

FOR SALE

May Royal Dr & Columbia Hwy N

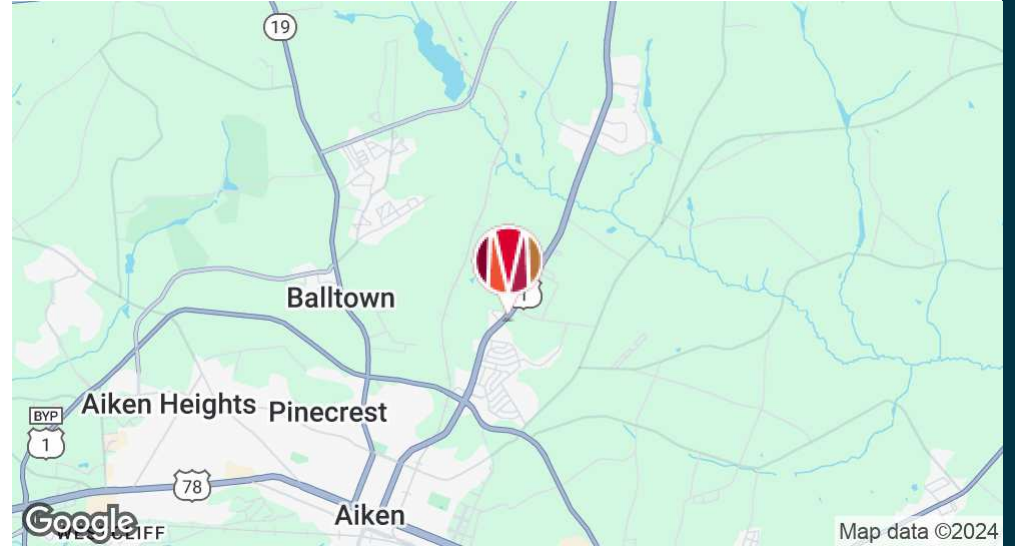
**Potential Industrial or Retail
Development**

Aiken, SC 29801

**VIEW
PROPERTY
OVERVIEW
VIDEO**



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	19.6 Acres
Price/Acre:	\$89,286
Zoning:	RUD

PROPERTY OVERVIEW

Prime Commercial Land on Hwy 1 in Aiken County, SC

Discover a remarkable opportunity to develop a thriving retail center or manufacturing plant on this expansive 19.6-acre commercial land parcel, perfectly situated along Highway 1 in Aiken County, South Carolina. With approximately 11,350 vehicles passing by daily, this location offers unparalleled visibility and accessibility, making it an ideal choice for businesses looking to capitalize on high traffic and strategic positioning.

Key Features:

Size: 19.6 acres of versatile commercial land

Location: Prime frontage on Hwy 1 in Aiken County, SC

Traffic: Approximately 11,350 vehicles per day, ensuring maximum exposure

Development Potential: Perfect for a new retail center, manufacturing plant, or mixed-use development

Accessibility: Easy access to major highways, nearby cities, and essential services

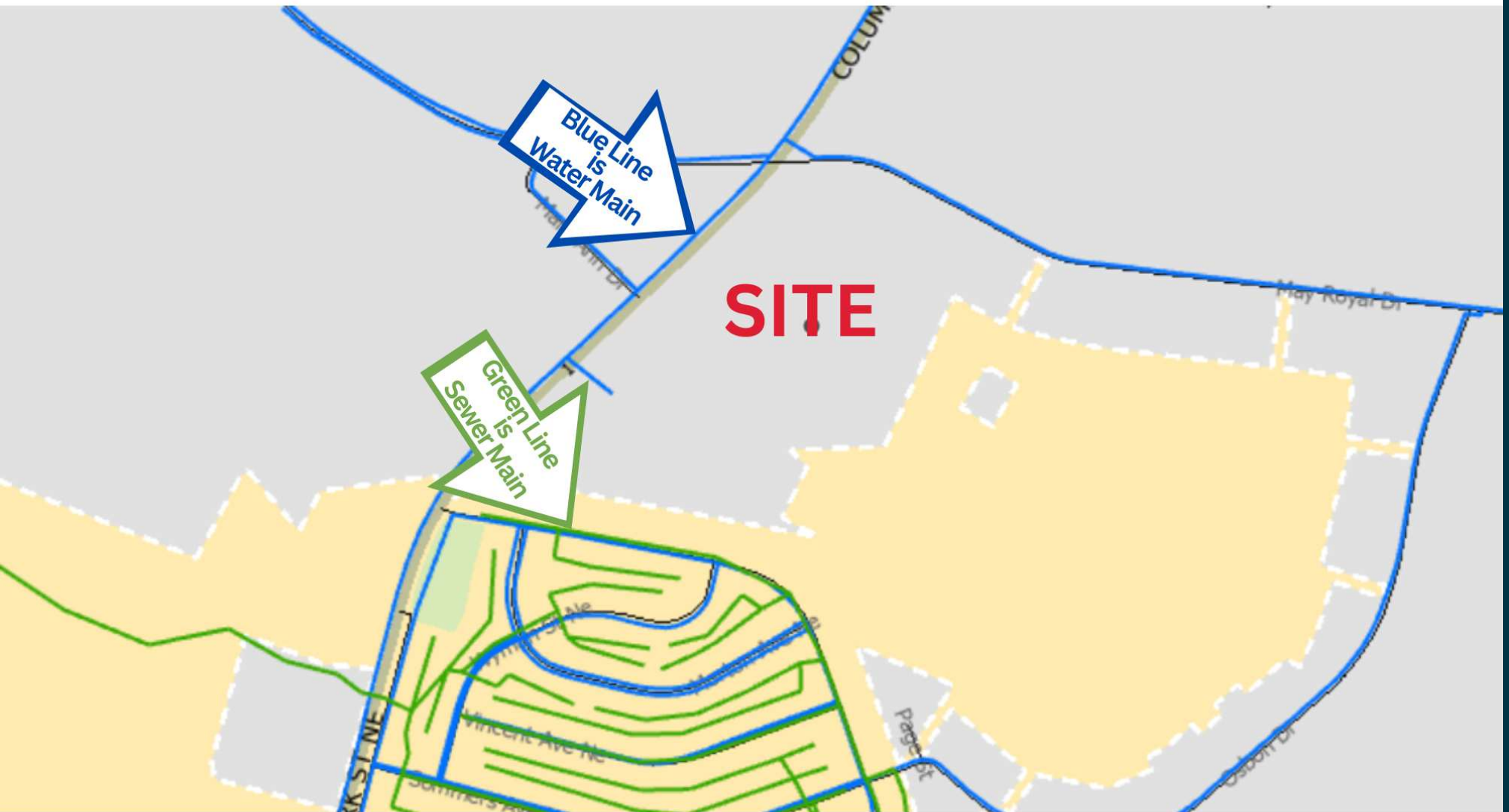
Growth Opportunity: Located in a rapidly growing area with strong economic potential

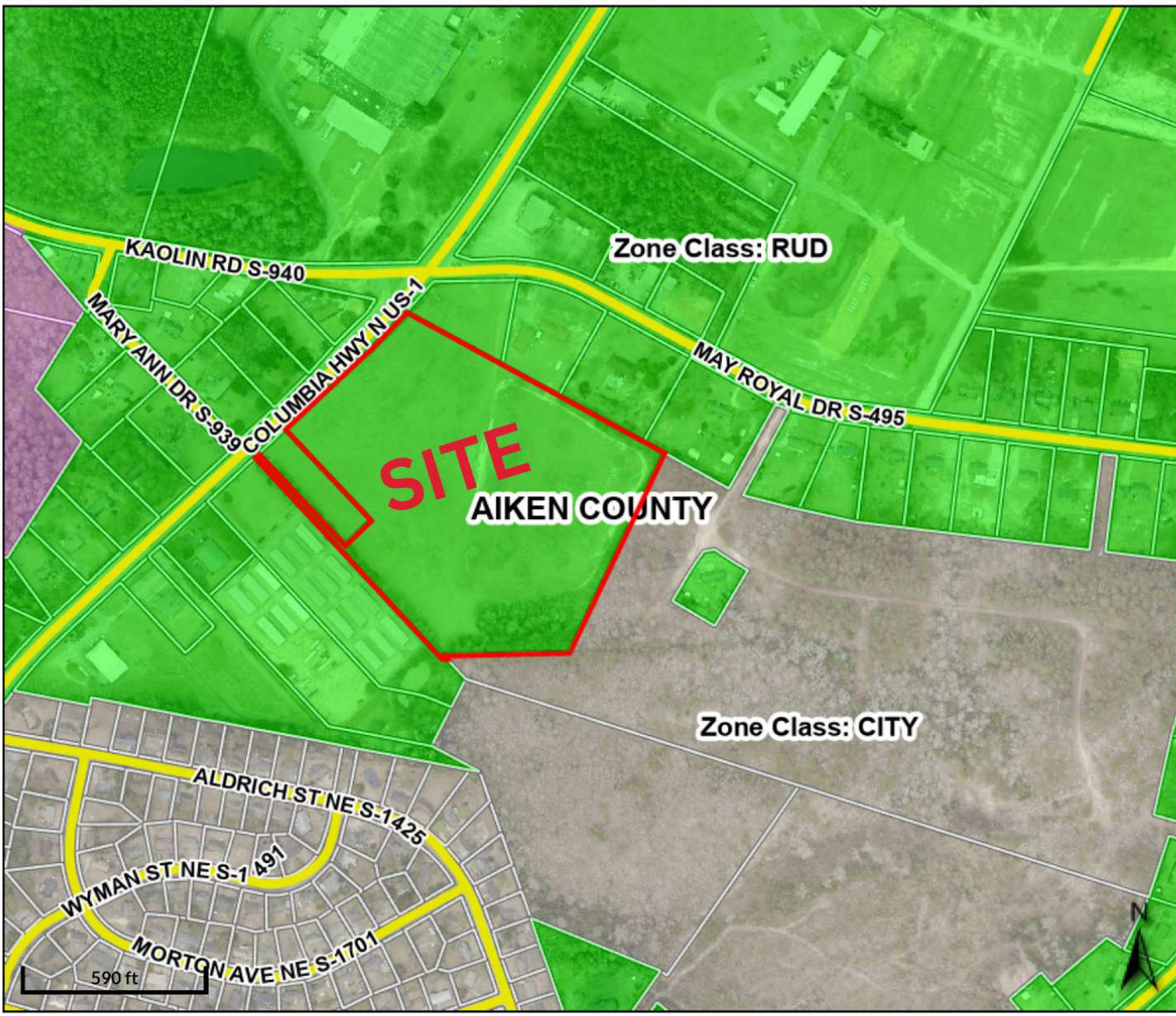


Topo Map

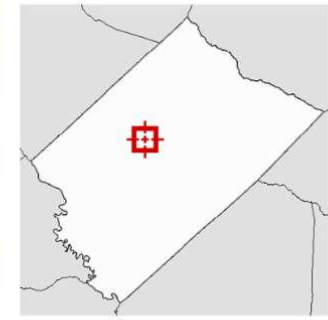


Water & Sewer Map





Overview



Legend

Zoning Districts

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

ZONING



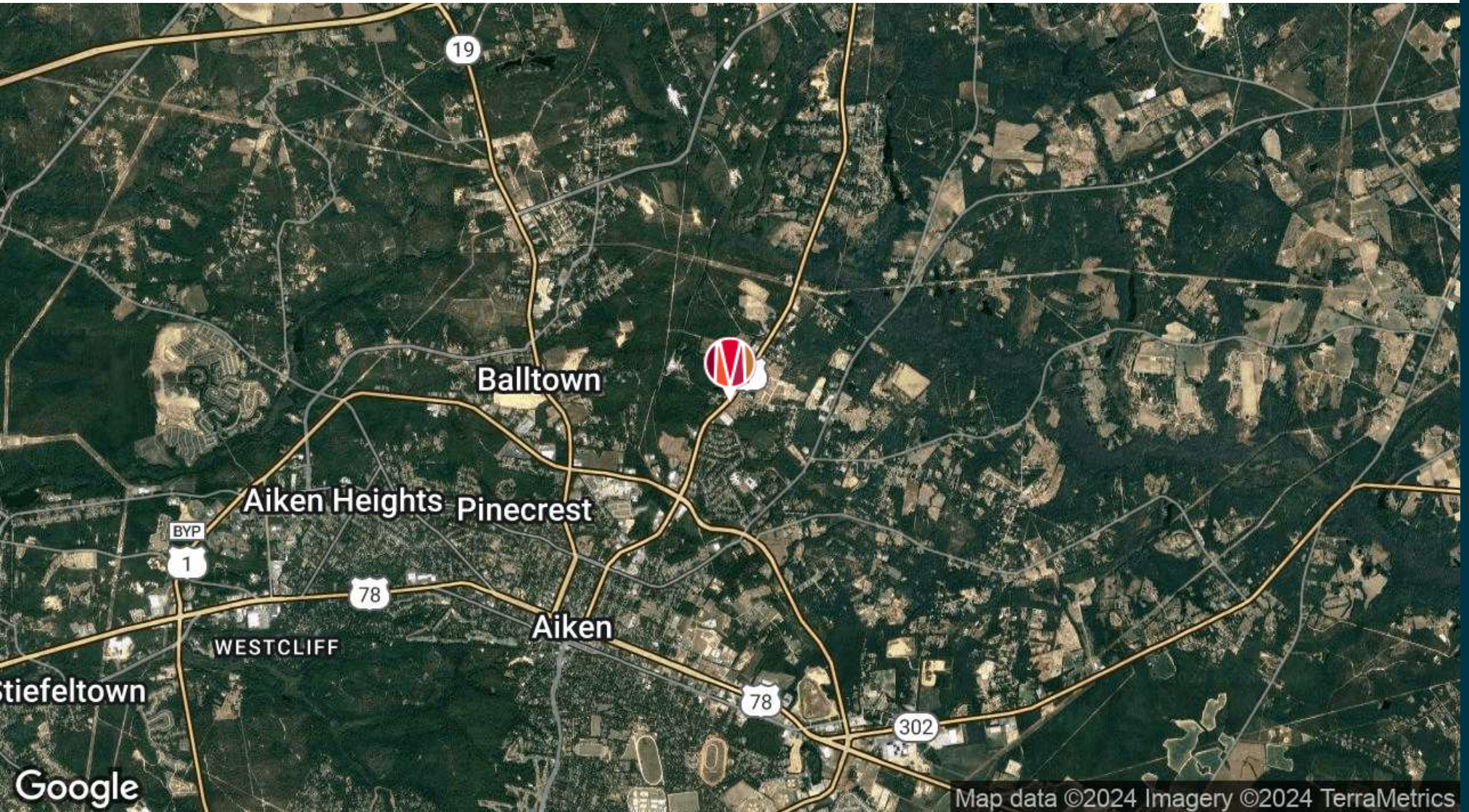
RETAILER MAP



Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

LOCATION MAP

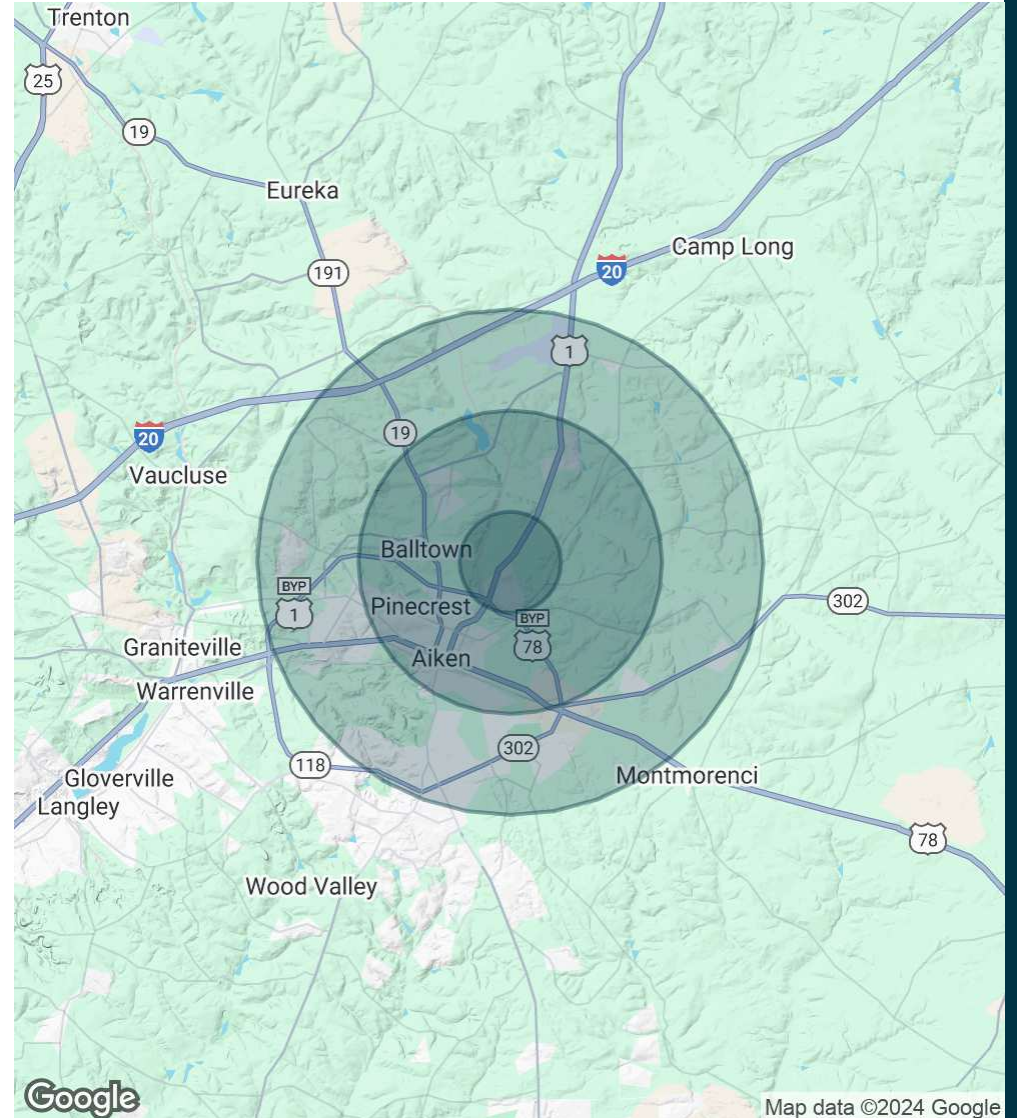


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,541	14,956	35,073
Average Age	36	42	42
Average Age (Male)	34	39	41
Average Age (Female)	37	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	908	6,024	14,706
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$49,814	\$61,020	\$74,164
Average House Value	\$132,927	\$186,626	\$231,458

Demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL
PROPERTIES**

142 Laurens Street NW
Aiken, SC 29801

803.649.8103
MeybohmCommercial.com

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