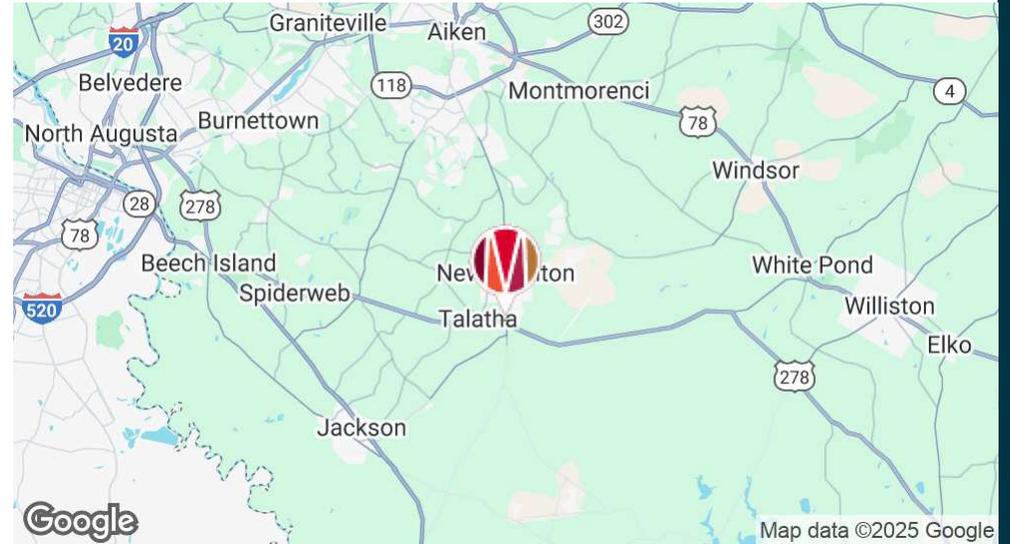


FOR SALE

**2523 Williston Road Located at
S main St and HWY 278**

Aiken, SC 29803

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$299,000
 Lot Size: 1.78 Acres

- **High Visibility:** Situated at a prominent intersection with excellent traffic flow.
- **Growing Workforce:** Adjacent to the Savannah River Site, driving consistent demand for retail and convenience services.
- **Established Income:** The property includes an active billboard lease generating reliable income through 2027.
- **Emerging Area:** Positioned in a rapidly developing region of Aiken, ensuring long-term growth potential.

PROPERTY OVERVIEW

Prime Commercial Opportunity in Rapidly Growing Aiken, SC
 Seize the chance to establish your business at the bustling intersection of Hwy 278 and S Main Street in Aiken, SC. This strategically located property is just outside the Savannah River Site, a major employer with 9,000 current employees and plans to add 10,000 more in the next five years. The area is poised for substantial growth, making it the perfect spot for a convenience store or other high-traffic retail establishment. This property combines immediate income potential with an existing Billboard Lease running through 2027 with exceptional future growth opportunities. Contact us today to explore how this site can be the cornerstone of your business success!

LOCATION OVERVIEW

Located at the Intersection of Highway 278 and Main Street South in the New Ellenton area of Aiken, SC.

RETAILER MAP

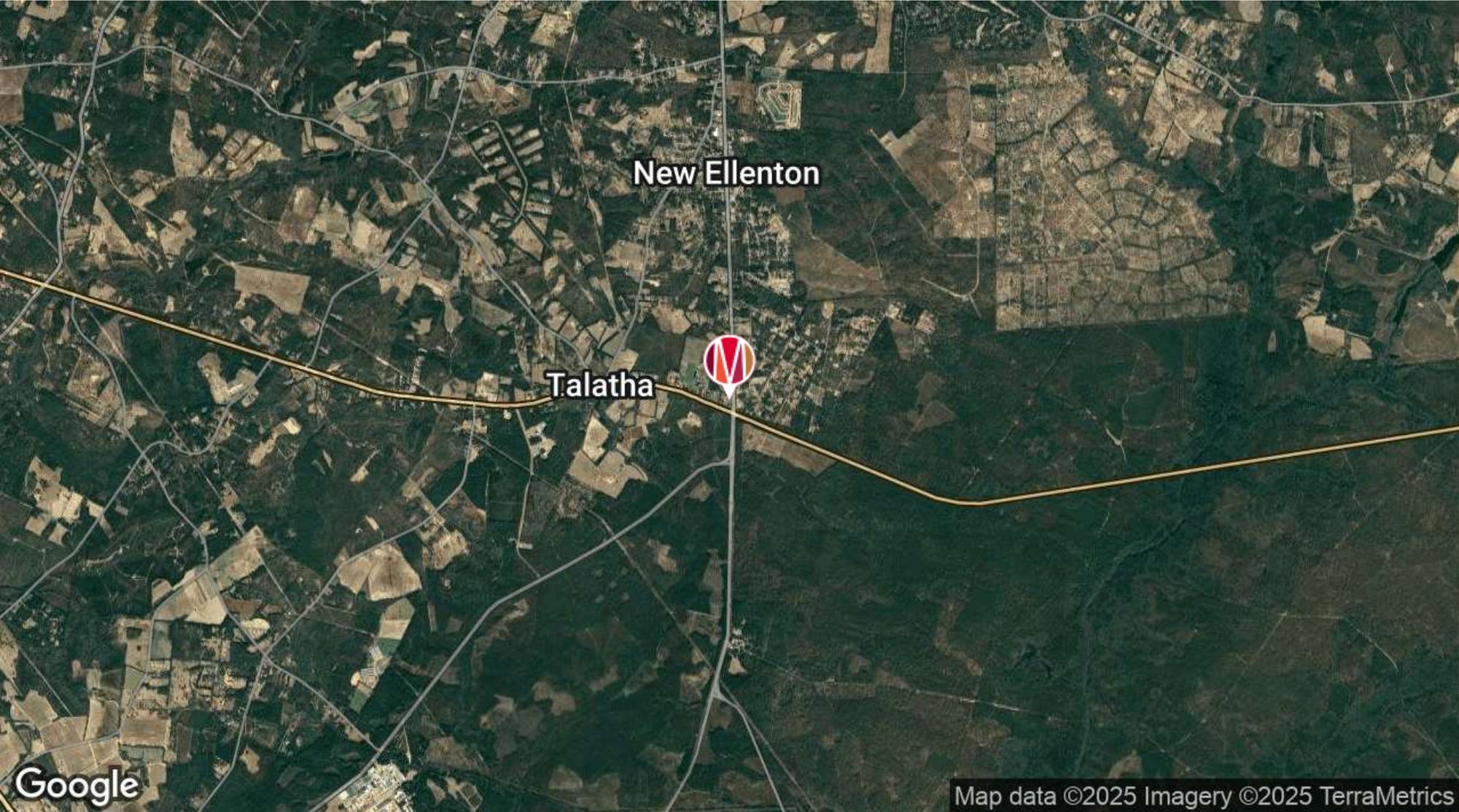


Map data ©2025 Imagery
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ADDITIONAL PHOTOS



LOCATION MAP

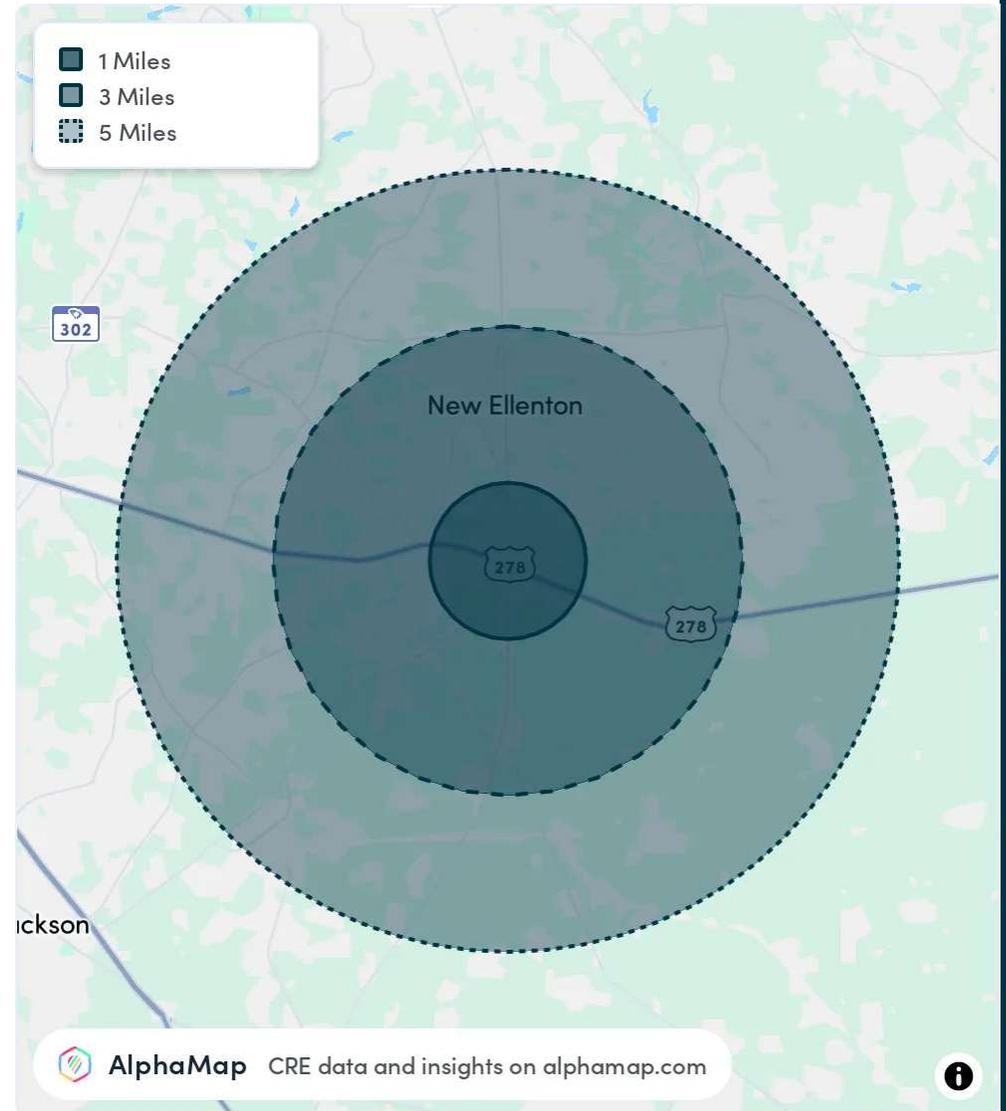


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	705	3,738	7,757
Average Age	41	43	48
Average Age (Male)	40	42	48
Average Age (Female)	42	44	49

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	304	1,602	3,366
Persons per HH	2.3	2.3	2.3
Average HH Income	\$69,190	\$79,665	\$94,464
Average House Value	\$223,129	\$291,976	\$365,925
Per Capita Income	\$30,082	\$34,636	\$41,071

Map and demographics data derived from AlphaMap



TEAM PAGE

ALEX HENDRY



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ahendry@meybohm.com
SC #137049

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 18 and 13, 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

CURT HANNA



T 706.736.0700
clinecommercial@meybohm.com
SC #132904

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