

1.25 ACRES – 1 DARLINGTON DR. AIKEN, SC 29803



OFFERING SUMMARY

Sale Price:	\$125,000
Lot Size:	1.25 Acres
Price/Acre:	\$100,000
Zoning:	UD

- Located in Aiken Commercial Center
- Two lots are completely cleared
- Topo is very level and easy to develop
- Excellent visibility on Whiskey Road (Highway 19)

PROPERTY OVERVIEW

Located in Aiken Commercial Center these three lots are the first lots on the left when you turn on Darlington Drive. The three lots together consist of 1.25 acres and provide excellent visibility on south Whiskey Road between Aiken and New Ellenton. This section of Whiskey Road has approximately 12,000 VPD. A medical office is also located in the center just across the street and behind the lots there is a large 10,000 square foot building used for office space and the sale of retail products. Zoned UD.

LOCATION OVERVIEW

From downtown Aiken take Whiskey Road (Highway 19) south past the Aiken Mall on the right and in another two miles or so go past Talatha Church Road on the left. In approximately another mile you'll see Aiken Commercial Center on the left and the property is on the left when you turn onto Darlington Drive.





Darlington Drive @ Whiskey Road
View to the North

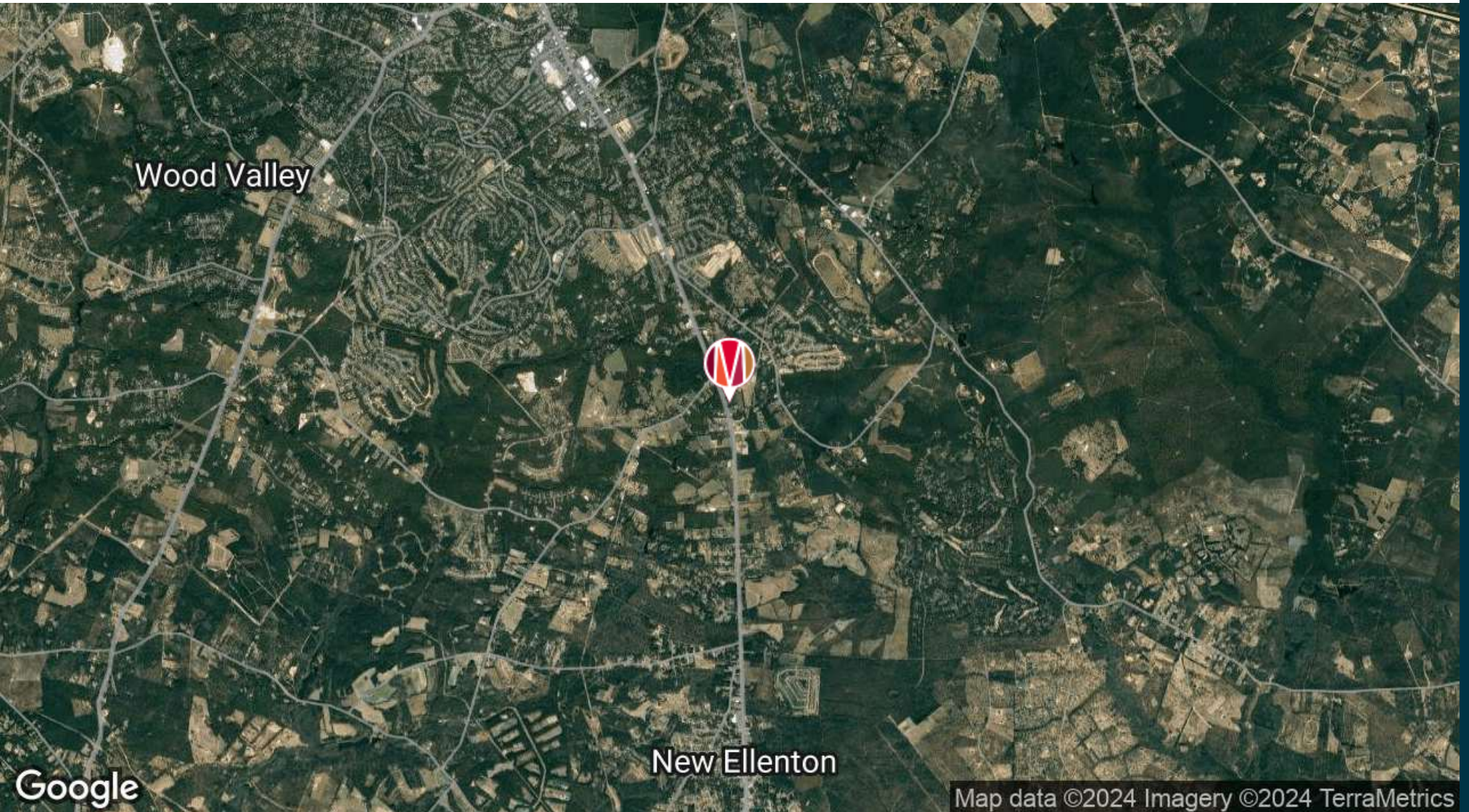


Whiskey Road @ Darlington Drive
View to the South

RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

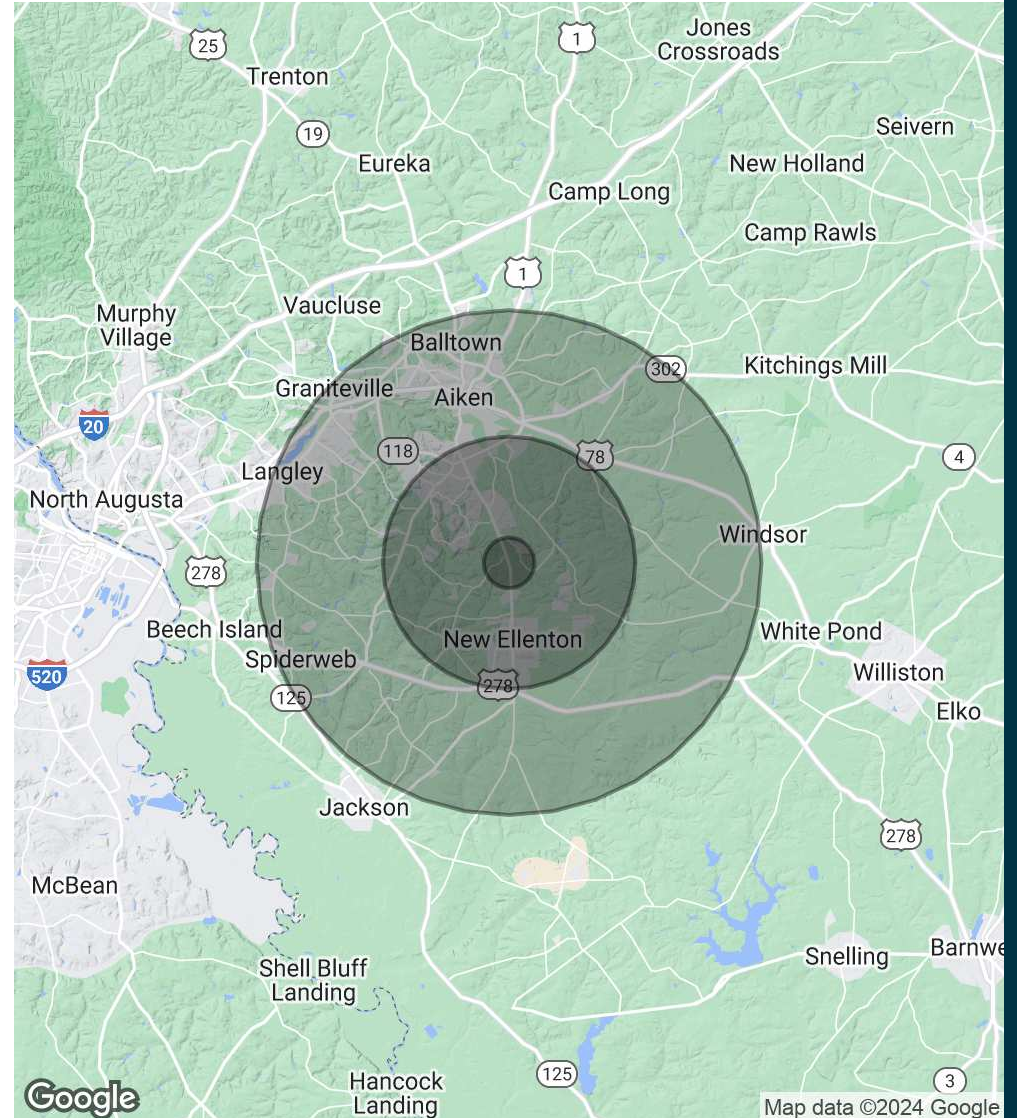
POPULATION	1 MILE	5 MILES	10 MILES
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Total Population	1,058	31,706	89,101
Average Age	47	47	44
Average Age (Male)	46	46	43
Average Age (Female)	47	48	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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Total Households	443	14,018	37,732
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$104,172	\$108,230	\$88,224
Average House Value	\$409,741	\$359,198	\$283,873

* Demographic data derived from 2020 ACS - US Census





DEAN NEWMAN

Vice President, Associate Broker

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PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and four grandchildren.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

SC #49942 // GA #281453

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

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MeybohmCommercial.com