

FOR SALE

1.23 acres

**Development Land for
Professional or Medical Offices**

Hunters Glen Road at Old Dominion Road

Aiken, SC 29803



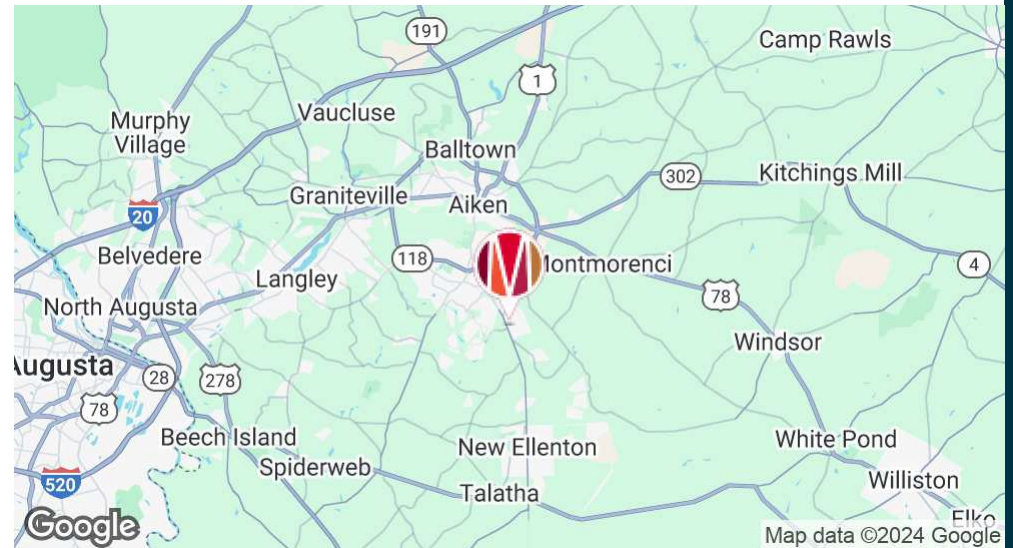
1.23-ACRE DEVELOPMENT OPPORTUNITY OFF OF AIKEN'S MAIN THOROUGHFARE

1.23 ACRES OF DEVELOPMENT LAND FOR PROFESSIONAL OR MEDICAL OFFICES FOR SALE
25,000 VPD
WHISKEY ROAD, AIKEN, SC

CURT HANNA
864-993-2501

CLINE GROUP
FOR LEASE • PURCHASE • DEVELOPMENT

Meybohm COMMERCIAL



OFFERING SUMMARY

Sale Price:	\$129,000
Lot Size:	1.23 Acres
Price/Acre:	\$104,878

PROPERTY HIGHLIGHTS

- Lots of Growth in Immediate Area
- Perfect for Professional or Medical Office
- Zoned UD
- Level Lot

PROPERTY & LOCATION DESCRIPTION



PROPERTY DESCRIPTION

This approximately 1.23-acre wooded site is located with access at a red light intersection on Whiskey Road, the primary artery through Aiken. Positioned behind Country Inn & Suites, this property is perfectly suited for development into a professional or medical office center.

With access from a busy, high-traffic road, the site is surrounded by rapid growth, particularly on Aiken's south side. Traffic counts on this section of Whiskey Road are approximately 25,000 vehicles per day. Highlighting the growing demand in the area, a brand new 5,175 SF Parker's Kitchen is planned close-by at the corner of Chukker Creek Road and Whiskey Road. Additionally, a residential apartment development called "Cottages at the Oaks of Aiken" is planned for Hunters Glen Road at Whiskey Road, directly across the street from this property. It will be 70+ units for adults over 55 years of age. This is an excellent opportunity for developers looking to tap into Aiken's expanding commercial and residential landscape.

The site is fairly level and zoned UD per Aiken County. Water & sewer lines are close by. Deed restrictions limiting use to professional office; being defined as doctor, dentist, medical, lawyer, financial, etc. To be further defined by closing attorney.

LOCATION DESCRIPTION

This property is located on the busy southside of Aiken, just off Whiskey Road at Chukker Creek Road. 5 miles from downtown Aiken and 11 miles from Interstate-20 (Exit 18). Surrounded by serene landscapes and equestrian estates, the location offers a tranquil ambiance for business and leisure. Nearby, find the Aiken Regional Medical Centers and the Aiken Municipal Airport, providing essential services and connectivity.

25,000
VPD

Planned:
Cottages at the
Oaks of Aiken

Planned:
Parker's
kitchen

For Sale
1.23 Acres

COUNTRY
INN & SUITES
BY RADISSON

DOLLAR GENERAL

South
Meadows
Subdivision

Meybohm
COMMERCIAL

CLINE GROUP
REAL ESTATE • INVESTMENTS • COMMERCIAL

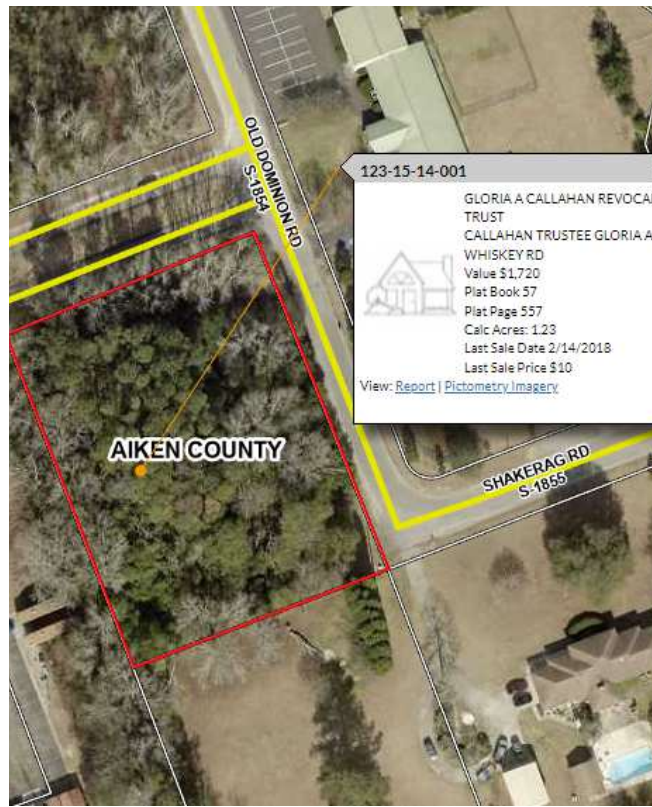
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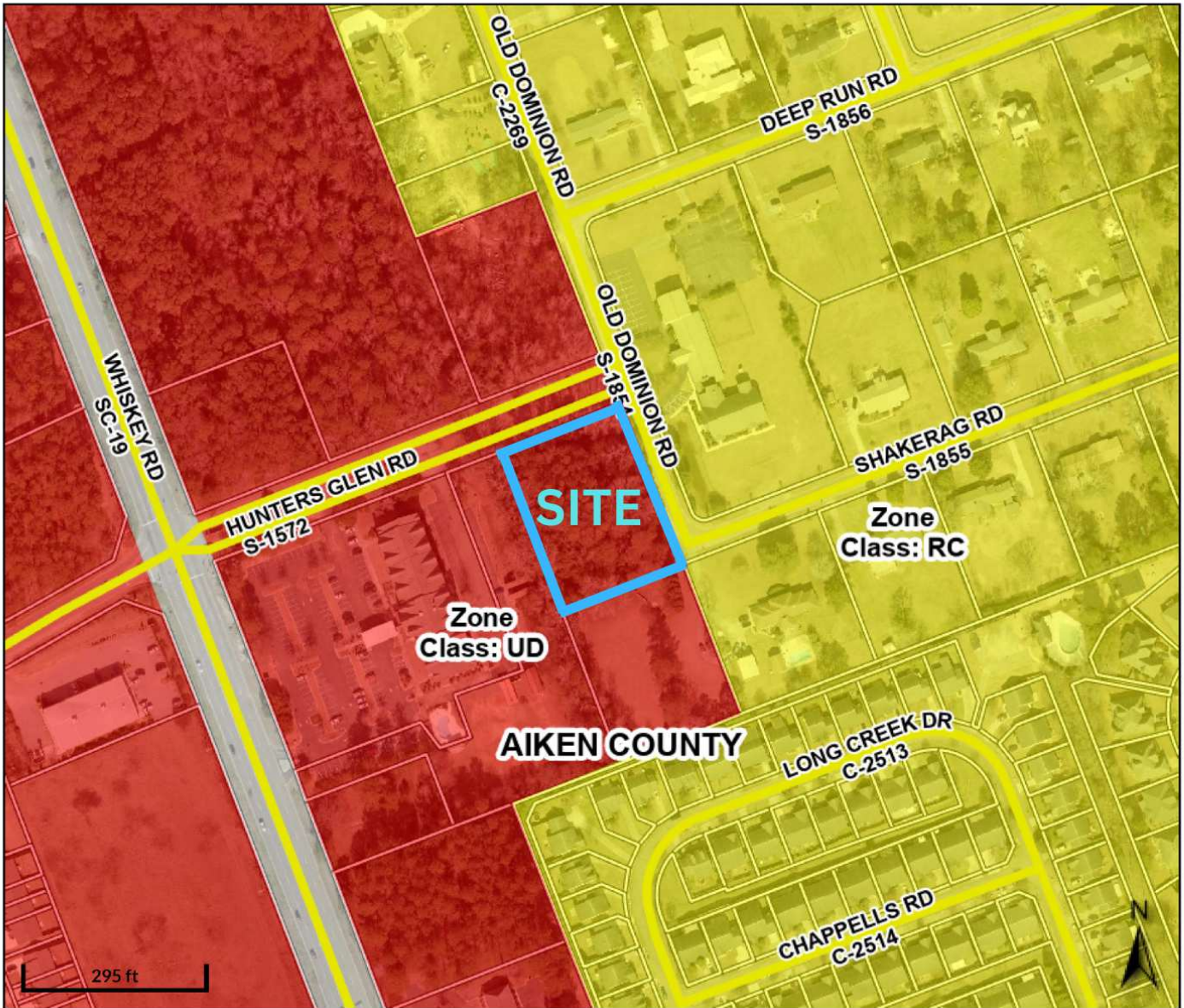
RETAILER MAP





AERIAL PHOTO / 1.23 ACRES OF DEVELOPMENT LAND FOR PROFESSIONAL OR MEDICAL OFFICES





Overview



Legend

Zoning Districts

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

ZONING



Water & Sewer Map



Topo Map

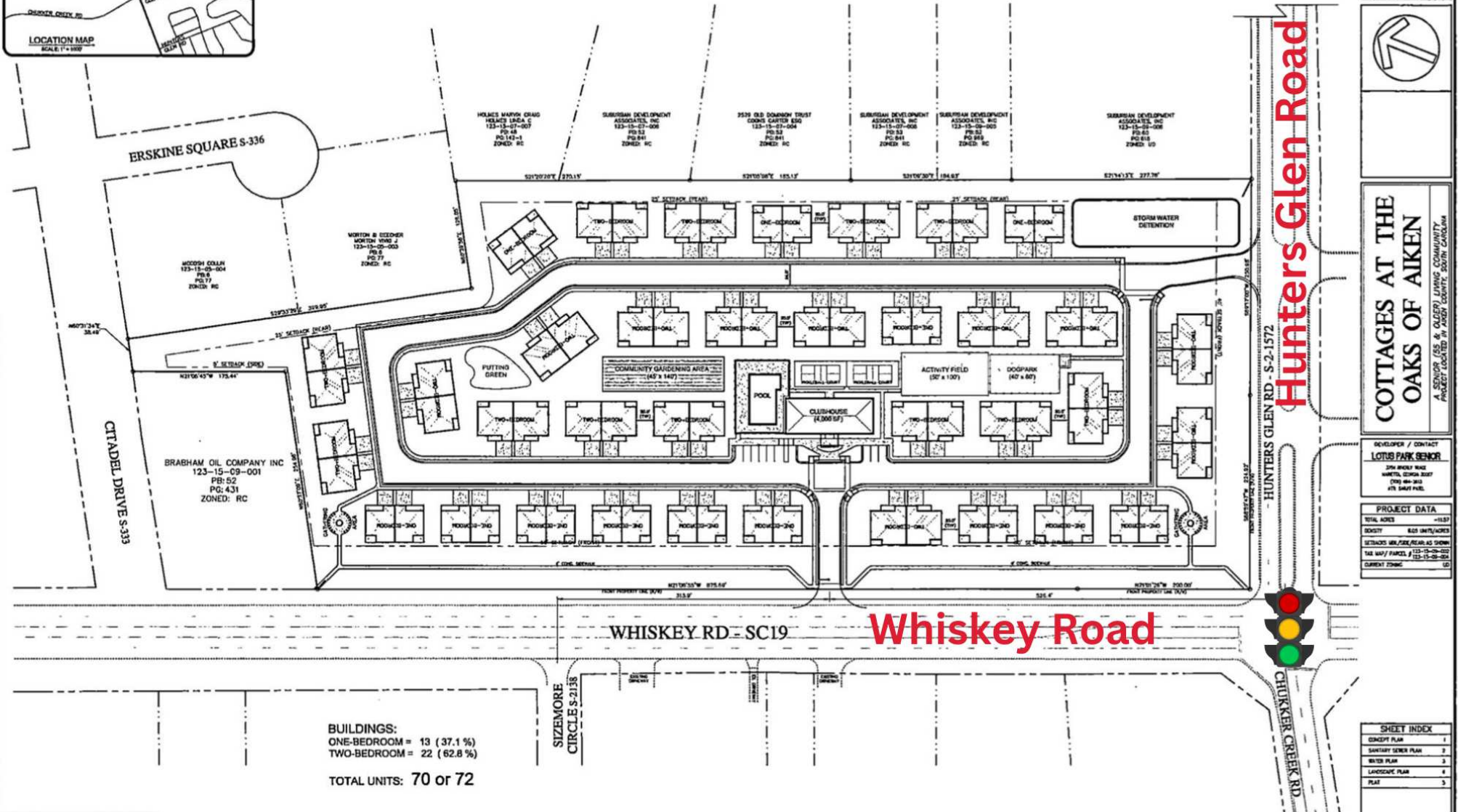
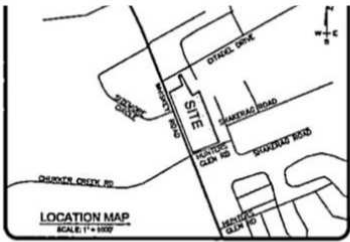


Legend

- 5 Foot Contours
- Parcels
- Roads

Parcel ID	123-15-14-001	Alternate ID	2009	Owner Name	GLORIA A CALLAHAN REVOCABLE TRUST <i>et al</i>
Property Address	WHISKEY RD (and others) AIKEN	Class	NON-OWNER OCCUPIED RESIDENTIAL		

Site Plan for Cottages at the Oaks of Aiken a 70-Unit Apartment Community for Adults Age 55+ Planned for Across the Street

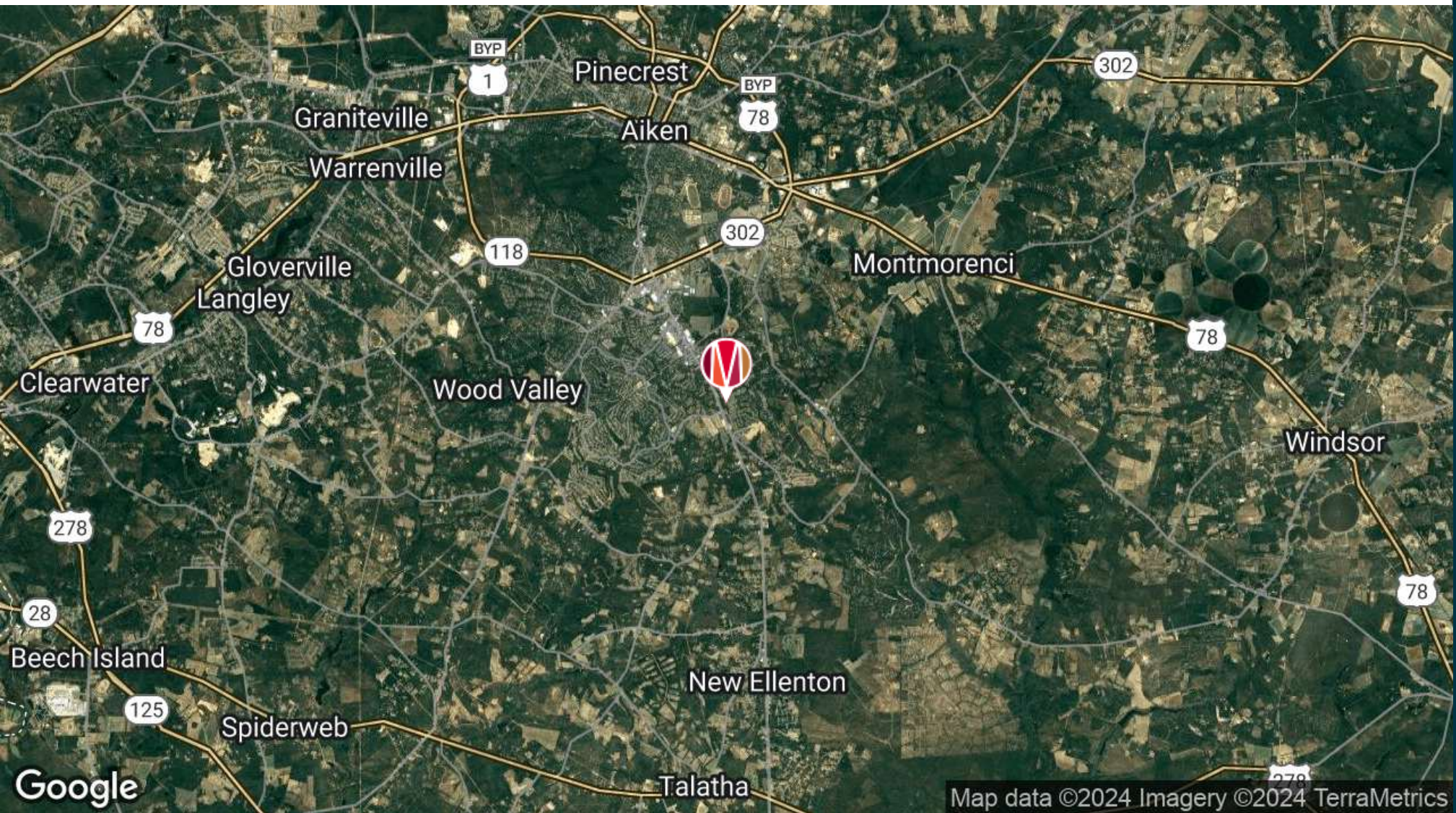


Site Plan for Parker's Kitchen a 5,175 SF Standard Prototype Planned for 0.2 mile from Property



DREW CARROLL 6/27/2023 4:28 PM

LOCATION MAP



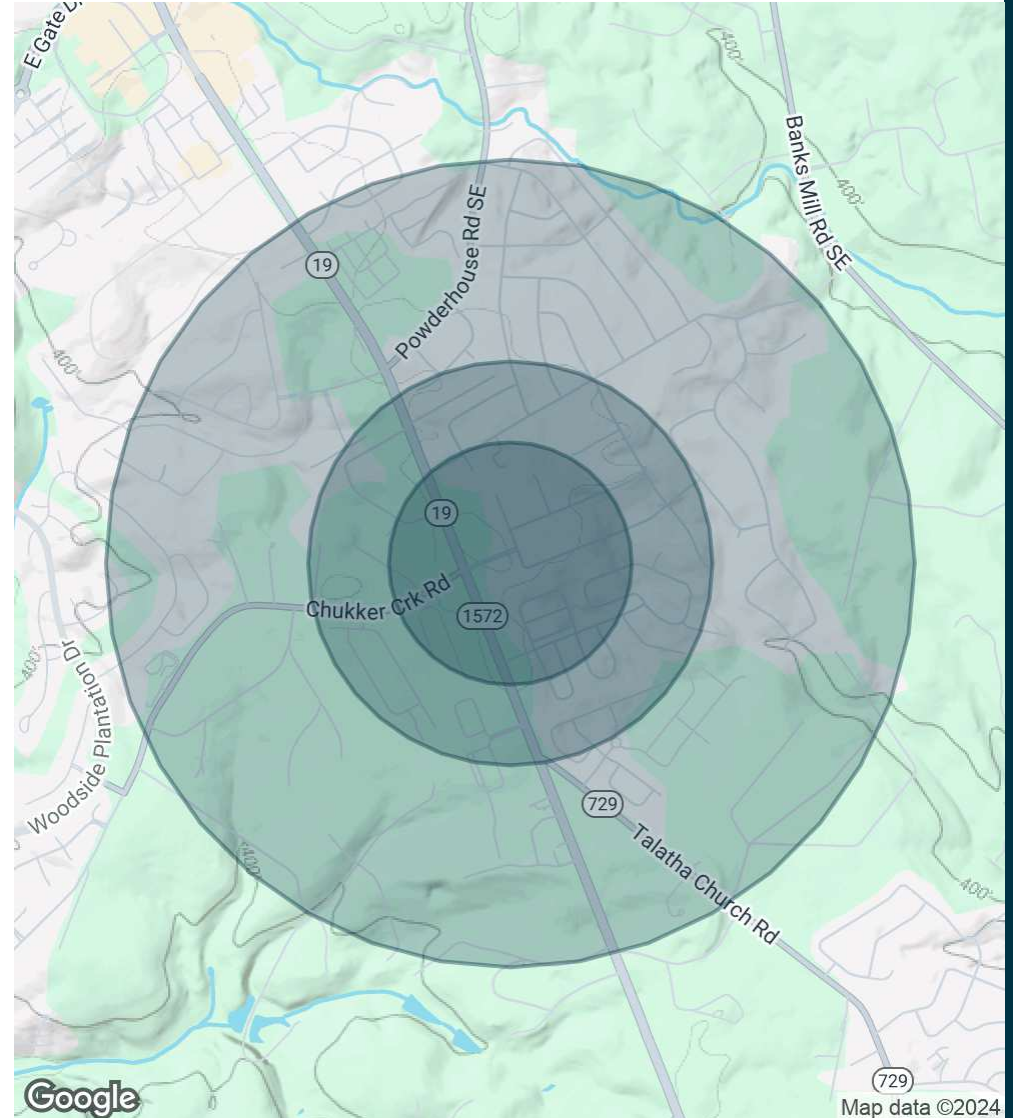
LOCATION MAP / 1.23 ACRES OF DEVELOPMENT LAND FOR PROFESSIONAL OR MEDICAL OFFICES

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	433	1,151	3,570
Average Age	44	44	44
Average Age (Male)	42	42	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	175	463	1,451
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$111,379	\$108,463	\$104,055
Average House Value	\$314,838	\$316,348	\$322,339

Demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL
PROPERTIES**

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MeybohmCommercial.com

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.

SC #132904 // GA #430540