

FOR SALE

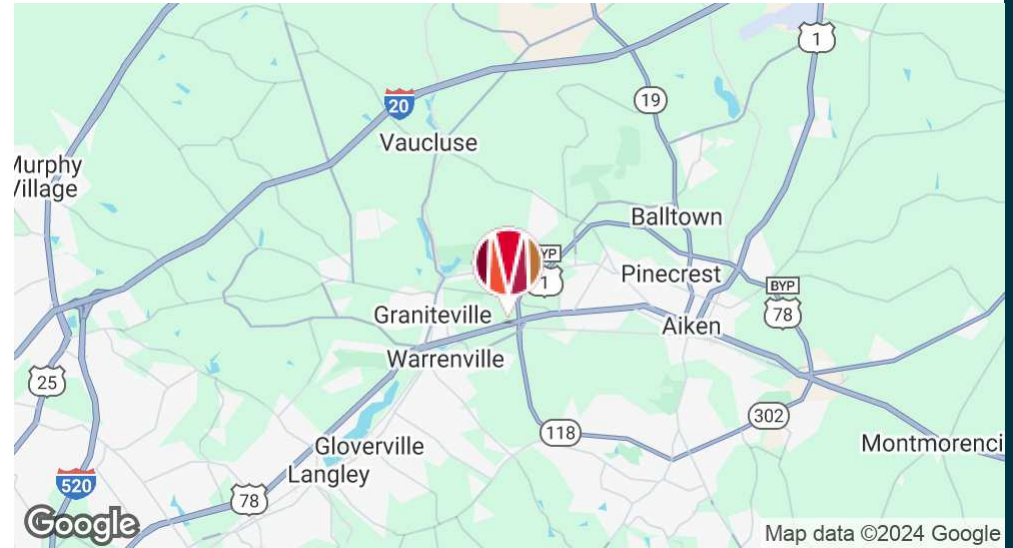
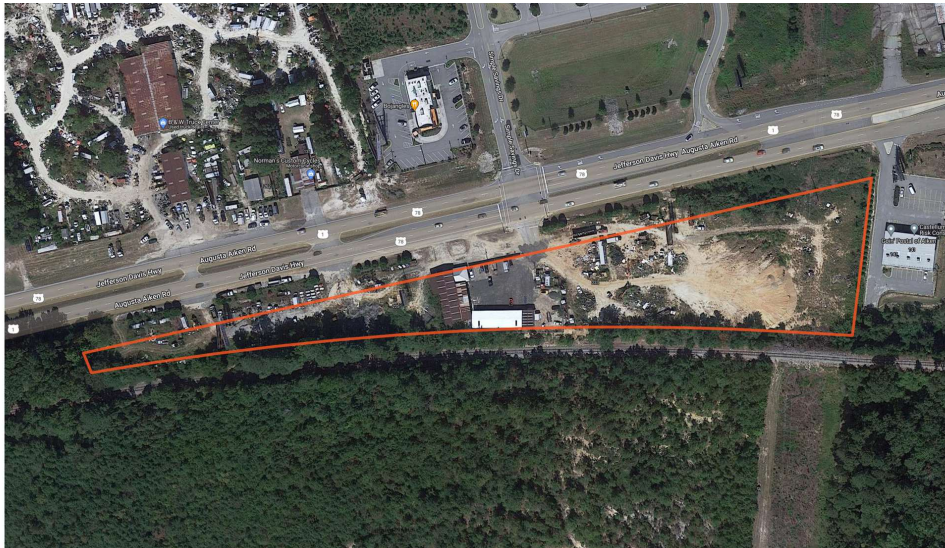
4.77 Acres

Signalized Retail Development

233 Jefferson Davis Highway, Aiken, SC 29801



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,700,000
Price/Acre:	\$356,394

- 4.77 Acres
- Zoned RUD
- Across Street from Sam's Club
- Less than One Mile from Walmart Supercenter
- 25,000 Vehicles per Day

PROPERTY OVERVIEW

Prime Retail Development Opportunity in High-Traffic Location with a Red Light Intersection

Strategically located at a signalized intersection with direct access, this premium site is positioned directly across from Sam's Club, Bojangles, and the new Parker's gas station. It offers unmatched visibility and some of the highest traffic counts in the area (approximately 25,000 vehicles per day). This makes it an ideal location for retail development with potential to accommodate multiple tenants. Currently zoned RUD, per Aiken County, it has a relatively flat and workable topography.

The property has a completed soil study with a clear Phase 1 and Phase 2 environmental on record. As it stands, this location is income producing with a month to month shop lease and long term billboard income. However, with some site excavation and building demolition the property could be a blank canvas with excellent potential for development as a retail center or subdivided into multiple retail parcels. Seize this prime investment opportunity in a booming commercial hub in a one-of-a-kind location.

LOCATION OVERVIEW

233 Jefferson Davis Parkway is located between Aiken and Warrentville/Graniteville. Directly across the street from Sam's Club, less than one mile to a Walmart Supercenter and only 6.5 miles from Interstate-20.

**PRIME SIGNALIZED RETAIL
DEVELOPMENT FOR SALE**

24,900 VPD

**JEFFERSON DAVIS HIGHWAY
AIKEN, SC**



CURT HANNA

864-993-2501



FUTURE
DEVELOPMENT

Parker's
KITCHENS

RUDY MASON
PARKWAY INTERCHANGE

Somni's club

Bojangles

PRIME SIGNALIZED RETAIL
DEVELOPMENT FOR SALE
24,900 VPD

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Jefferson Davis Hwy

4.77 Acres For Sale

25,000 VPD



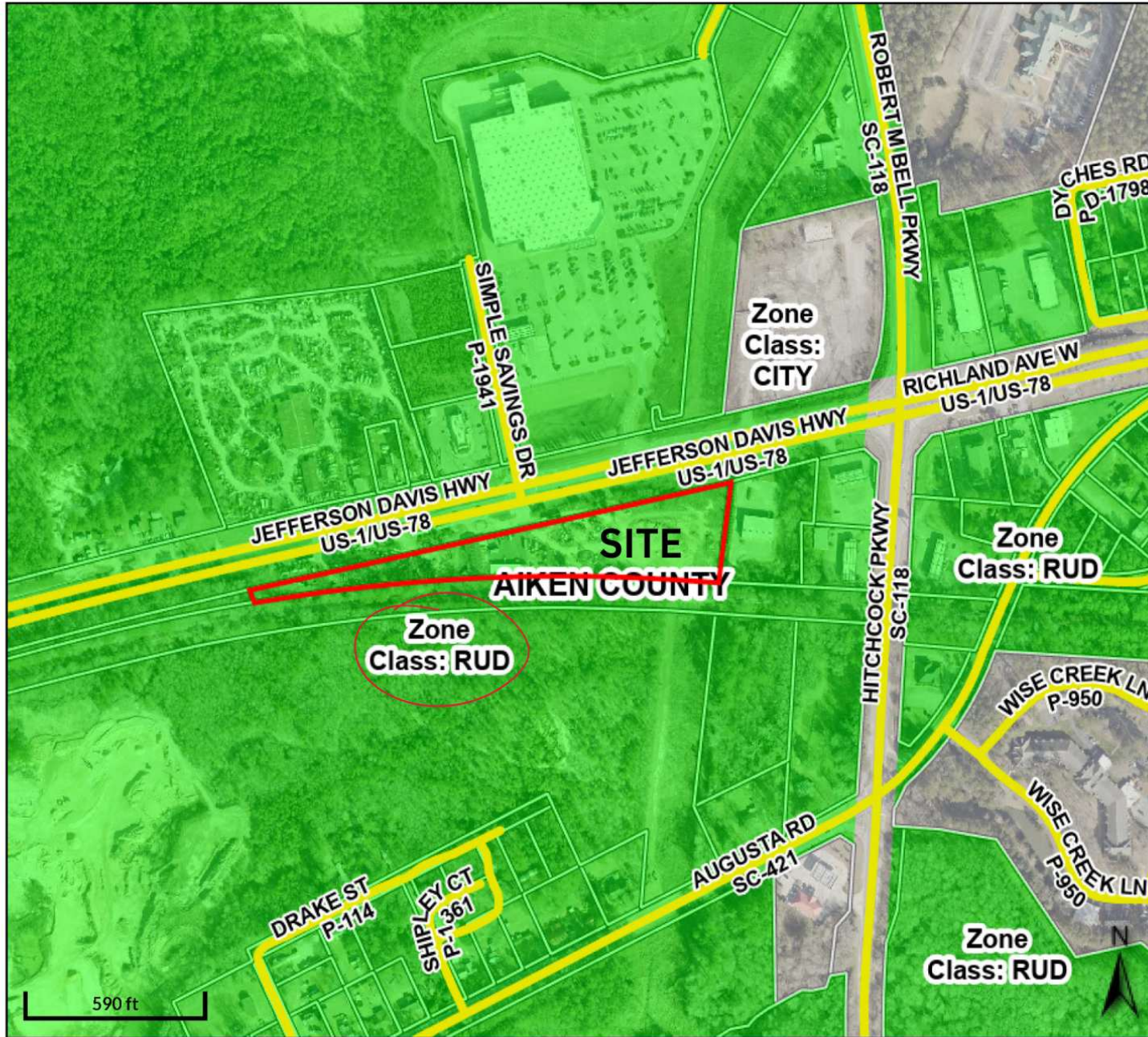


Prepared by:
Aiken County Government
05/08/2023 JTD
Scale: 1 in = 100 feet

RUD 25% open space (HCO)
Stormwater Management



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Overview



Legend

Zoning Districts

- AP
- CITY
- IND
- LD
- NC
- OR
- PUD A
- PUD B
- RC
- RD
- RH5
- RH5B
- RM
- RRC
- RUC
- RUD
- SPI
- SRS
- UD
- Parcels
- Roads

ZONING



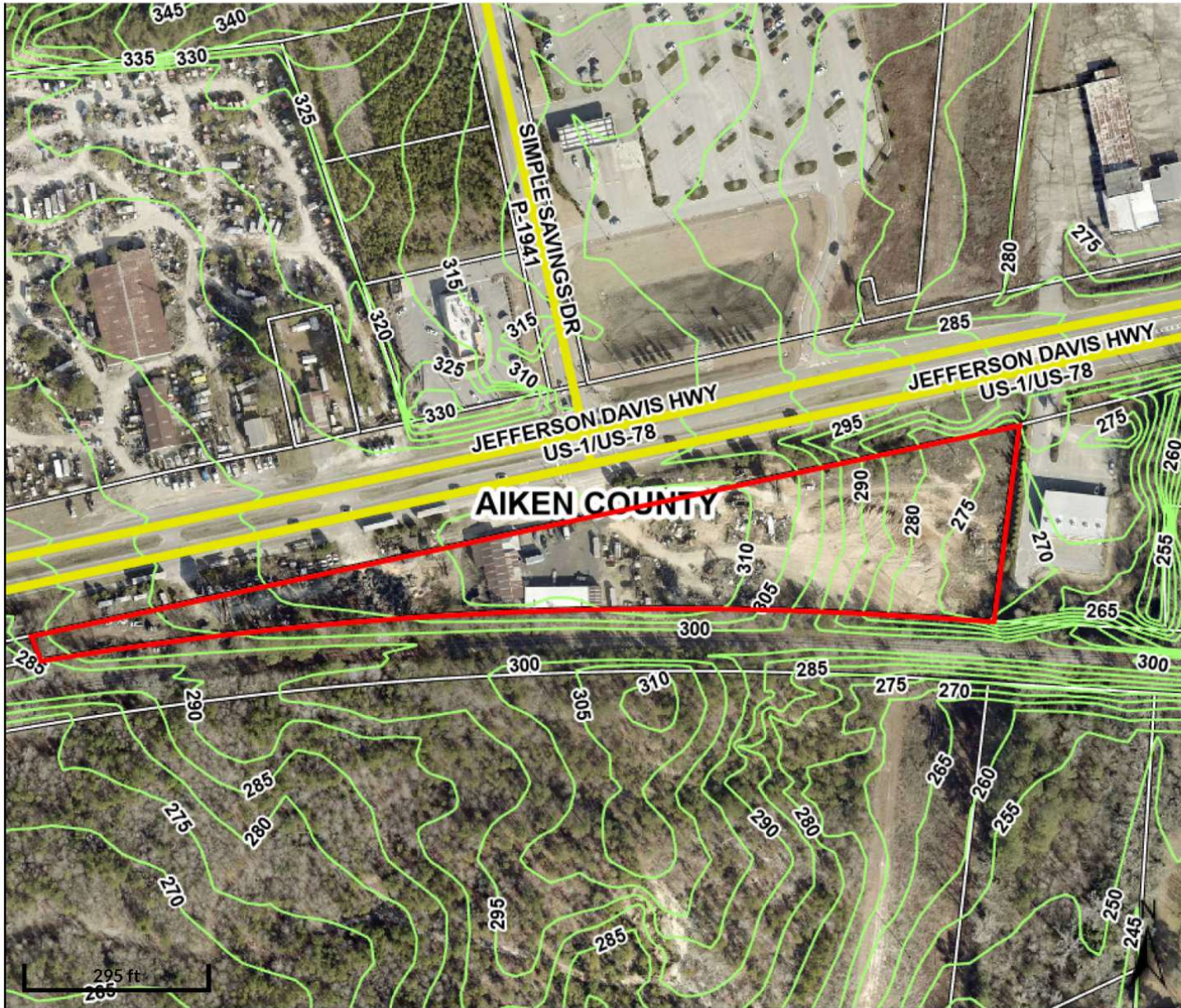
Parcel ID 088-05-02-003
 Property Address JEFFERSON DAVIS HWY
 AIKEN

Alternate ID 8968
 Class COMMERCIAL

Owner Name MARTIN PROPERTIES OF AIKEN LLC



Topo Map



Overview



Legend

- 5 Foot Contours
- Parcels
- Roads

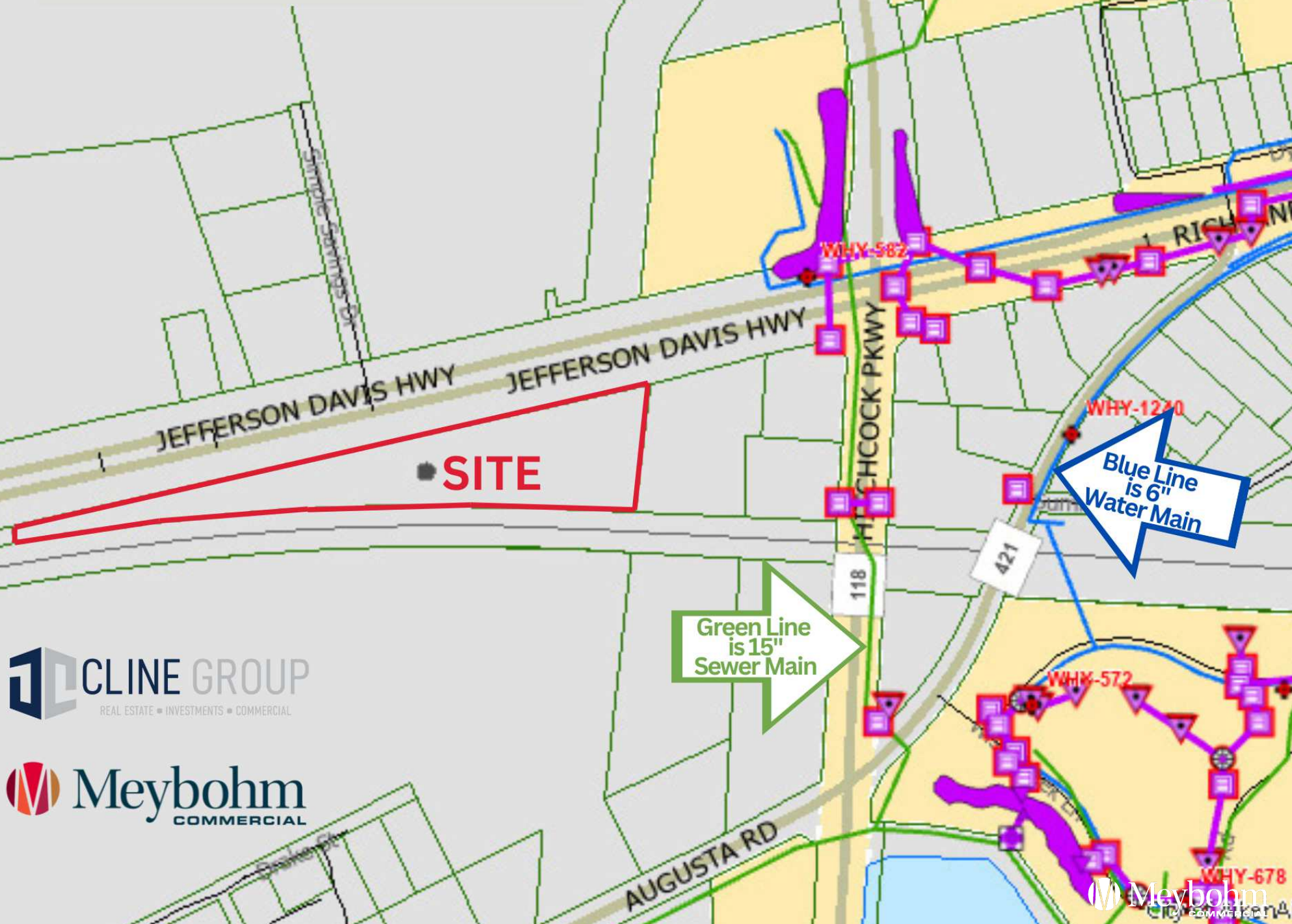
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Water & Sewer Map

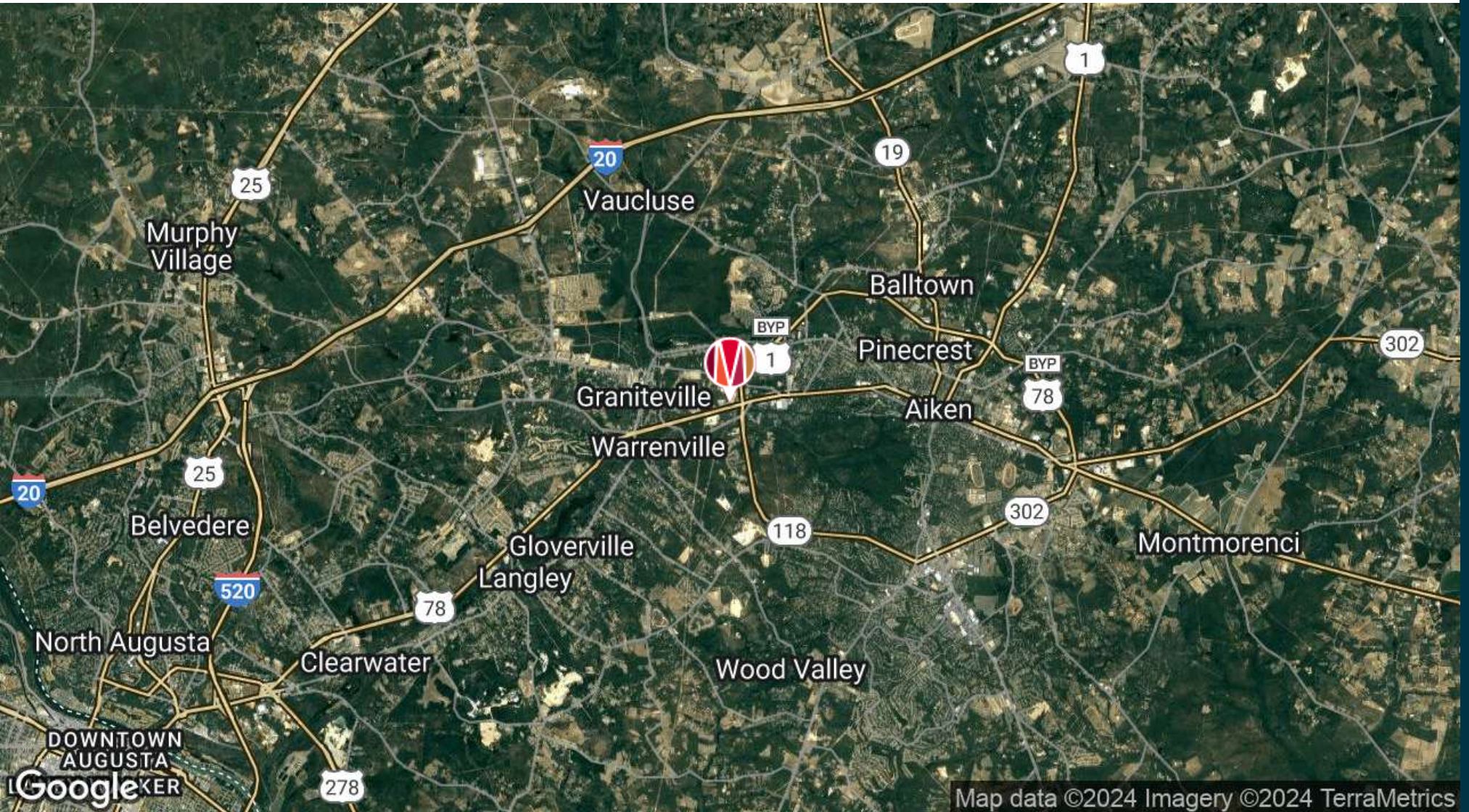


RETAILER MAP



Map data ©2024

LOCATION MAP



DEMOGRAPHICS MAP & REPORT

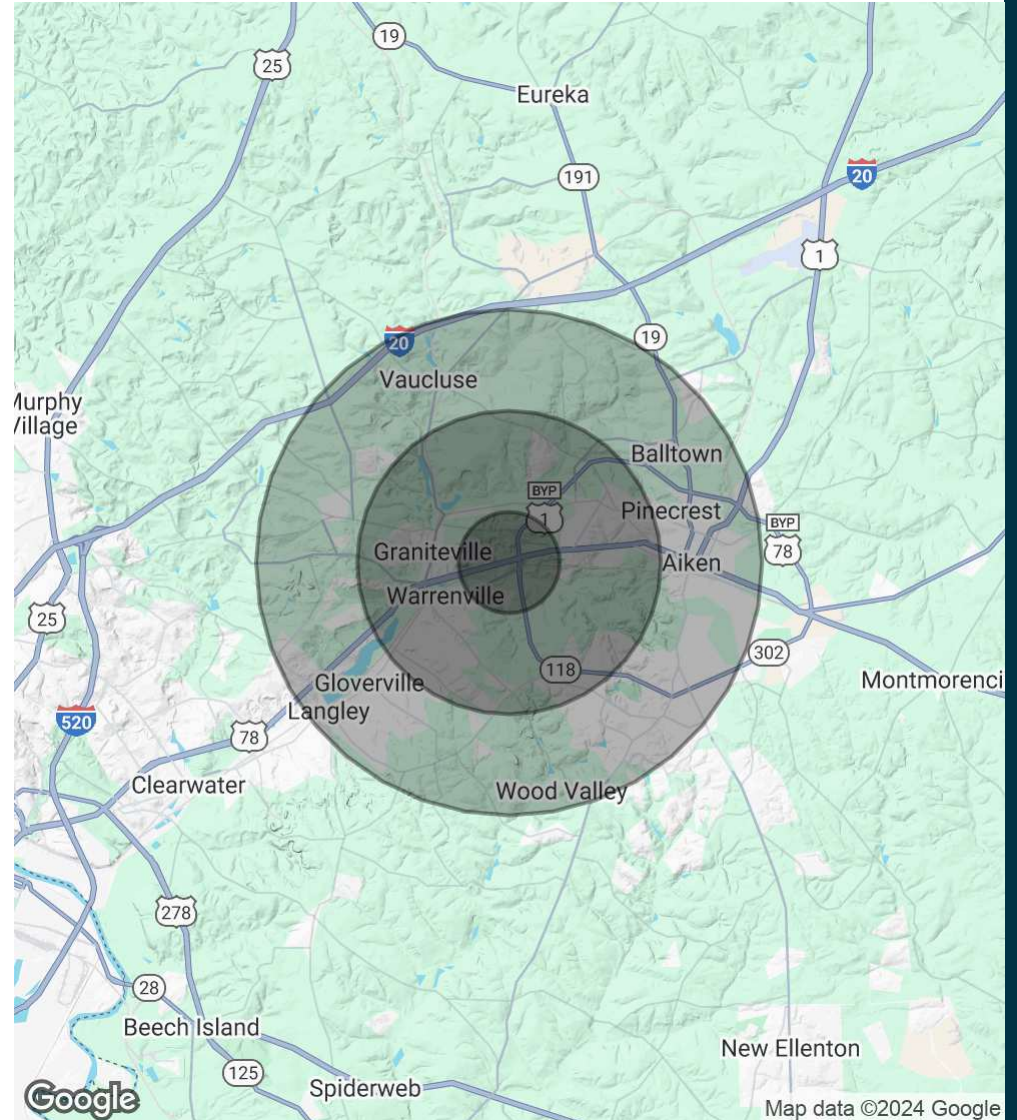
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	1,232	16,894	51,590
Average Age	47	43	43
Average Age (Male)	45	41	41
Average Age (Female)	49	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	518	7,077	21,685
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$88,472	\$79,028	\$82,455
Average House Value	\$368,143	\$266,444	\$248,112

Demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL
PROPERTIES**

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Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

CURT HANNA

Commercial Brokerage Advisor

Clinecommercial@Meybohm.Com

Cell: 864.993.2501

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.

SC #132904 // GA #430540