

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$215,900

Available SF:

Lot Size: 11.27 Acres

Building Size: 680 SF

Zoning: UD

PROPERTY OVERVIEW

Great investment property! Tidy driving range on over 11 acres located on Aiken's Southside. Turn-key, includes all maintenance equipment, balls, baskets, flags, and all other related materials to make this an ideal set-up for a new owner. Sign posted on major north-south artery with high traffic count (12,400 VPD). Convenient to all shopping, restaurants, golf communities and various amenities. Contiguous investment parcel also for sale on 6.53 acres with residential rental.

PROPERTY HIGHLIGHTS

- Turn-key
- Excellent south side location with residential growth
- Well-established
- Tidy and well-maintained

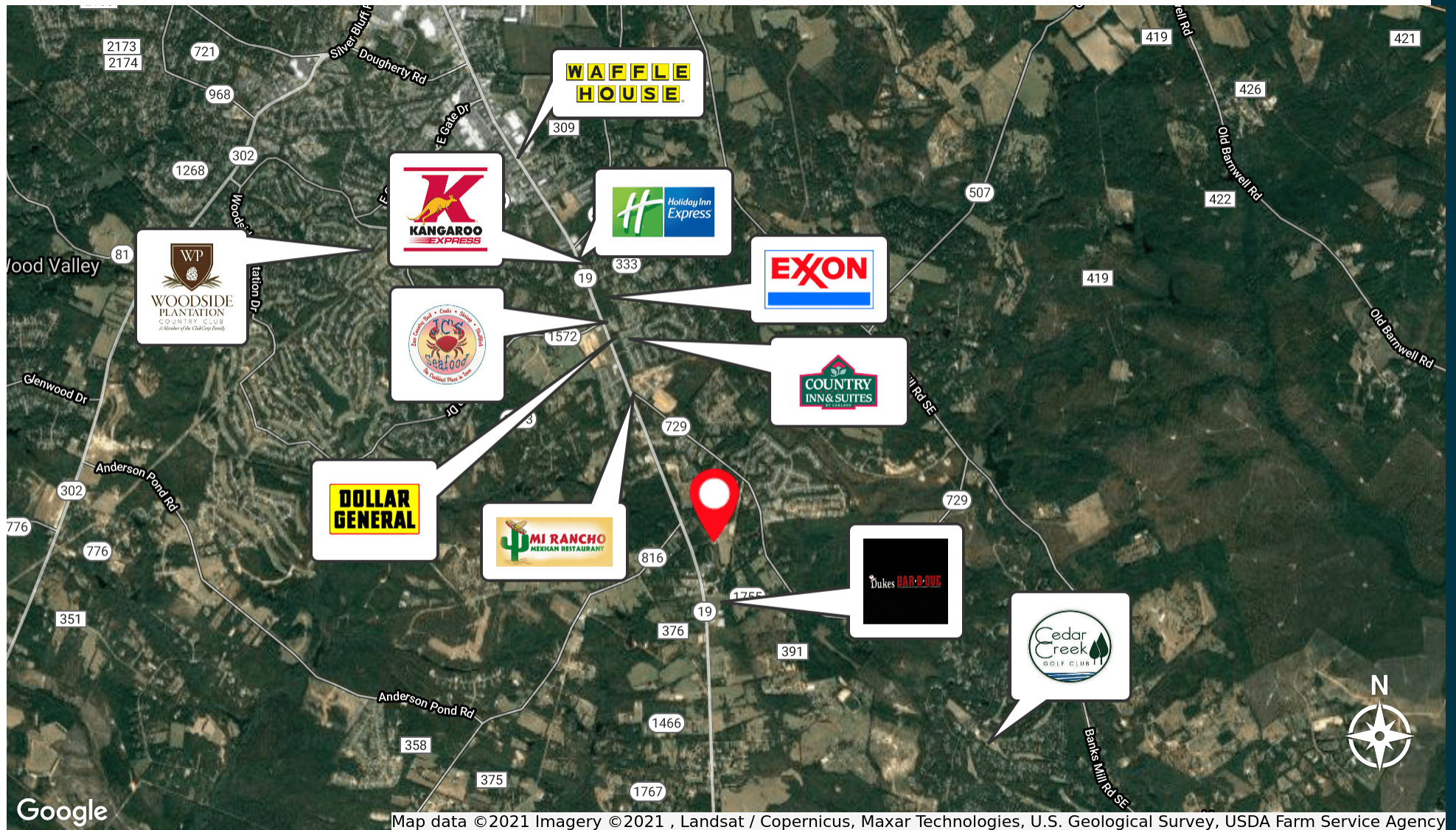
ADDITIONAL PHOTOS



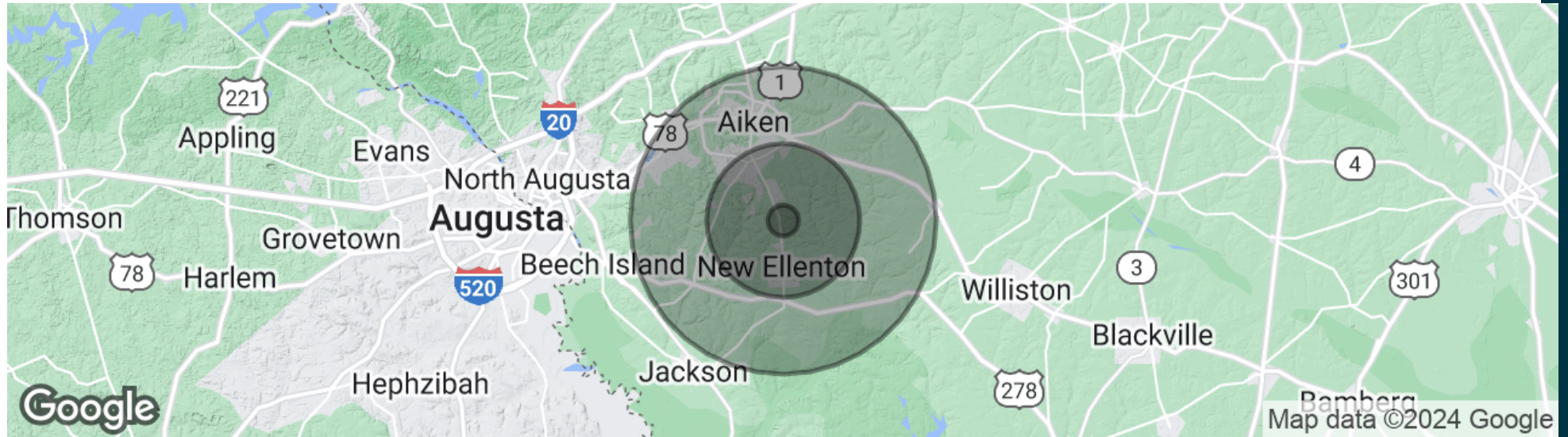
ADDITIONAL PHOTOS



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,108	27,782	81,867
Median age	43.6	43.9	42.4
Median age (Male)	43.0	43.1	39.5
Median age (Female)	44.5	44.8	44.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	463	11,674	32,831
# of persons per HH	2.4	2.4	2.5
Average HH income	\$81,436	\$82,311	\$67,397
Average house value	\$237,259	\$246,919	\$223,924

* Demographic data derived from 2020 ACS - US Census