

3207 WHISKEY ROAD, AIKEN SC – 1.88 ACRES



OFFERING SUMMARY

Sale Price:	\$489,000
Lot Size:	1.88 Acres
Price/Acre:	\$260,106
Zoning:	Urban Development

- Desirable south Aiken location
- Located in a growth area
- Commercial and residential nearby
- Can be combined with adjacent property
- Located in Aiken County

PROPERTY OVERVIEW

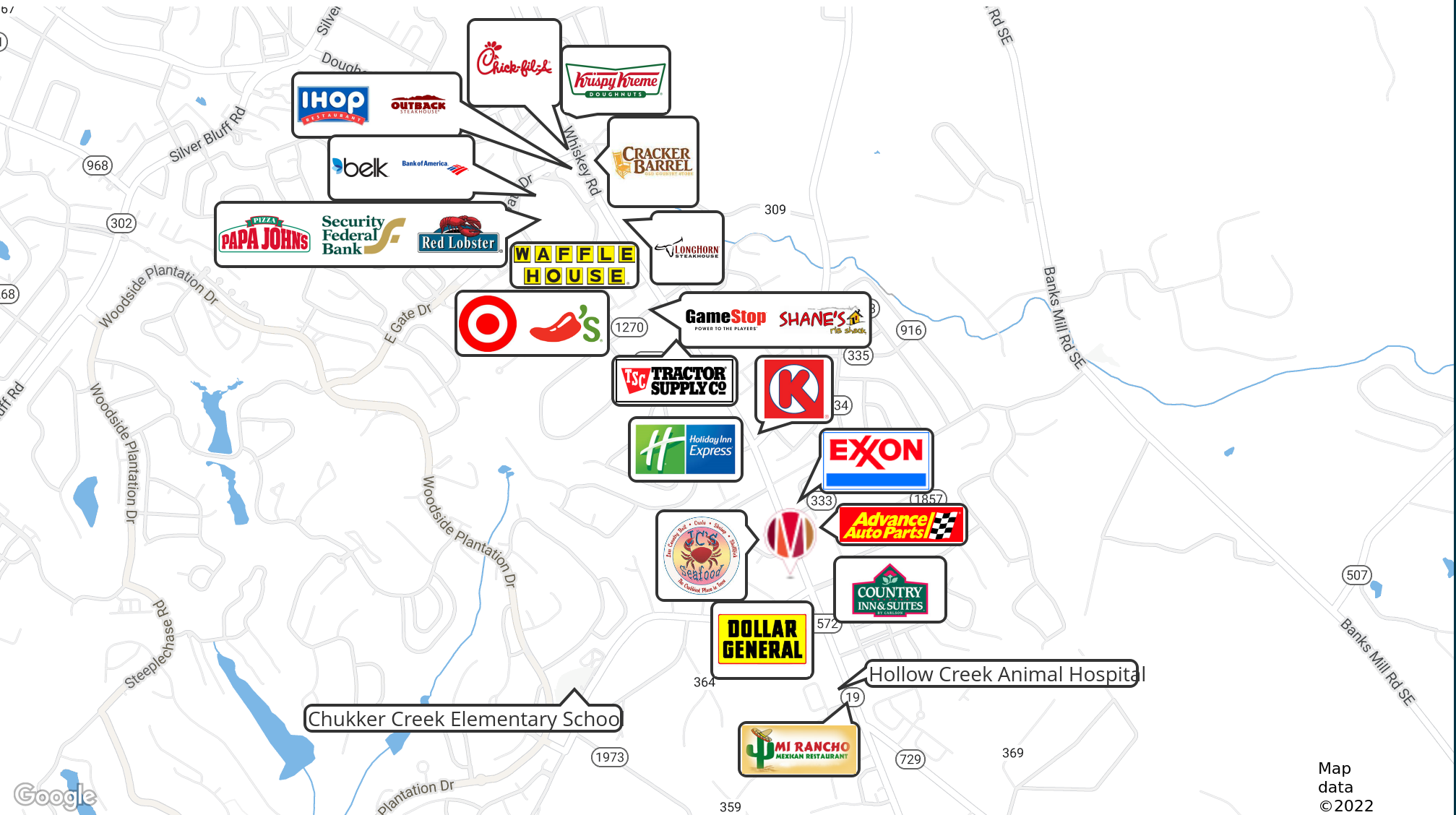
This 1.88 acre parcel is on highly traveled Whiskey Road in south Aiken with a daily traffic count of approximately 20,000 cars per day. Whiskey Road has seen recent growth with several new residential developments being established in the vicinity. There is a well-established Country Inn and Suites hotel across the street and a Mi Rancho Mexican Restaurant a few hundred yards south. This property is a couple of miles south of the Aiken Mall, which is currently undergoing a transformation to a mixed use residential and retail center. This parcel could be combined with the 2 acre parcel that sits on the corner of Chukker Creek Road and Whiskey Road giving a prospective user nearly four acres on a hard corner with a traffic light. This property is in Aiken County and not in the City of Aiken. It has a UD (Urban Development) zoning that will allow for a wide variety of uses.

LOCATION OVERVIEW

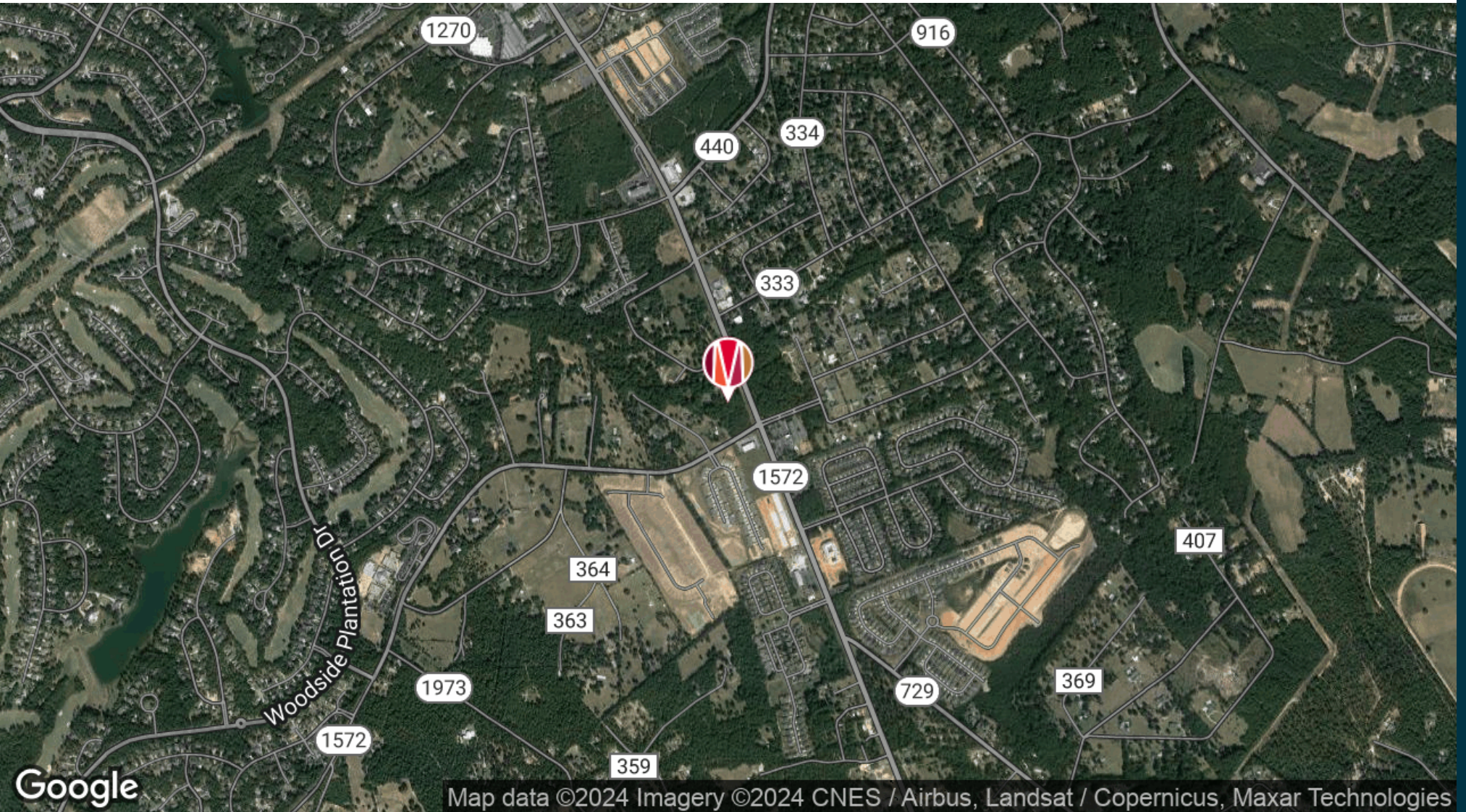
From the intersection of Whiskey Road and Powderhouse Road, go south on Whiskey less than one mile and the property will be on the right before you get to Chukker Creek Road.



RETAILER MAP



LOCATION MAP

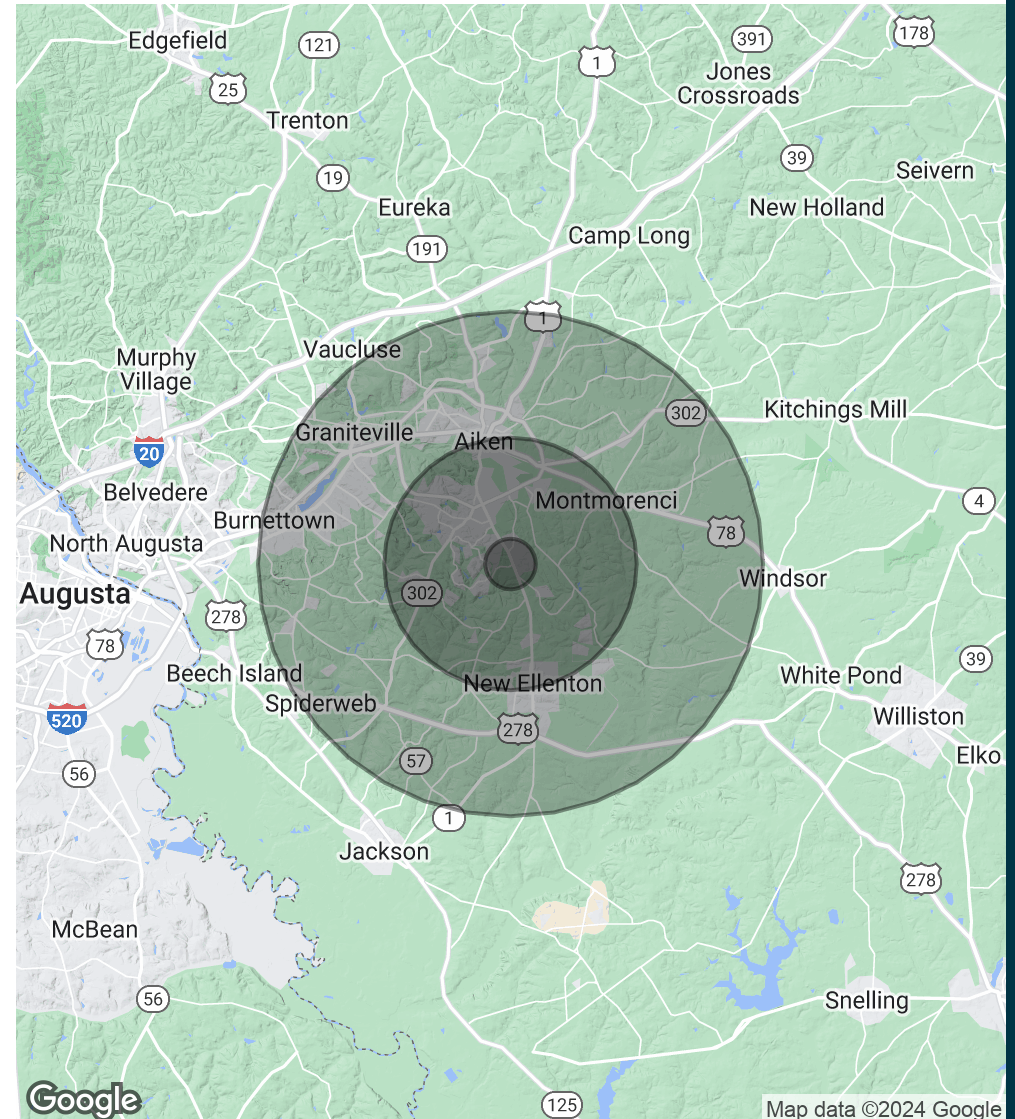


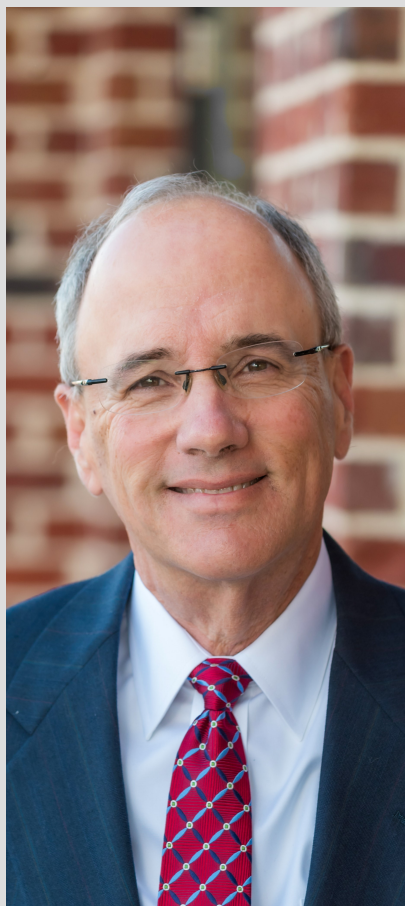
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,033	40,518	93,777
Average Age	44	47	44
Average Age (Male)	43	46	43
Average Age (Female)	46	48	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,229	18,011	39,462
# of Persons per HH	2.5	2.2	2.4
Average HH Income	\$104,788	\$105,957	\$87,797
Average House Value	\$328,931	\$344,705	\$279,978

** Demographic data derived from 2020 ACS - US Census*





MEYBOHM COMMERCIAL PROPERTIES

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DEAN NEWMAN

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PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and four grandchildren.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

SC #49942 // GA #281453