

FOR SALE

10 acres

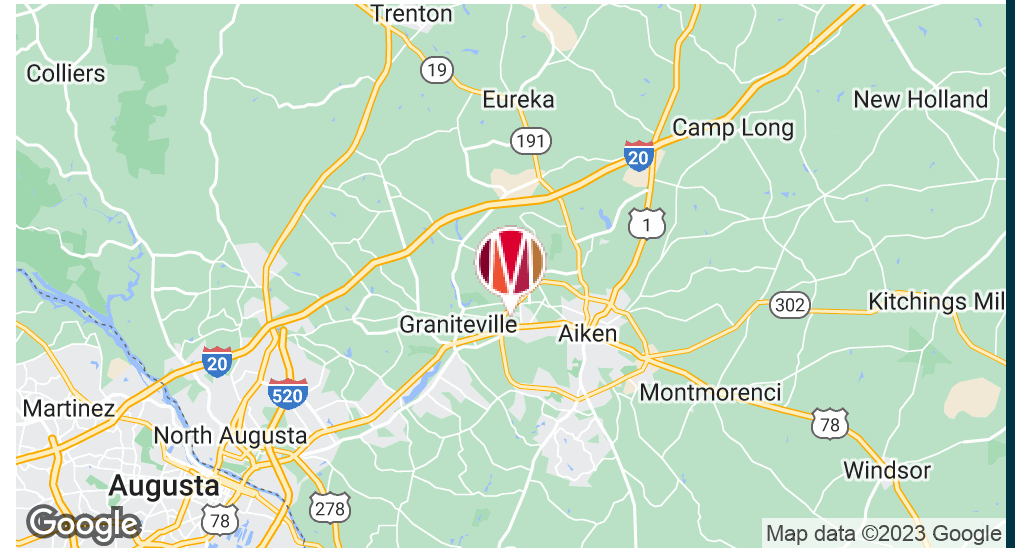
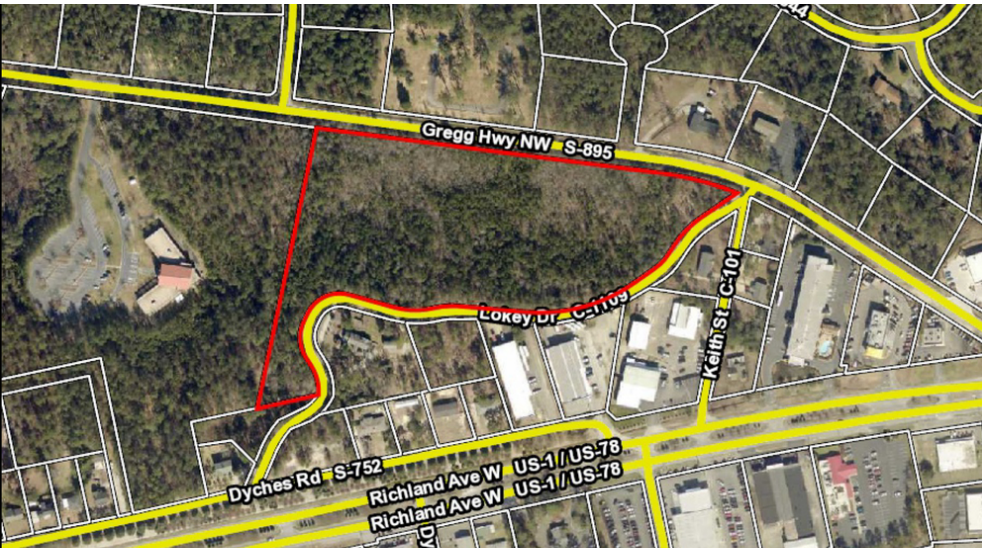
Gregg Hwy

Aiken, SC 29801

**VIEW
PROPERTY
OVERVIEW
VIDEO**



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$490,000
Lot Size:	10 Acres
Price/Acre:	\$49,000
Zoning:	O/I - Office/Industrial

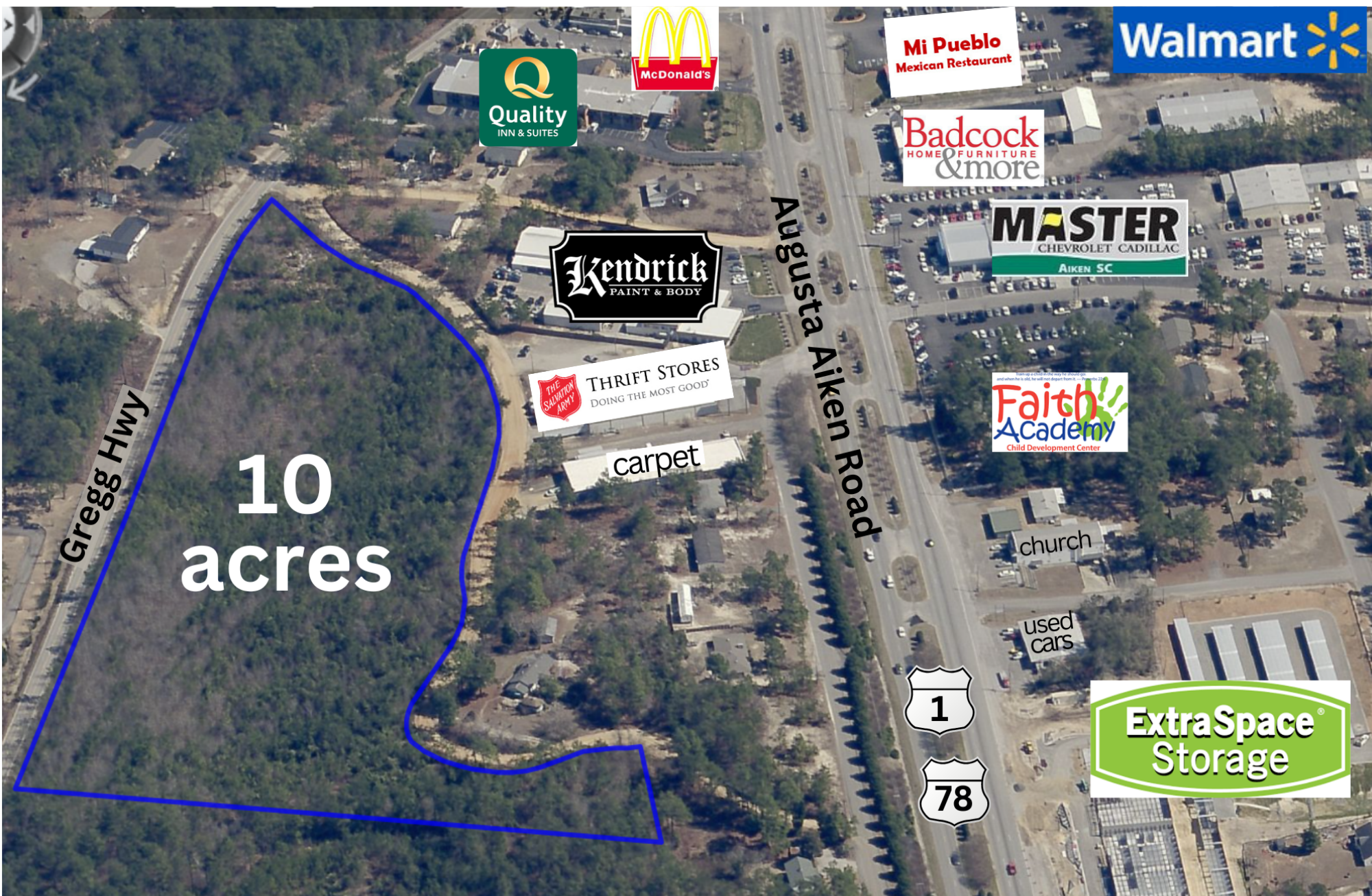
- close to downtown
- convenient to major retailers, restaurants, hospitals, university campus
- easily accessed from Hwy 1

PROPERTY OVERVIEW

DEVELOPERS! Don't miss this 10 acre tract of land located on Aiken's west side. Ideal parcel for townhomes, multi-family or office complex. Located off one of Aiken's growing corridors (Richland Ave - 20,000 VPD), Gregg Hwy (4700 VPD) is close to all amenities including Walmart, Sam's Club, USC Aiken, Aiken Regional and only minutes from downtown. Utilities are at site.

LOCATION OVERVIEW

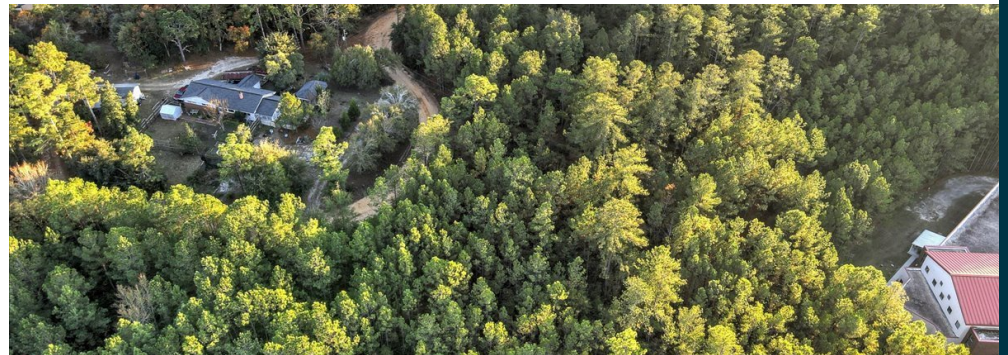
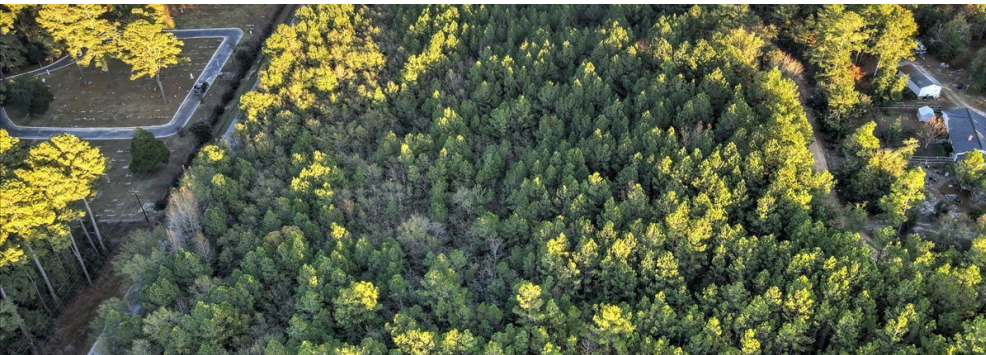
Aiken is the largest city and county seat of Aiken County, in the western portion of the state of South Carolina, United States. With Augusta, Georgia, it is one of the two largest cities of the Central Savannah River Area. Founded in 1835, it was named after William Aiken, the president of the South Carolina Railroad. It became part of Aiken County when the county was formed in 1871 from parts of Orangeburg, Lexington, Edgefield, and Barnwell counties. Aiken is home to the University of South Carolina Aiken. The population was 168,179 at the 2017 census. Aiken was recognized with the All-America City Award in 1997 by the National Civic League and recently voted the South's Best Small Town 2018 by Southern Living Magazine.



RETAILER MAP



ADDITIONAL PHOTOS



LOCATION MAP

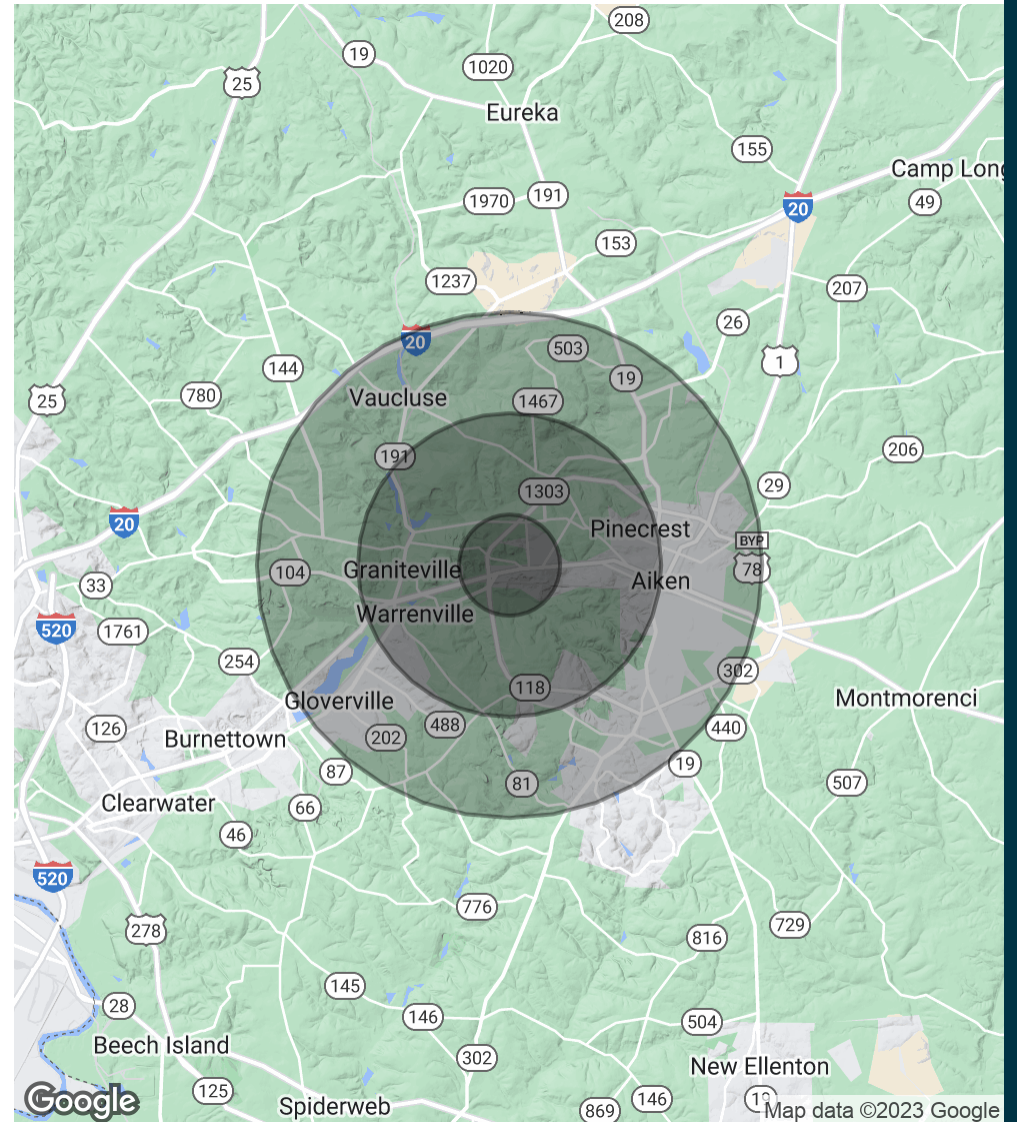


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,449	17,614	49,879
Average Age	31.8	40.5	40.7
Average Age (Male)	32.8	38.9	38.9
Average Age (Female)	30.9	40.4	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	897	8,332	22,466
# of Persons per HH	2.7	2.1	2.2
Average HH Income	\$62,083	\$60,052	\$61,448
Average House Value	\$556,790	\$268,568	\$196,914

* Demographic data derived from 2020 ACS - US Census





KAREN DALY

Associate Broker, Sales & Leasing

Kdaly@Meybohm.Com

Phone: 803.649.8103

PROFESSIONAL BACKGROUND

Karen is passionate about bringing people and their business' together with properties that fit their needs and goals. As an Associate Broker at Meybohm Commercial Properties, Karen works in brokerage with Buyers and Sellers as well as Tenants and Landlords for office, retail, warehouse/industrial, and land/development in Aiken, South Carolina. Karen achieved the prestigious Meybohm President's Award in 2019 after only 2 years serving her Commercial clients. She is a native of Toronto, Canada, and moved to Aiken in 1997 to follow her equestrian pursuits. After graduating in 1991 with a BFA in Graphic Design from York University, Karen traveled extensively and worked in the hospitality industry, combined with her equestrian skills, but eventually returned to advertising and marketing. Though now a retired equestrian, her affection for animals hasn't waned, especially for her French Bulldog, Tater. Her greatest joy however, is her son. Karen sits on several boards and enjoys her involvement in the local community which includes the Aiken Association of Realtors, Board of Zoning Appeals (City of Aiken), United Way of Aiken County and the Aiken Corporation.

EDUCATION

York University, Bachelor of Fine Art, Specialized Honors, Graphic Design, 1991

MEMBERSHIPS & AFFILIATIONS

Aiken Association of Realtors, Member/Board Member

Board Of Zoning Appeals, City Of Aiken

United Way of Aiken County, Board Member

Aiken Corporation, Board Member

SC #97250 // GA #405675

MEYBOHM COMMERCIAL PROPERTIES

132 Laurens Street NW
Aiken, SC 29801

803.649.8103
MeybohmCommercial.com