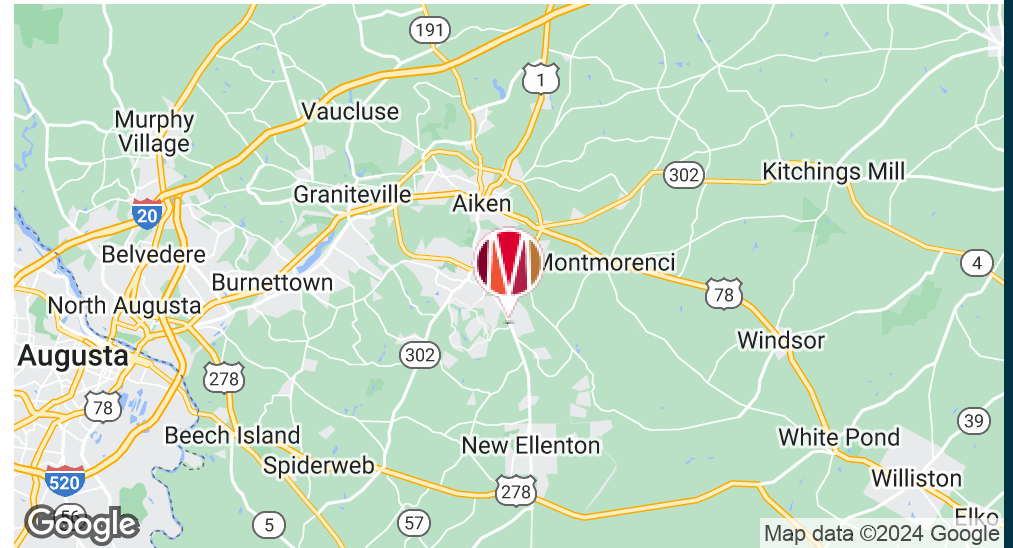


WHISKEY RD & CHUKKER CREEK RD, AIKEN SC



OFFERING SUMMARY

Sale Price:	\$589,000
Lot Size:	2 Acres
Price/Acre:	\$294,500
Zoning:	UD

- 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 2 acre parcel is on highly traveled Whiskey Road in south Aiken with a daily traffic count of 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 1.88 acre parcel that sits next to this parcel immediately to the north on 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 at the corner of Chukker Creek Road and Whiskey Road.

RETAILER MAP

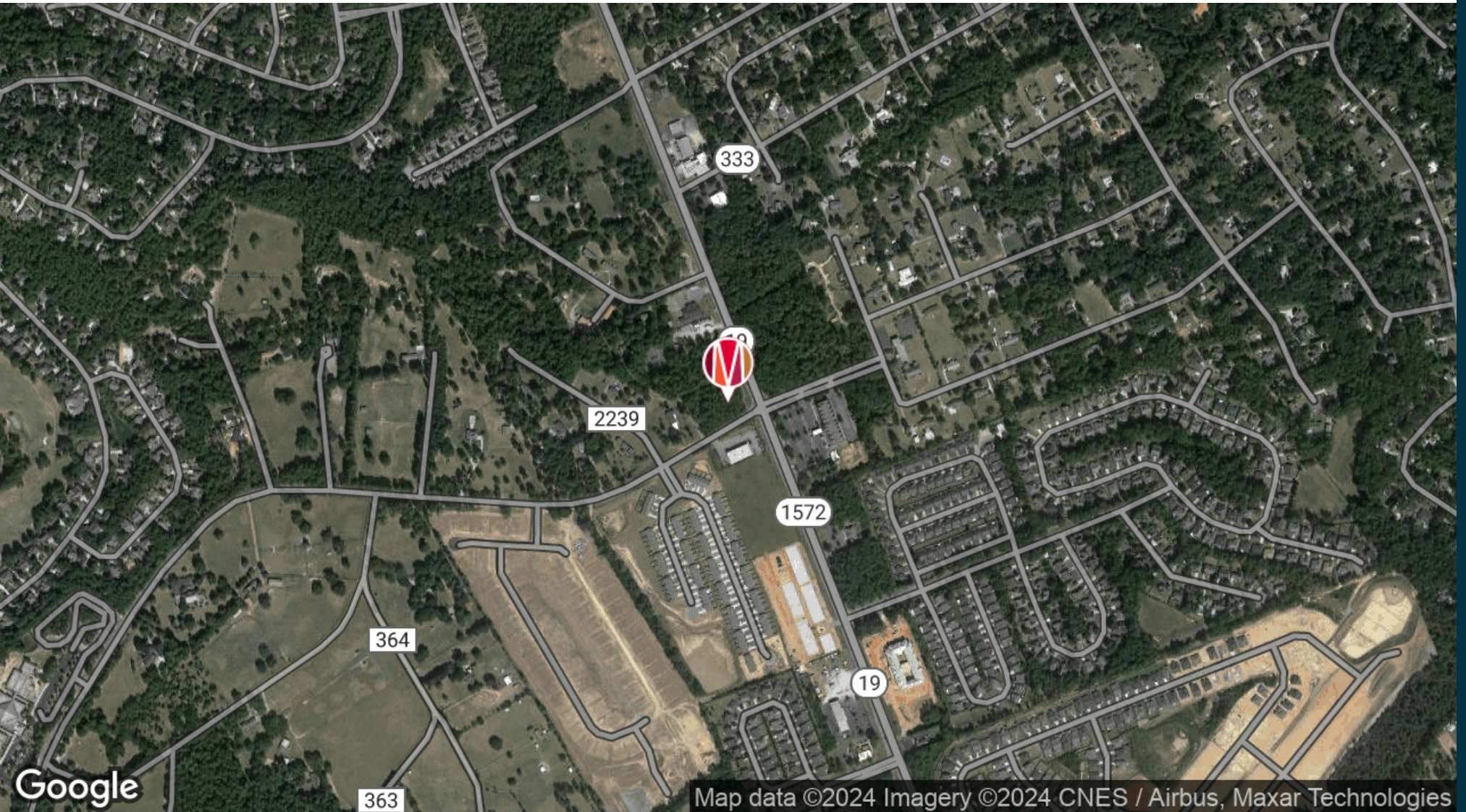


Map
data
© 2022

PHOTOS



LOCATION MAP

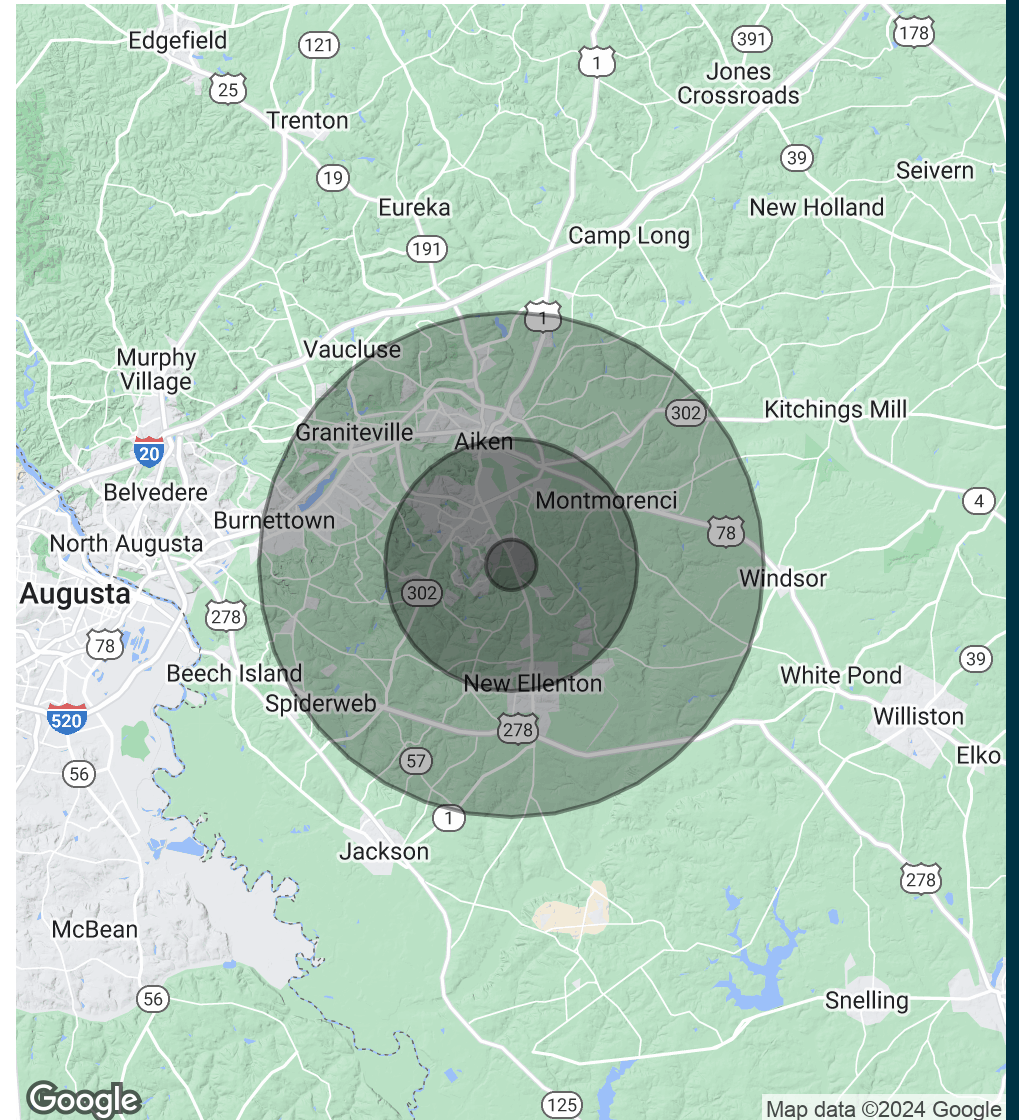


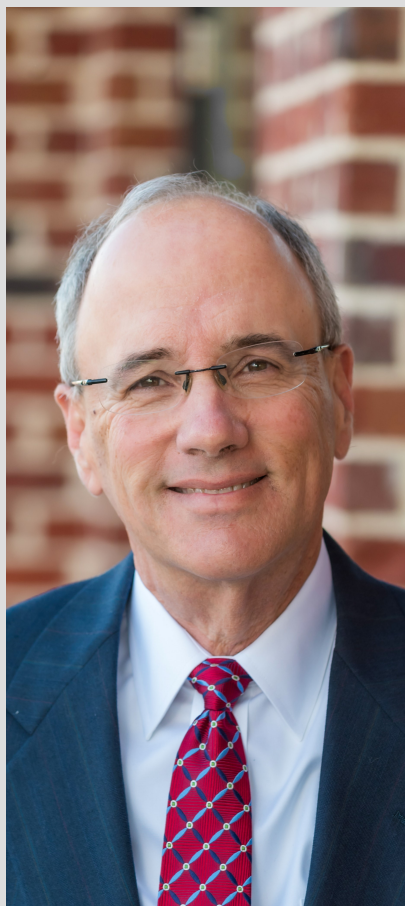
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,020	40,371	93,524
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	1,222	17,946	39,367
# of Persons per HH	2.5	2.2	2.4
Average HH Income	\$104,953	\$105,988	\$87,816
Average House Value	\$329,662	\$344,617	\$280,200

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





DEAN NEWMAN

Vice President, Associate Broker

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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

MEYBOHM COMMERCIAL PROPERTIES

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