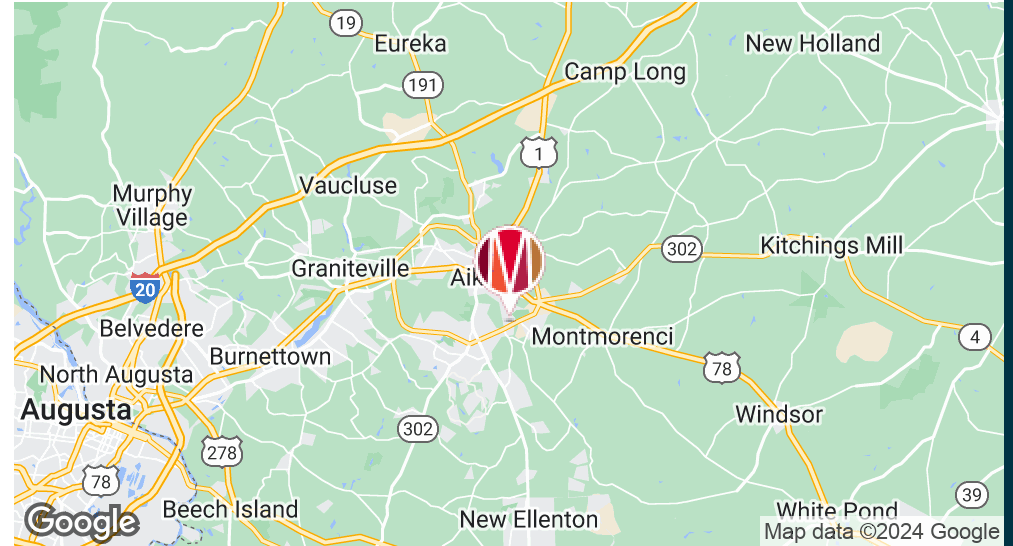


# FOR SALE: 831 E PINE LOG RD, AIKEN SC 29803



## OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	19,506 SF
Lot Size:	0.99 Acre
Year Built:	1988
Price/SF:	\$76.90

## PROPERTY OVERVIEW

This beautiful 19,506 square foot building on one acre is currently occupied by The Furniture Connection, a long-time and very successful Aiken business. The purchaser could change the use of the building, or continue to operate the premises a furniture store. Some of the manufacturers they carry are: Kincaid, Rowe, Hooker, Bradington Young, Hekman, Universal, Sam Moore, John Thomas, Whittier, Fairfield, Furniture Classics, Hickory Craft, and Capris. The property sits on one of the busiest thoroughfares in Aiken, East Pine Log Road, with traffic counts of approximately 27,000 cars per day. The entire building is heated and cooled. There are approximately 30 parking spaces. The building has been well-maintained and would be ideal for any commercial, retail, wholesale or office business. There are large open spaces consistent with a furniture store including a few small offices, a break room, bathrooms and a storage area. This is a great opportunity for a business looking for a lot of square footage.

## LOCATION OVERVIEW

SE side of Aiken, and West of Banks Mill Road. From downtown Aiken, go South on Powderhouse Road SE. Turn left on E Pine Log Road. The property will be 1/4 mile on the left.







Gatewood  
Apartments



SAVVY  
HOME



27,000  
 VPD

E Pine Log Rd





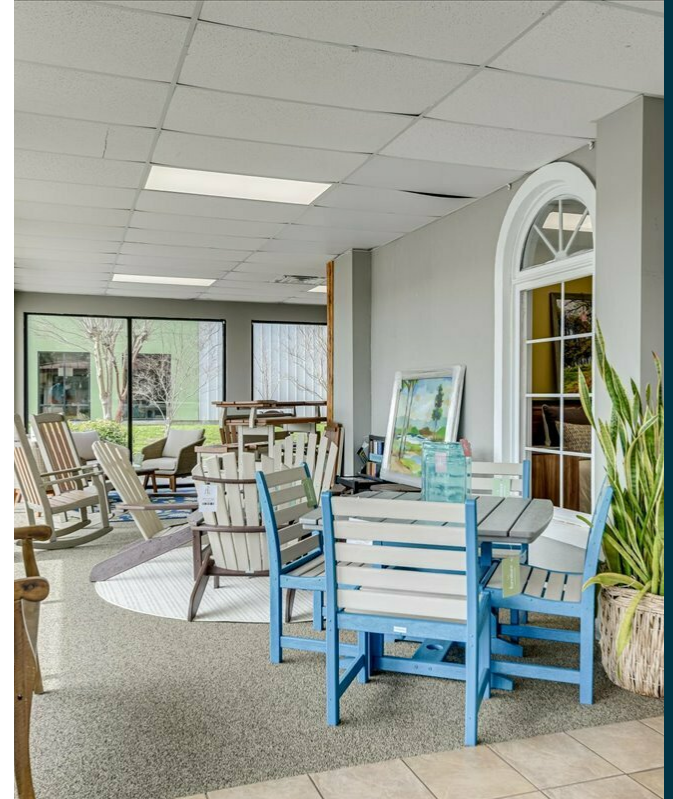




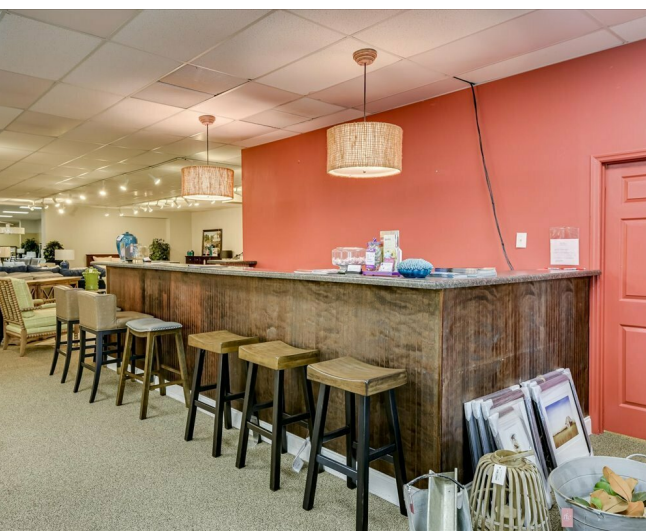










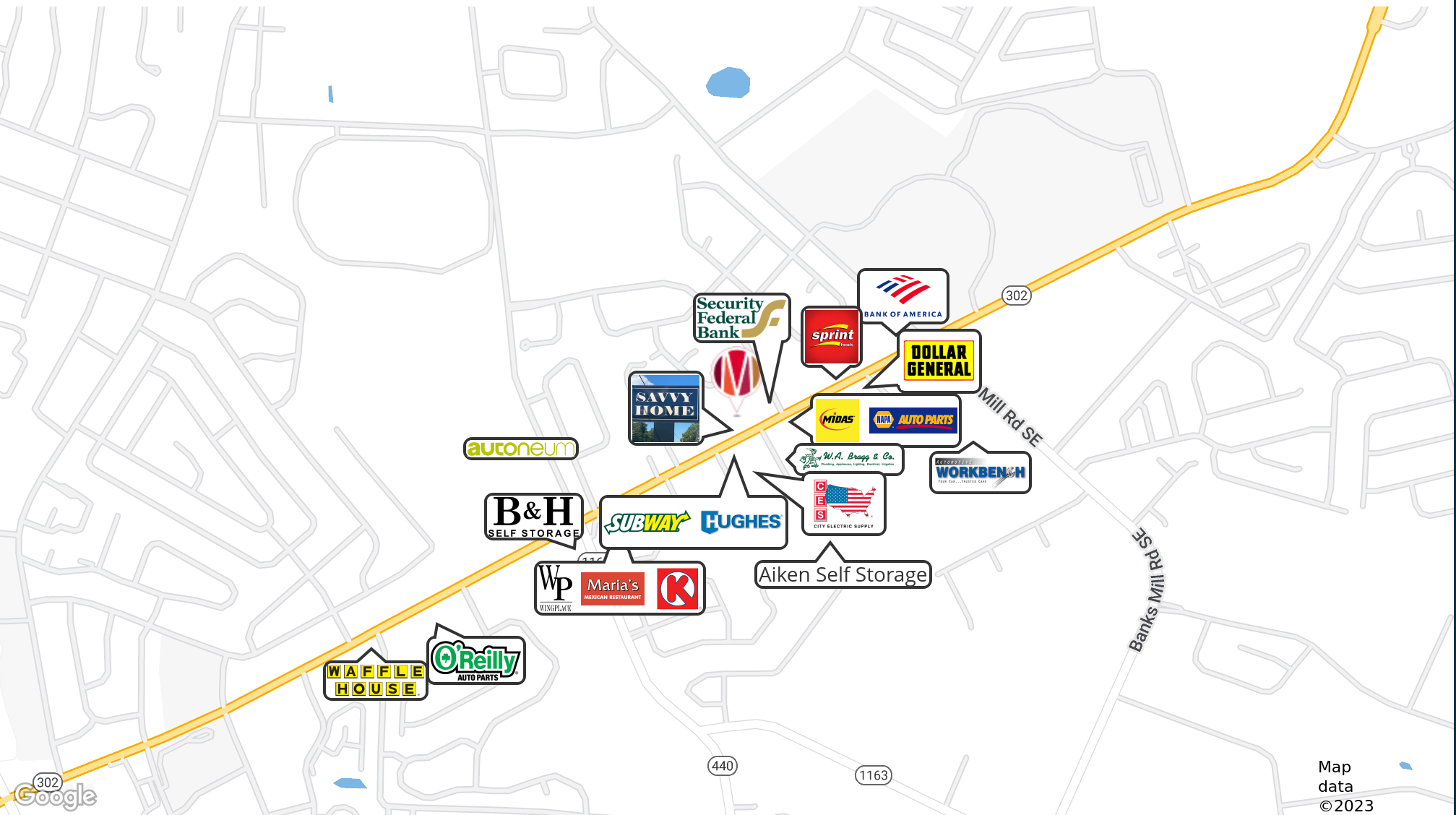






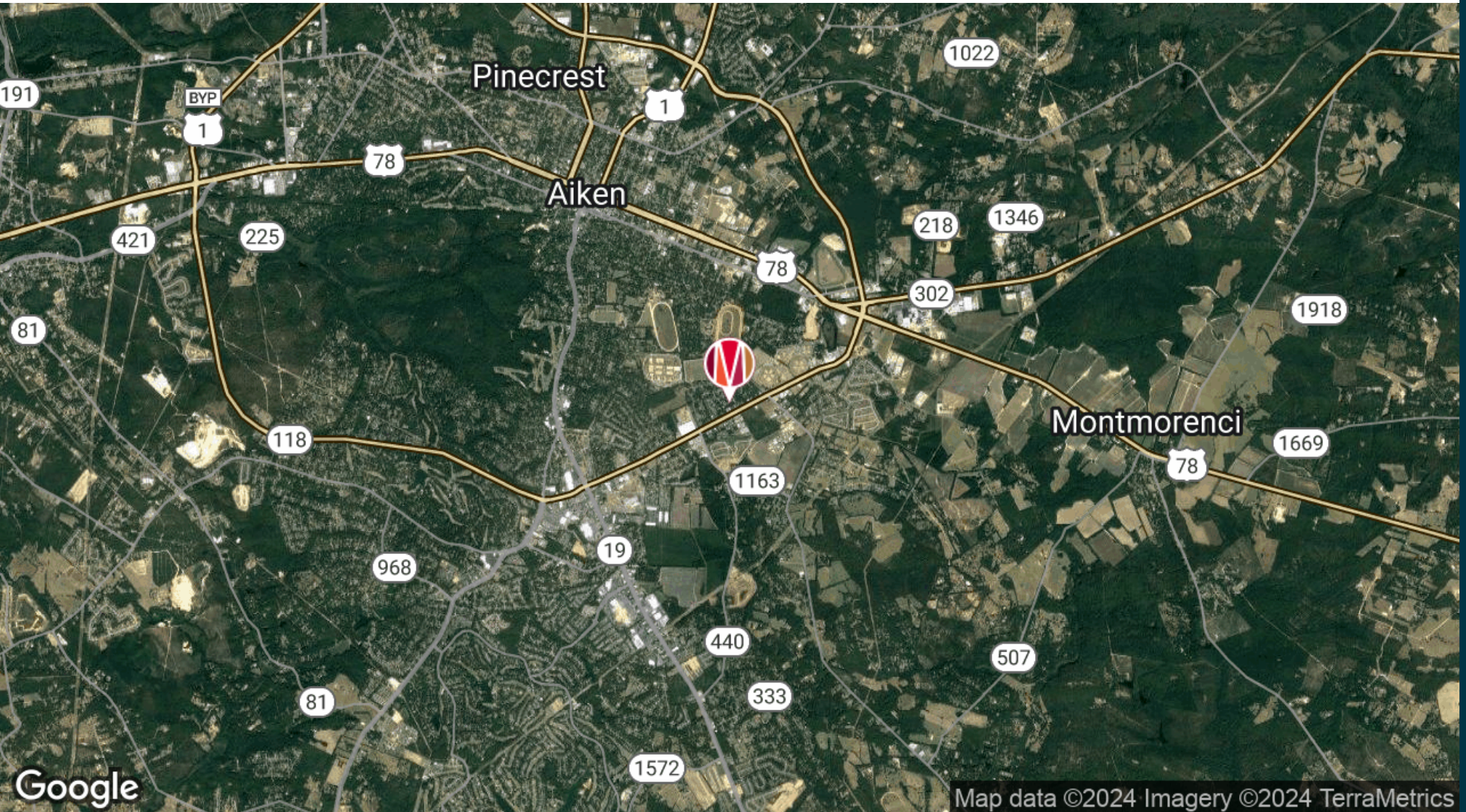


# RETAILER MAP





# LOCATION MAP



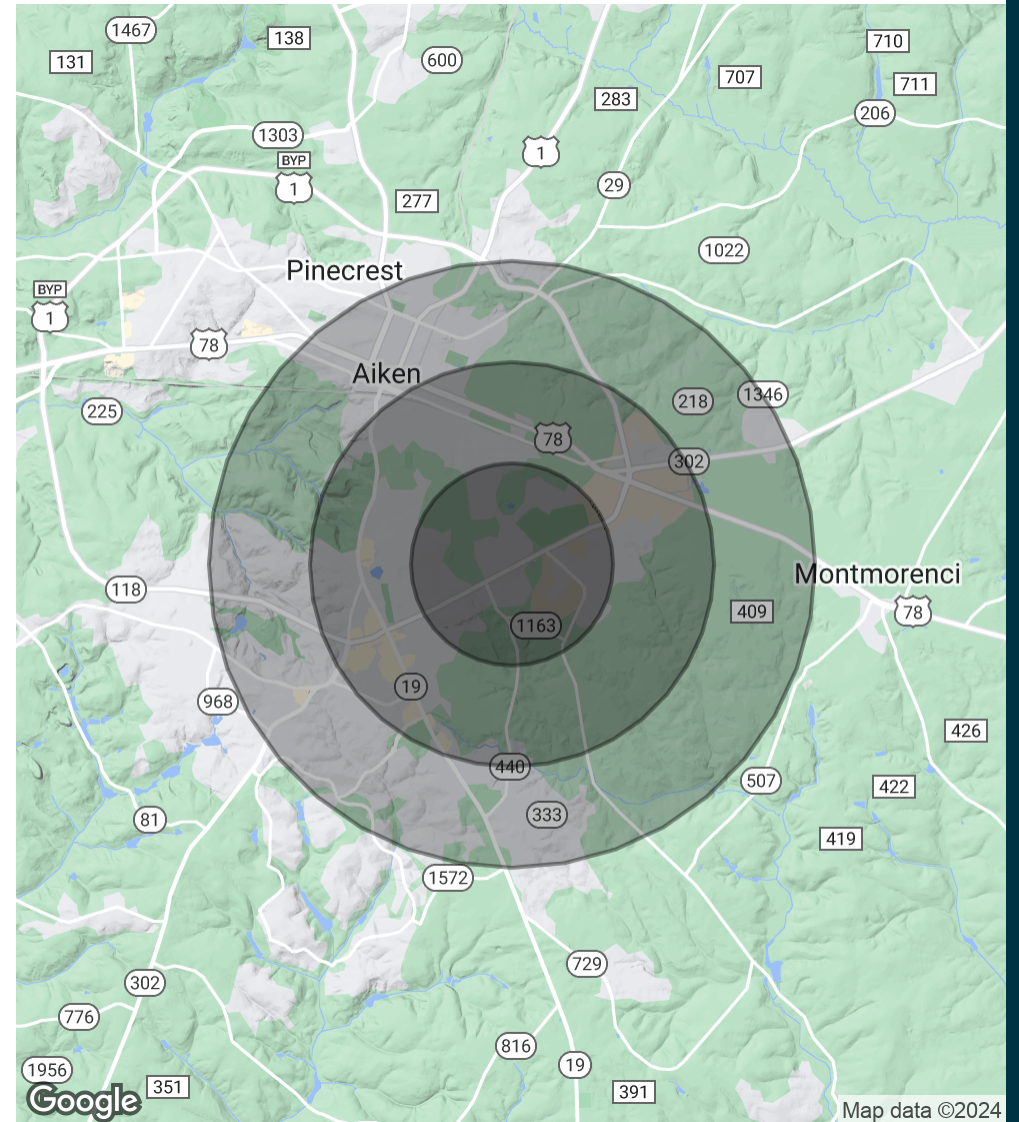


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,644	12,124	24,738
Average Age	41.7	41.6	42.9
Average Age (Male)	35.8	39.9	41.3
Average Age (Female)	44.4	44.2	45.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,696	5,766	11,635
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$62,956	\$68,071	\$66,619
Average House Value	\$150,879	\$177,324	\$176,795

\* Demographic data derived from 2020 ACS - US Census





# AIKEN, SC OVERVIEW

## Area Overview

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and history of passion for all things equestrian. Located in Aiken County, South Carolina, in the Central Savannah River Area (CSRA) in close proximity to Augusta, GA, Aiken has long been a destination for those horse and golf lovers alike. This coupled with its general charm, have resulted in a city with great appeal as retirement location.

## Industry Overview

As the county seat of Aiken County, per a 2015 estimate, Aiken has a population of approximately 30,604. Per a 2013 census, the greater county is the home to approximately 164,176 people. Area employers benefit directly from the proximity of Aiken Technical College, Piedmont Technical College, and the University of South Carolina at Aiken. When you consider the abundant workforce from the Aiken-Augusta, SC-GA Metropolitan Statistical area that includes over 575,000 people. Savannah River Site (SRS) is a nuclear site located in close proximity to Aiken that employs more than 10,000 people. With its first reactor having gone critical in 1953, the facility has continued to grow in capacity and in the number of people employed. Bridgestone has two separate plants in Aiken, employing nearly 1,800 people and Kimberly-Clark which employs 1,200, in addition to many smaller industrial operations employing thousands more.







## DEAN NEWMAN

Vice President, Associate Broker

Dnewman@Meybohm.Com

Cell: 706.339.4379

### PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and four grandchildren.

### EDUCATION

BBA - Marketing from Augusta College

### MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

SC #49942 // GA #281453

### MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road  
Augusta, GA 30909

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MeybohmCommercial.com