

**FOR SALE**

**105 Risher Ave SW**

**New Ellenton, SC 29809**

**VIEW  
VIRTUAL  
TOUR**



**Meybohm**  
COMMERCIAL

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$72,225
Building Size:	2,889 SF
Available SF:	
Lot Size:	0.55 Acres
Price / SF:	\$25.00
Year Built:	1966
Zoning:	HC

## PROPERTY OVERVIEW

Brick office building with 2 separate units. Needs updating but a good location for any professional office, SRS contractor or similar use. On the side that was formerly a dental office, there are 6 rooms which could be used as offices, an office with waiting area, kitchen, and 3 restrooms. The second space is an open floor plan with it's own bathroom, small storage closet and front and back door access. Parking is available as well as a back yard and wooded lot behind the building. There is gas heat and electric power. Excellent access to Whiskey Road/Hwy 19.

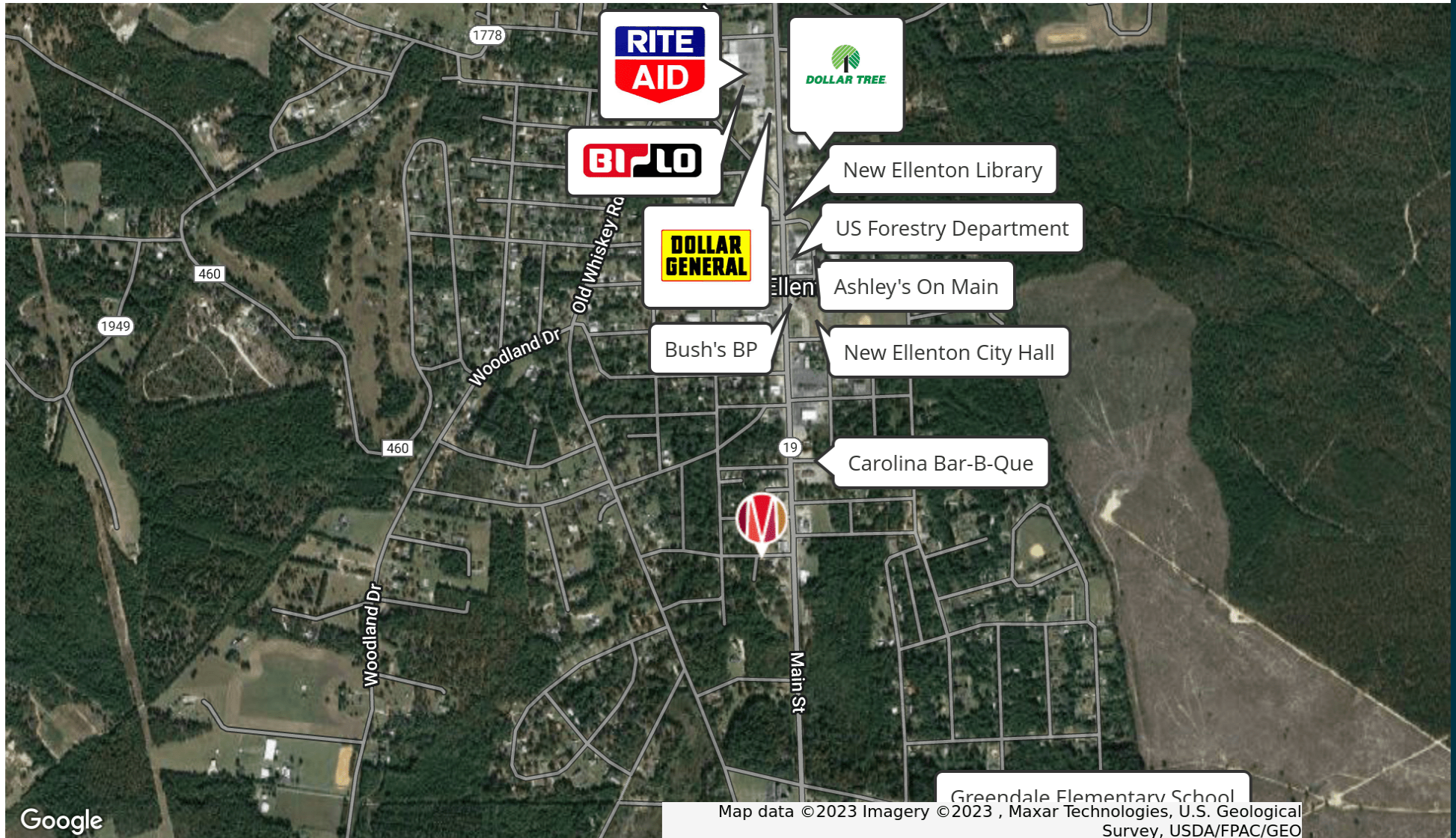
## LOCATION OVERVIEW

New Ellenton was formed from the citizens of Ellenton, a farming town chartered in 1880 and situated on the Charleston and Western Carolina Railway in Barnwell County near the Aiken County line. Upon the approval of President Truman in 1950 of the Savannah River Site for the production of hydrogen bombs, the U.S. government forced 6,000 people in the surrounding area to move. The residents of Ellenton literally moved their homes and buildings 14 miles (23 km) north to New Ellenton after being evicted in the 1950s. Located only minutes from Aiken, New Ellenton is a small community ripe for development and small business opportunity.

## PROPERTY HIGHLIGHTS



# RETAILER MAP





# ADDITIONAL PHOTOS





## ADDITIONAL PHOTOS



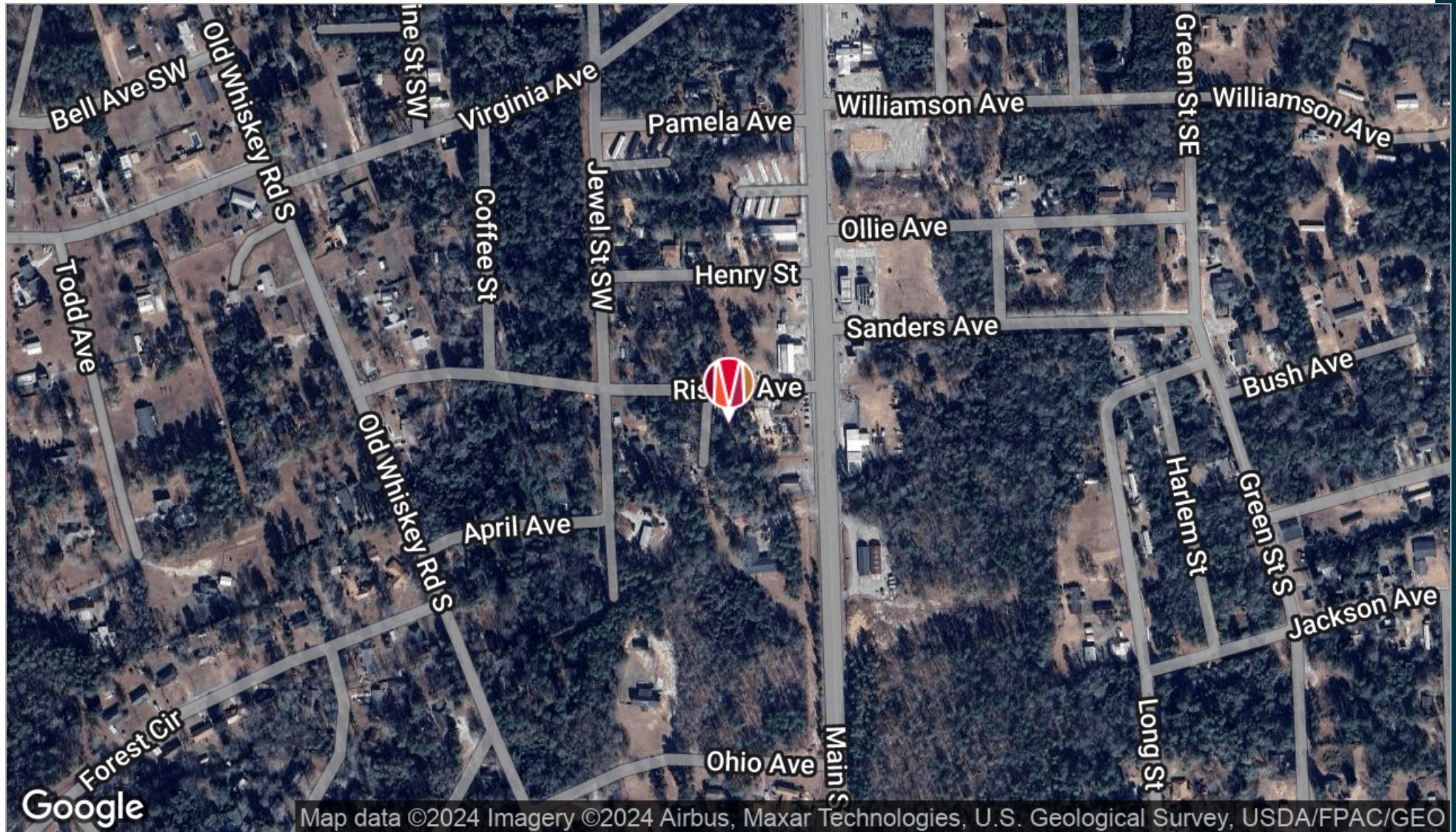


# ADDITIONAL PHOTOS





# LOCATION MAPS



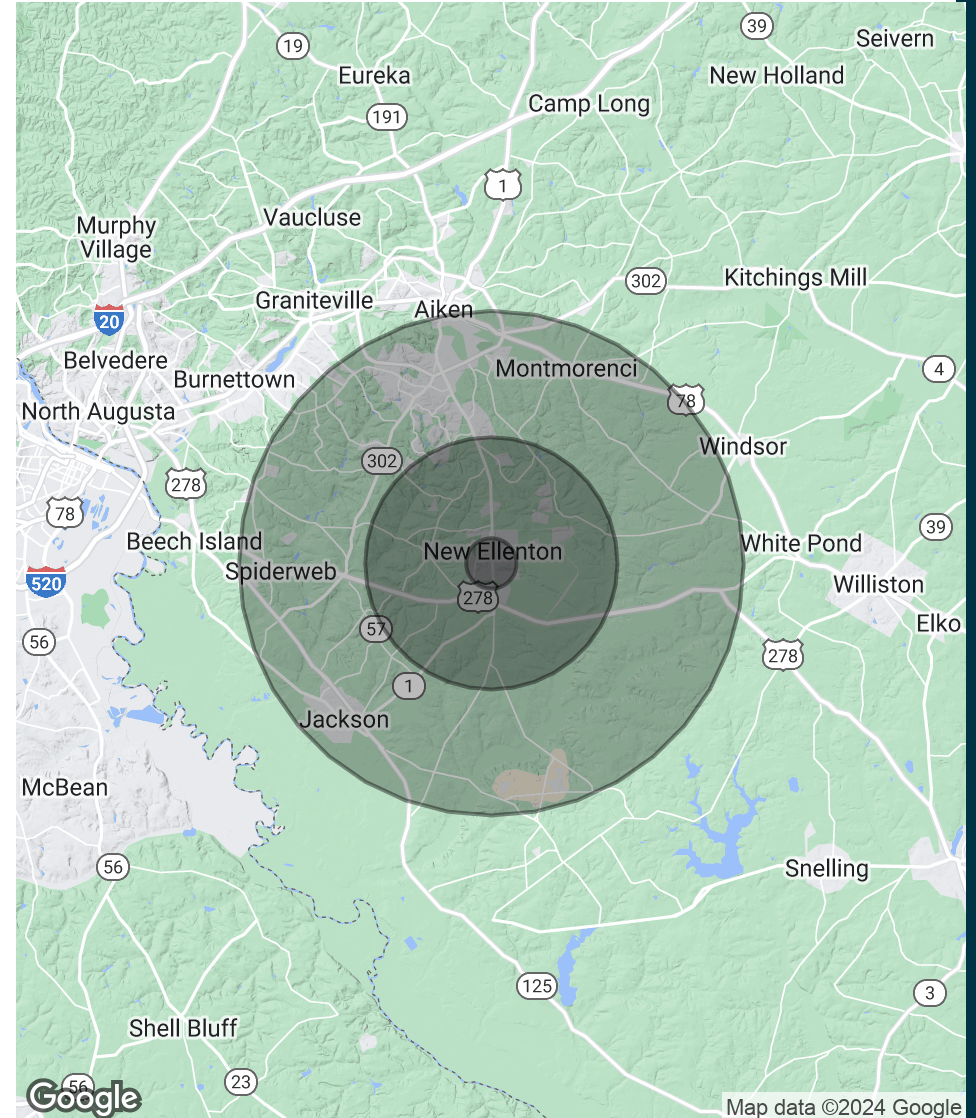


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	423	11,341	53,950
Average age	45.1	45.1	42.7
Average age (Male)	41.7	43.1	41.1
Average age (Female)	45.8	45.7	43.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	169	4,696	22,101
# of persons per HH	2.5	2.4	2.4
Average HH income	\$65,515	\$76,085	\$74,663
Average house value		\$267,391	\$234,703

\* 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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