

FOR SALE

3438 Whiskey Road

Aiken, SC 29803



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$362,500
Building Size:	1,879 SF
Available SF:	
Lot Size:	0.69 Acres
Price / SF:	\$192.92
Year Built:	2005
Zoning:	UD

## PROPERTY OVERVIEW

Pristine modern building ready for YOUR business. This tidy and superbly maintained property, sat on .69 acres, is an ideal location on Aiken's south side; a fast growing area that is currently expanding with 3 residential developments and a senior living center, slated for 2020. This location boasts a VPD count of over 21,000 vehicles; ideal numbers for a high visibility business. The floor plan has 15 rooms, including a front desk/reception area, exam rooms/offices, lunch room, x-ray room, staff and patient bathroom and a storage area with washer/dryer hook-ups. There is ample parking (16 spaces with 2 designated for handicapped) and the lot was recently resealed and striped (2020). Lovely landscaping, free-standing, lighted signage and an attractive facade all add to the quality of this property.

## LOCATION OVERVIEW

Located on Aiken's growing south side, this property is across the street from Mi Rancho restaurant, Cornerstone strip center and close to three developing residential communities and a soon to be constructed senior living community.

## PROPERTY HIGHLIGHTS



# RETAILER MAP





# ADDITIONAL PHOTOS





## ADDITIONAL PHOTOS



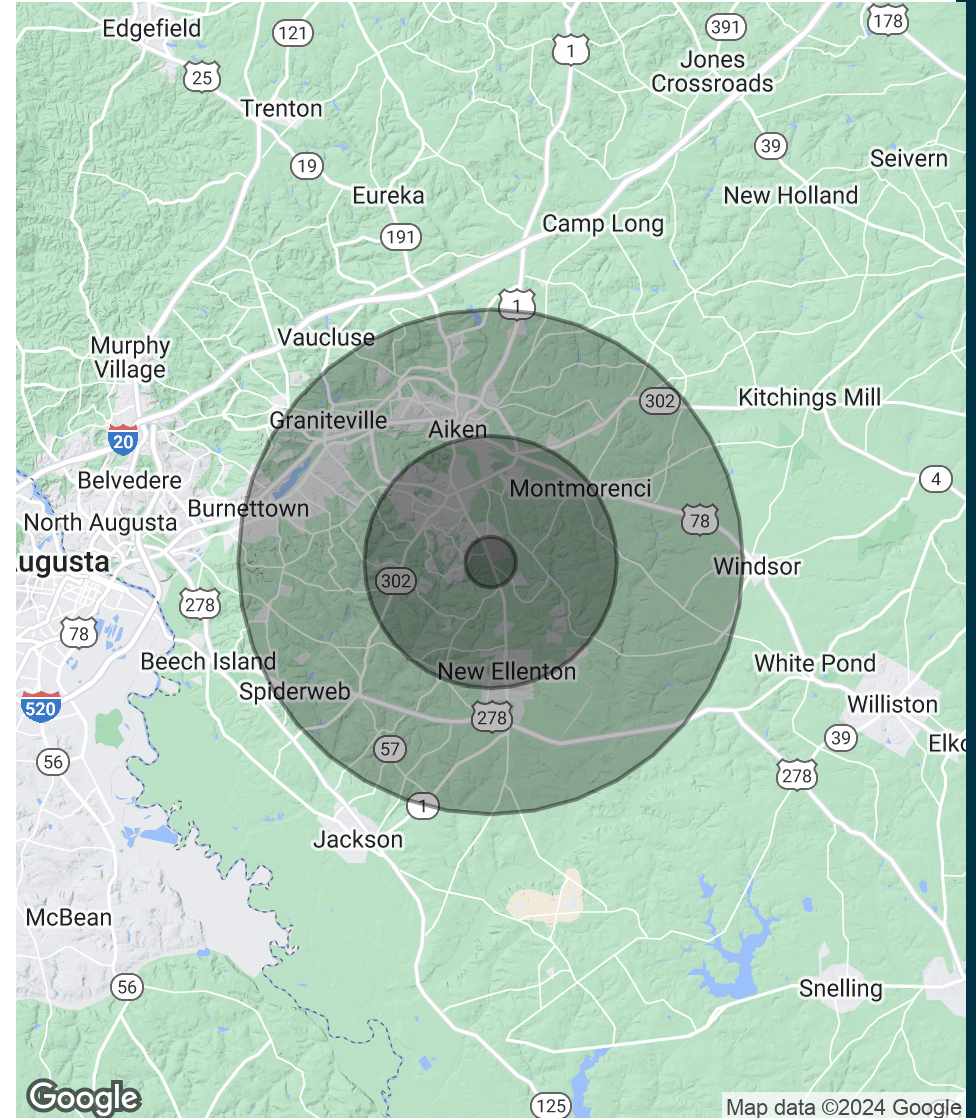


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,938	36,088	87,056
Average age	44.9	43.1	42.1
Average age (Male)	45.0	41.9	39.4
Average age (Female)	45.3	44.1	43.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	834	15,136	34,960
# of persons per HH	2.3	2.4	2.5
Average HH income	\$90,407	\$80,765	\$65,981
Average house value	\$260,590	\$240,679	\$217,732

\* Demographic data derived from 2020 ACS - US Census





# ADVISOR BIO 1



## KAREN DALY

Vice President, Associate Broker, Sales & Leasing

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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.

## EDUCATION

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

## MEMBERSHIPS

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

### Meybohm Commercial Properties

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