

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$249,900  |
| Building Size: | 2,160 SF   |
| Available SF:  |            |
| Lot Size:      | 0.57 Acres |
| Price / SF:    | \$115.69   |
| Year Built:    | 1964       |
| Zoning:        | UD         |

## PROPERTY OVERVIEW

High visibility commercial property situated on .57 acres on Aiken's south side with LOTS of potential. Capitalize on this well-known establishment and make it your own. Easy ingress & egress, over 12,000 VPD, parking area and well maintained facilities.

## PROPERTY HIGHLIGHTS

- Excellent visibility
- High traffic south side location



# ADDITIONAL PHOTOS





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# LOCATION MAPS



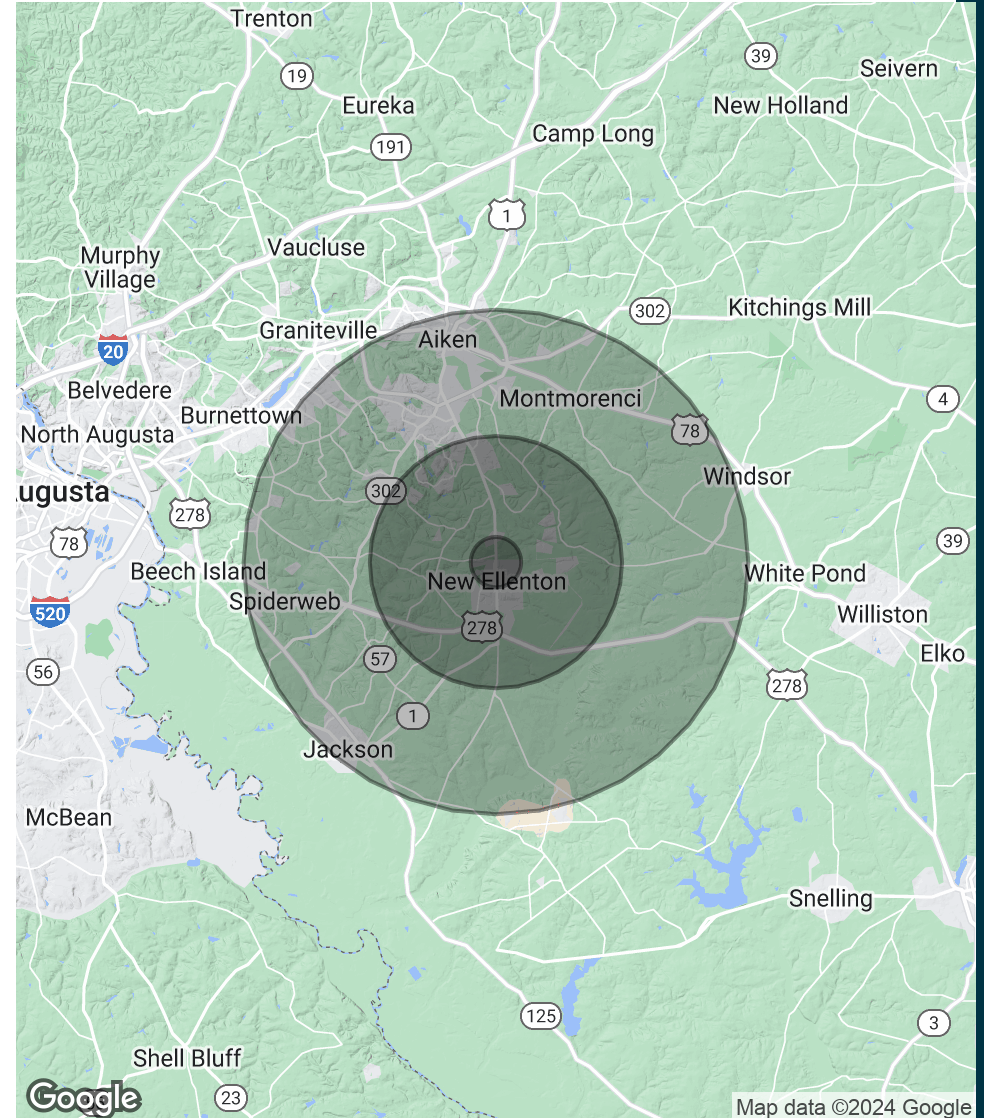


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 423    | 16,308  | 65,134   |
| Average age          | 45.1   | 45.2    | 42.7     |
| Average age (Male)   | 41.9   | 43.9    | 40.5     |
| Average age (Female) | 45.9   | 45.7    | 44.0     |

| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total households    | 169      | 6,826     | 26,454    |
| # of persons per HH | 2.5      | 2.4       | 2.5       |
| Average HH income   | \$65,770 | \$80,685  | \$71,391  |
| Average house value |          | \$264,773 | \$230,023 |

\* 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

### Meybohm Commercial Properties

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