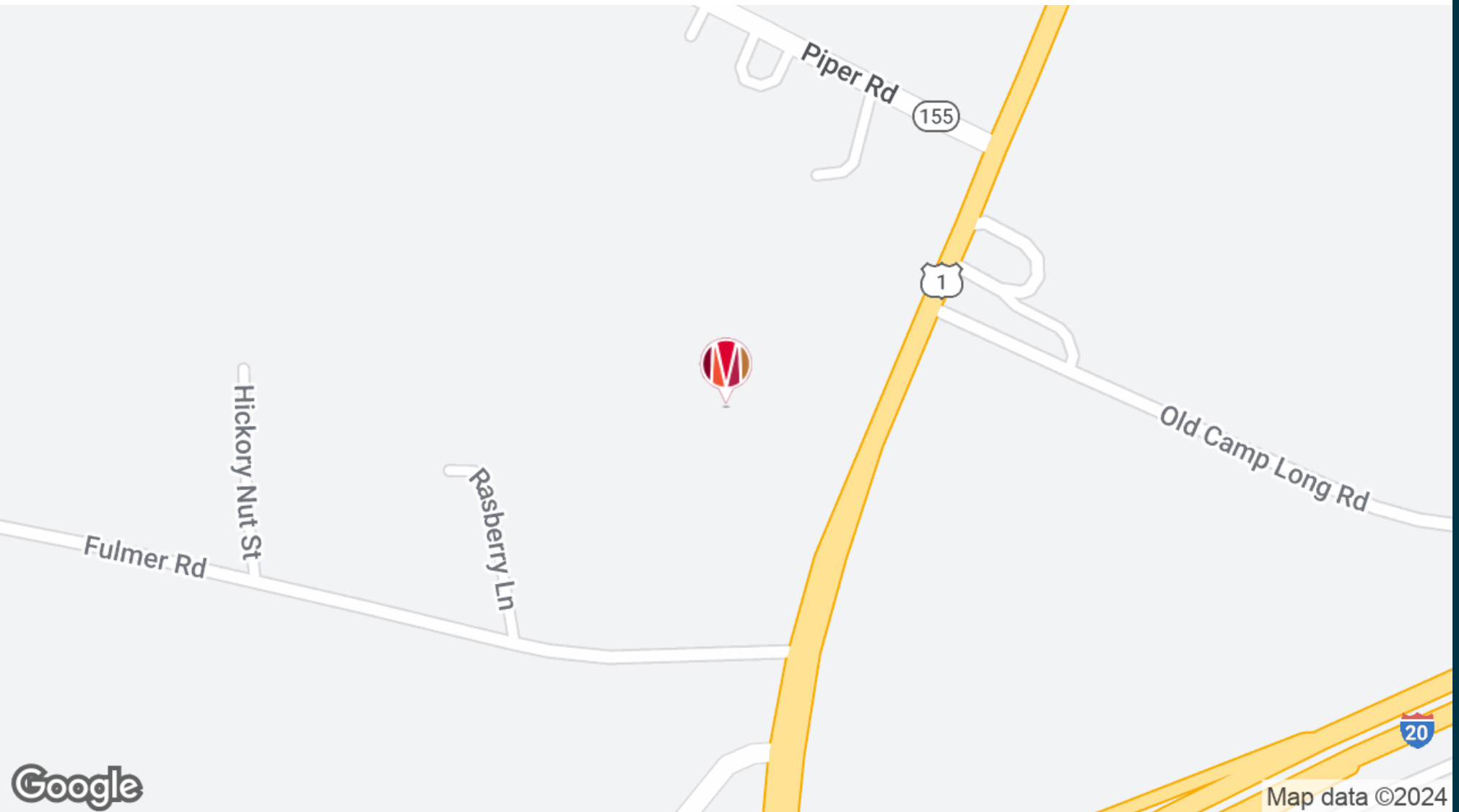


FAITH PIPER

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sedValue	270.00
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ptions	
vementValue	879.00
'alue	5,837.00
EDIT_BY	
EDIT_DATE	
Description	TR.W.SIDE U.S.#1 AT ST.HWY 154
onAddress	2744 COLUMBIA HWY N



LOCATION MAP

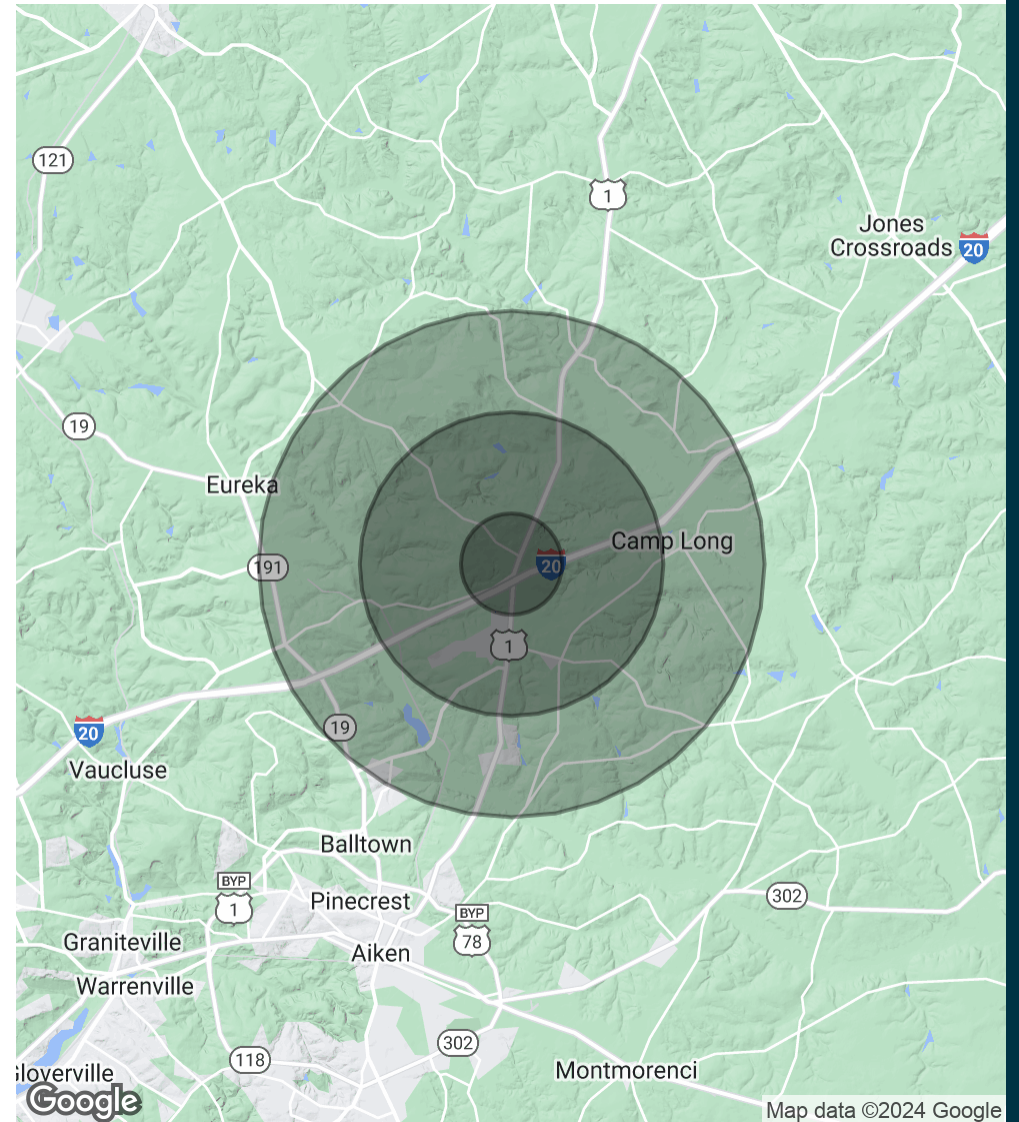


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	445	2,840	7,360
Average Age	41	42	41
Average Age (Male)	42	42	41
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	180	1,149	2,927
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$64,116	\$75,229	\$74,049
Average House Value	\$174,399	\$215,020	\$214,269

Demographics data derived from AlphaMap



TEAM PAGE

CURT HANNA



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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.