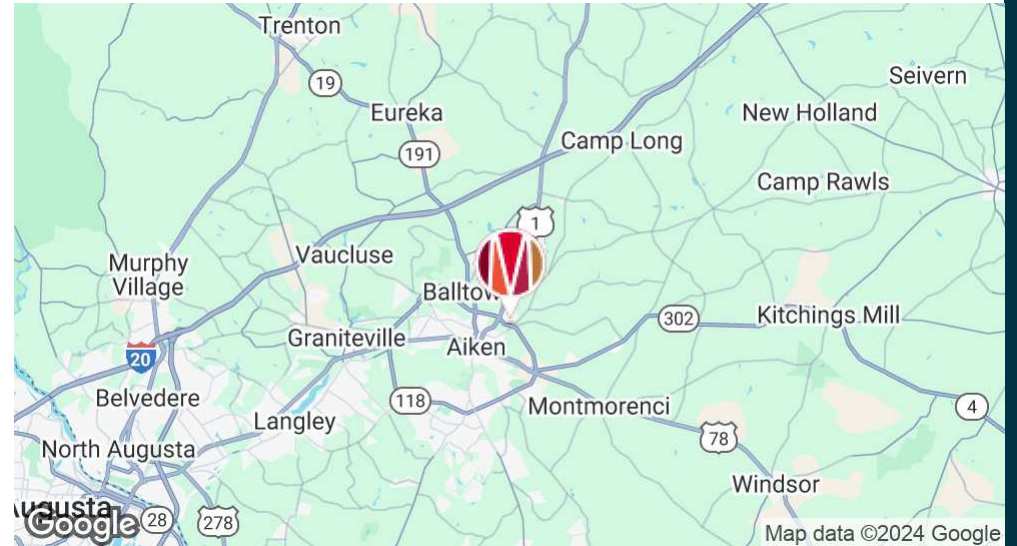
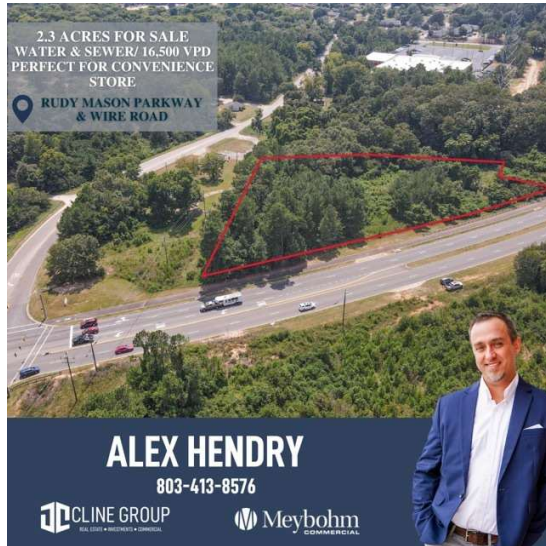


FOR SALE

Rudy Mason Pkwy and Blue Bird Lane

Aiken, SC 29801

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	2.3 Acres
Price/Acre:	\$173,913
Zoning:	RS-10 (per City of Aiken) Residential

- 16,000 VPD
- Water and Sewer Available
- Pre-Existing Curb Cuts
- Nearby National Retailers

PROPERTY OVERVIEW

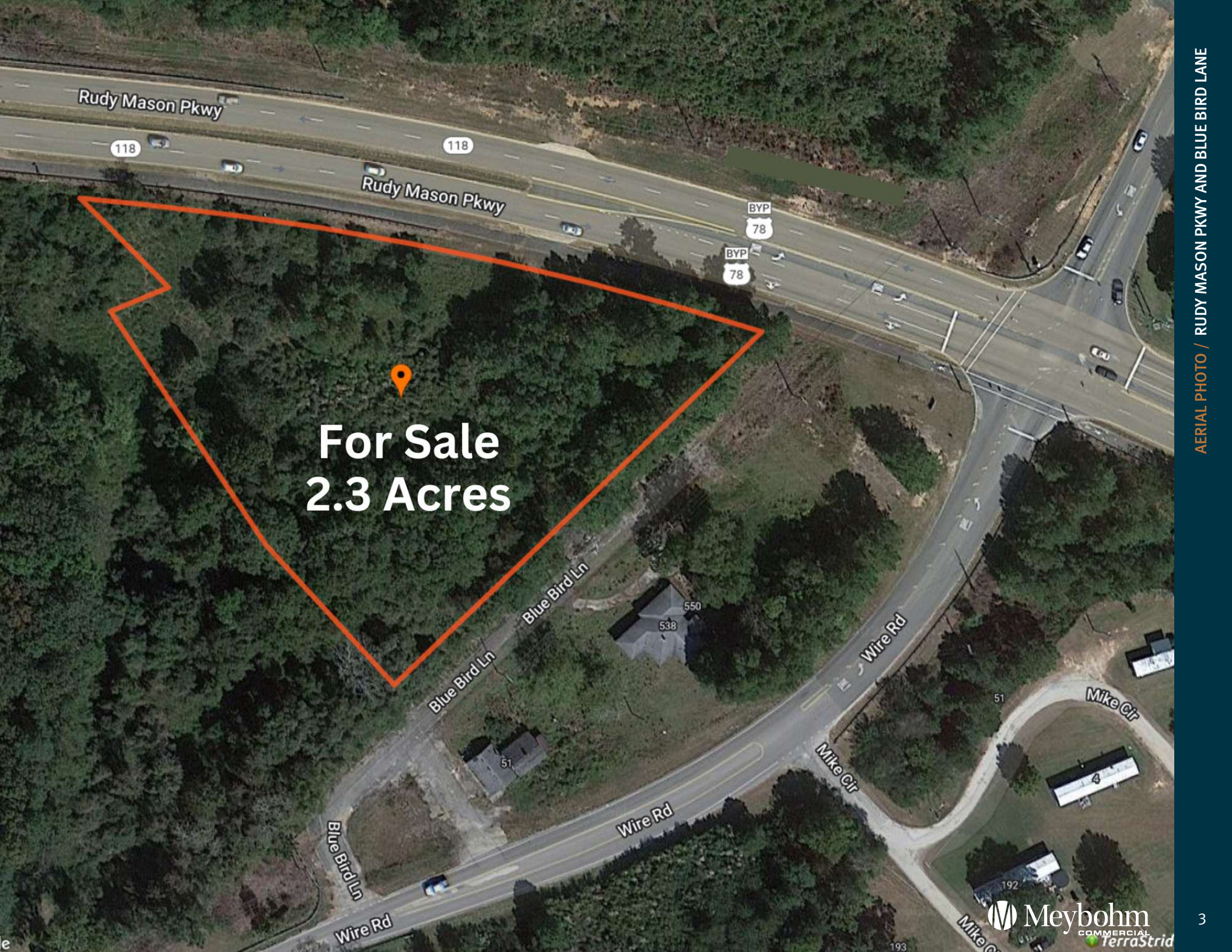
For Sale: Prime 2.3-Acre Commercial Property on Rudy Mason Parkway with Water and Sewer Access

An incredible opportunity awaits with this 2.3-acre commercial property on Rudy Mason Parkway, featuring full water and sewer access. Located in a high-traffic area with 16,000 vehicles passing daily, this site is ideal for a convenience store, gas station, or other retail establishment.

Situated near major national retailers such as McDonald's, Popeyes, KJ's Grocery, and CVS, the property benefits from excellent visibility and accessibility. Its proximity to Aiken's Steeplechase Equestrian Race Track further enhances its appeal, capturing both local residents and visiting tourists.

With infrastructure already in place and surrounded by established businesses, this property is perfectly positioned for immediate development and long-term growth. Don't miss the chance to invest in one of Aiken's most promising commercial locations.

Contact us today to learn more or to schedule a viewing!



Rudy Mason Pkwy

118

118

Rudy Mason Pkwy

BYP
78

BYP
78

**For Sale
2.3 Acres**



Blue Bird Ln

Blue Bird Ln

550

538

Wire Rd

51

Mike Cir

Blue Bird Ln

Wire Rd

Mike Cir

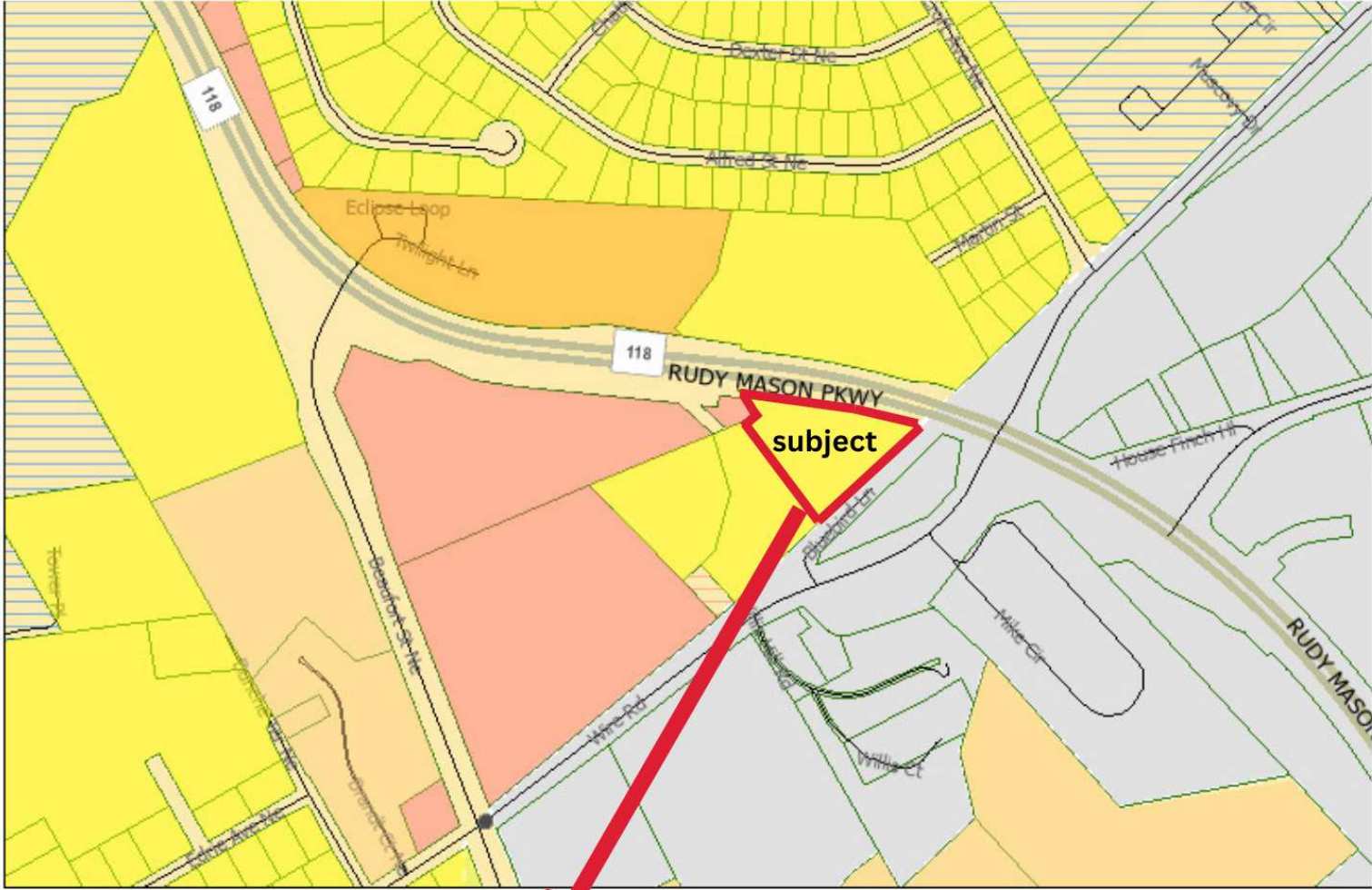
192

Meybohm
COMMERCIAL
TerraStrid

RETAILER MAP



ZONING - City of Aiken



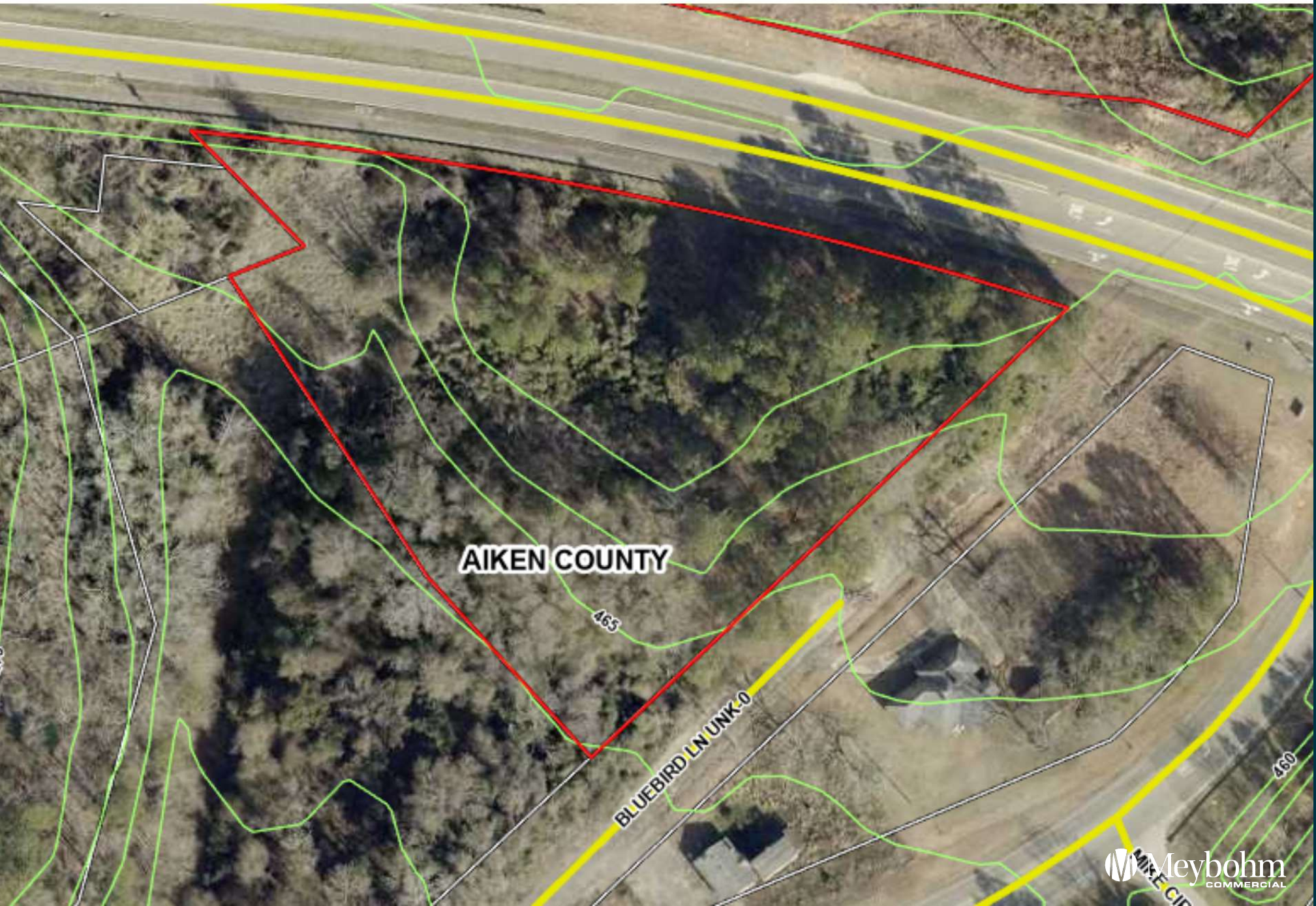
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Zoning Base

- RS-10 Single Family
- RML Multifamily Low-Density
- RMH Multi-Family High-Density
- LP Limited Professional
- GB General Business
- PC Planned Commercial
- PI Planned Institutional
- PR Planned Residential



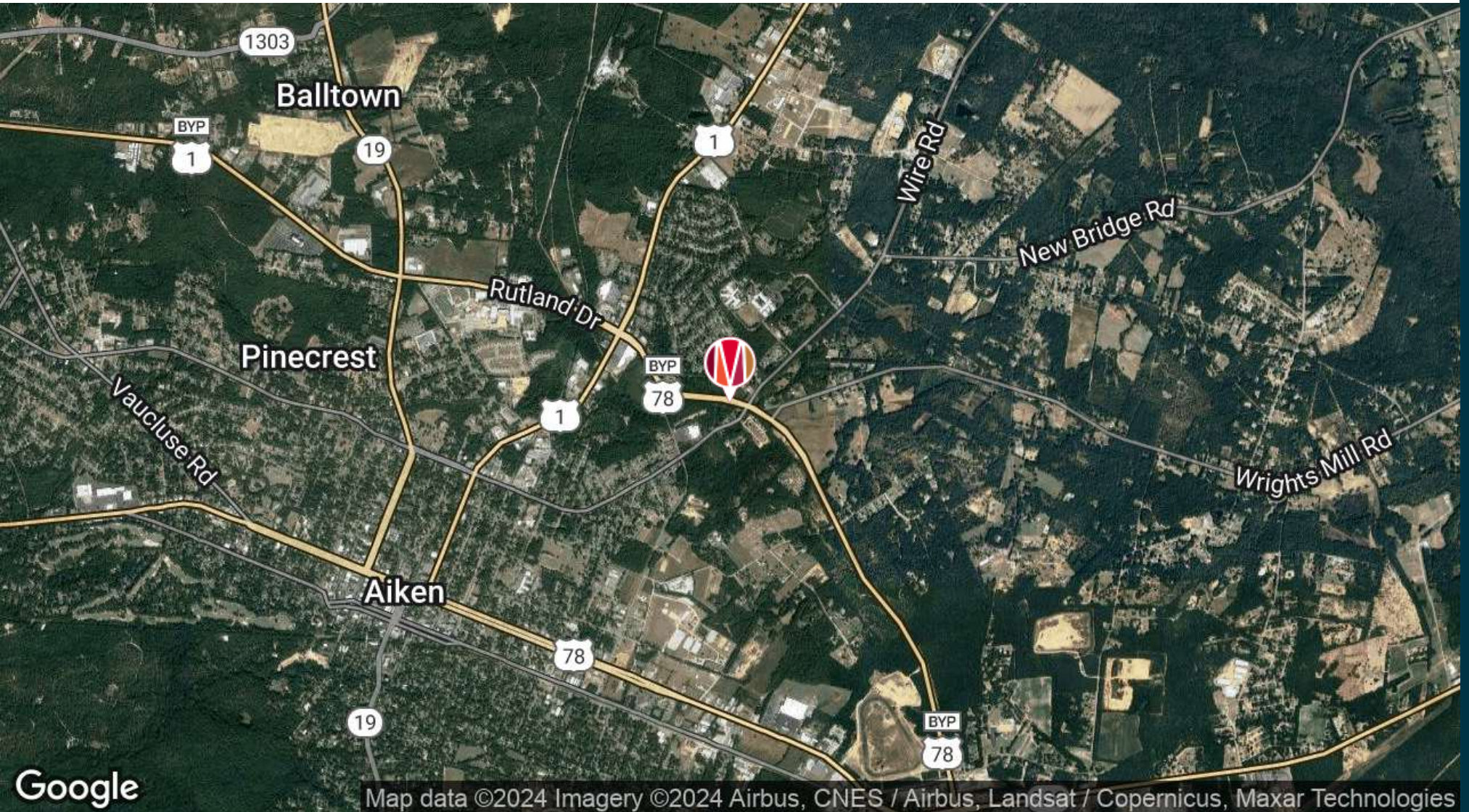
Topo Map



Water & Sewer Map



LOCATION MAP

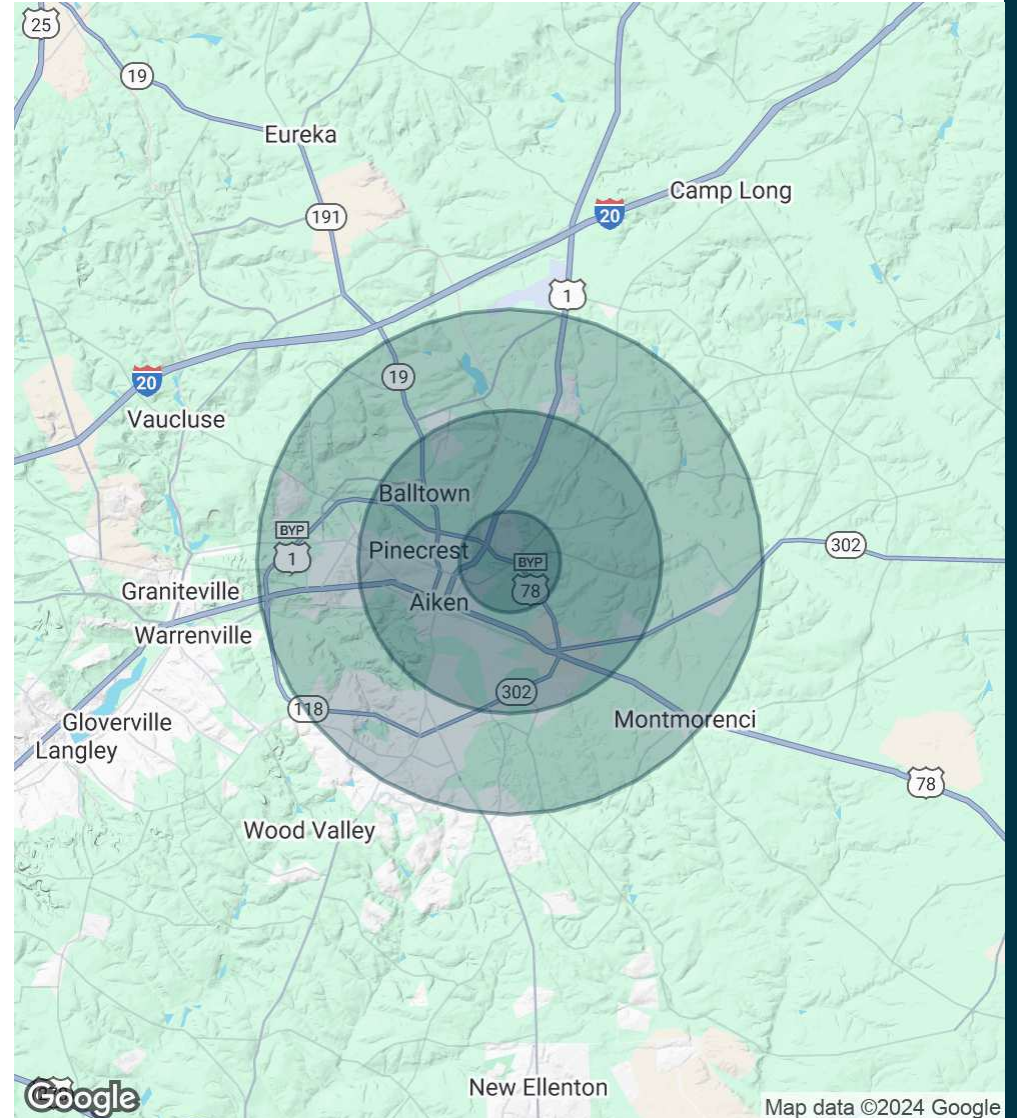


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,343	19,013	42,742
Average Age	36	43	43
Average Age (Male)	34	41	41
Average Age (Female)	38	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,212	7,943	18,248
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$46,841	\$69,172	\$79,457
Average House Value	\$122,069	\$217,301	\$253,319

Demographics data derived from Alpha Map





ALEX HENDRY

Commercial Realtor

Ahendry@Meybohm.Com

Cell: 803.413.8576

PROFESSIONAL BACKGROUND

Alex Hendry is a seasoned professional with over 15 years of experience in the Logging Industry. After graduating from Rutgers University, he made the move to South Carolina in 2001, where he found his passion for the great outdoors flourish.

A devoted husband of 23 years and a proud father of two daughters, aged 17 and 12, he finds joy in sharing outdoor adventures with his family, whether it's hunting, fishing, kayaking, or hiking.

Beyond his professional pursuits, he is actively involved in community engagement and volunteer work. He dedicates his time to mentoring youth through church activities and coaching soccer, instilling values of teamwork, leadership, and sportsmanship in the next generation.

In addition to his role as a Commercial Land Agent, he is a co-owner of River Ridge Timber, a reputable timber dealership specializing in sustainable practices. With over 15 years of hands-on experience in timber management and land transactions, he brings invaluable insights and expertise to every aspect of the industry.

As a resident of South Carolina for over two decades, he embodies southern hospitality and a deep appreciation for the natural beauty of the region. His commitment to integrity, industry knowledge, and personalized service has earned him a reputation as a trusted advisor in the timber industry.

When not assisting clients or enjoying outdoor adventures, he can be found giving back to the community, advocating for sustainable practices, and cherishing precious moments with loved ones. With him by your side, you can trust that your Real Estate needs will be met with professionalism, expertise, and genuine care.

SC #137049

MEYBOHM COMMERCIAL PROPERTIES

142 Laurens Street NW
Aiken, SC 29801

803.649.8103
MeybohmCommercial.com