

FOR LEASE

4881 Whiskey Road

Aiken, SC 29803

FOREMAN'S  
FURNITURE & MORE  
803-645-6888



Meybohm  
COMMERCIAL

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,502 SF
Available SF:	
Lot Size:	1.43 Acres
Year Built:	1955
Zoning:	UD
Traffic Count:	13,000

## PROPERTY HIGHLIGHTS

## PROPERTY OVERVIEW

Exceptionally tidy property ready for YOUR business! Retail, office, beauty, medical and anything in between would suit this well-cared for and efficient building. Freshly painted, hard surface flooring throughout, 1 full bathroom, 1 half bathroom (handicapped accessible), IT closet, 5 spaces that would suit open concept offices or showroom retail space. This property sees 13,000 VPD and benefits from high visibility on one of Aiken/New Ellenton's main artery. Over 380 feet of road frontage.

## LOCATION OVERVIEW

South Aiken close to New Ellenton.



# ADDITIONAL PHOTOS

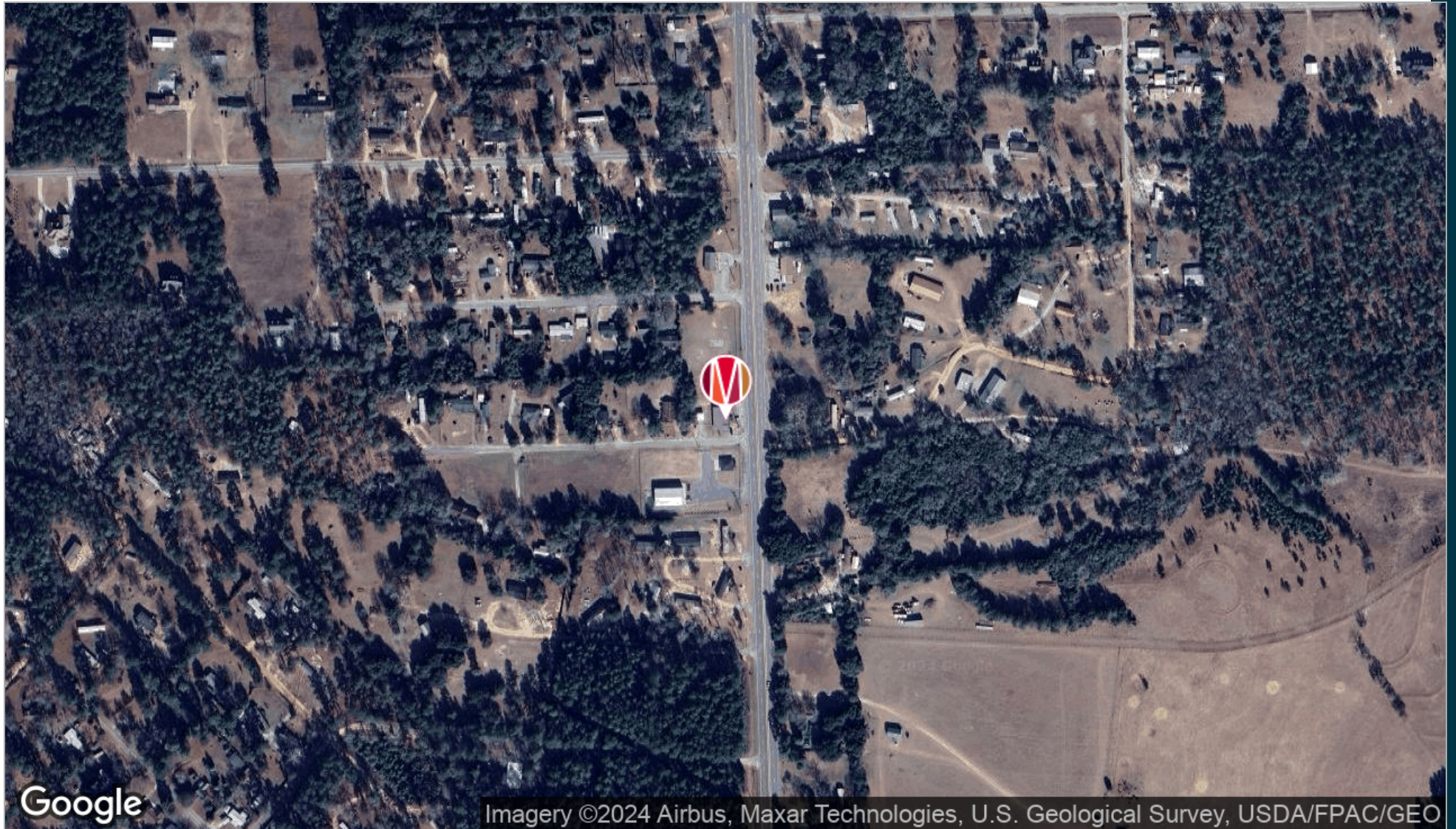


## ADDITIONAL PHOTOS





# LOCATION MAPS



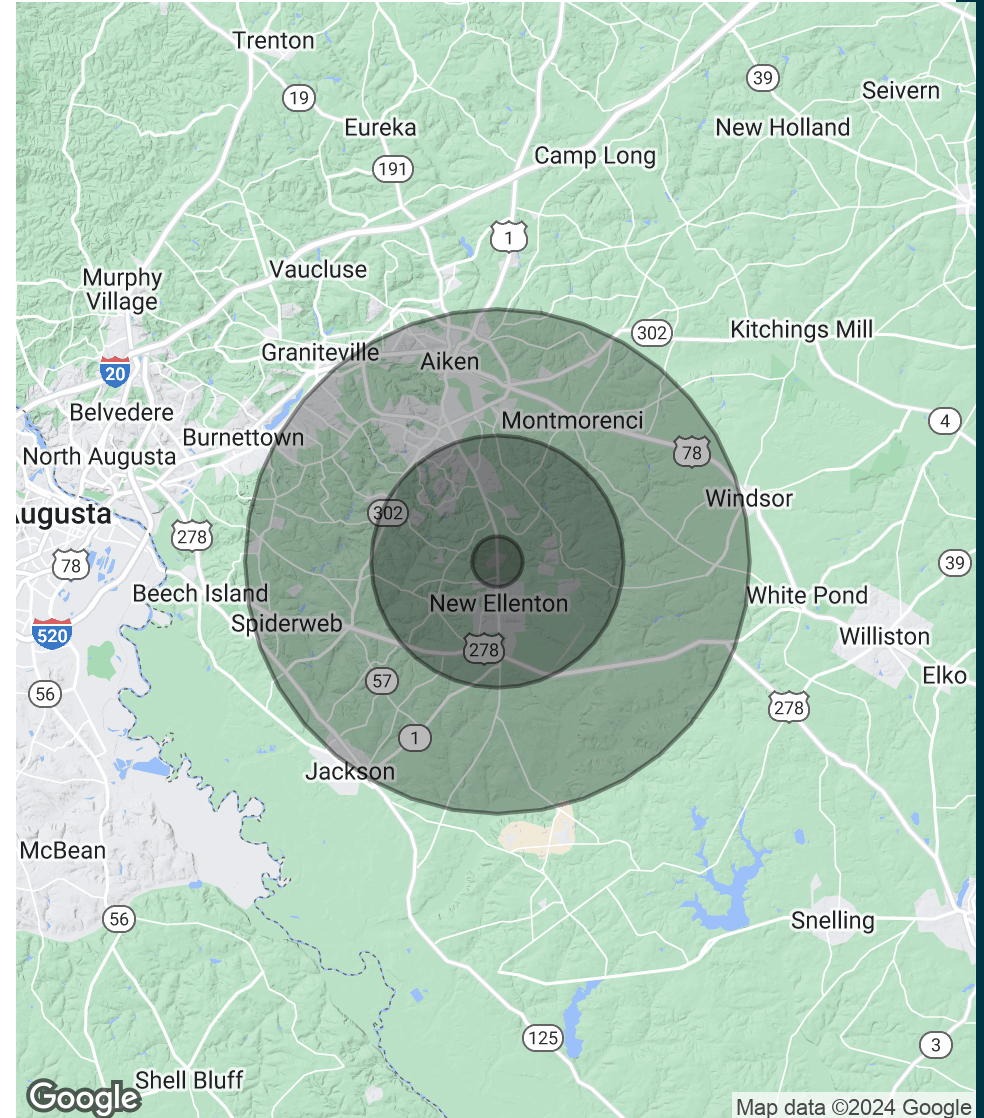


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	423	20,048	73,394
Average age	45.2	45.0	42.7
Average age (Male)	41.9	44.0	39.9
Average age (Female)	45.9	45.5	44.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	168	8,423	29,567
# of persons per HH	2.5	2.4	2.5
Average HH income	\$66,259	\$82,099	\$69,225
Average house value		\$259,576	\$226,164

\* Demographic data derived from 2020 ACS - US Census



# TEAM PAGE

## KAREN DALY



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## 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 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 Meybohm President's Award in 2019, 2020, 2021 & 2023 as well as the Chairman's Award in 2022. 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. Karen currently serves on several boards including the Aiken Association of Realtors, Board of Zoning Appeals (City of Aiken), United Way of Aiken County and the Aiken Corporation.