

FOR SALE

cell tower

3.12 Acres

Varden Drive

Aiken, SC 29803

**3.12
acres**

Varden Drive

**Hitchcock
Office Park**

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$109,200
Lot Size:	3.12 Acres
Price/Acre:	\$35,000
Zoning:	RC

PROPERTY OVERVIEW

Over 3 acres, sloping, currently wooded, directly across from Hitchcock Office Park. Over 450 ft of road frontage. Currently in the County, with City water access but no sewer. Utility easement across Varden frontage. This property is zoned RC - Residential Conservation. Zoning department for the City/County would need to be consulted regarding any variances, special exceptions or alterations to current zoning, annexation or other requirements for desired use. Other restrictions apply.

LOCATION OVERVIEW

Located on Aiken's west side, near Houndslake Country Club and residential community, and across the street from Hitchcock Office Park. Approximately 20,000 VPD along this part of Hitchcock Parkway.

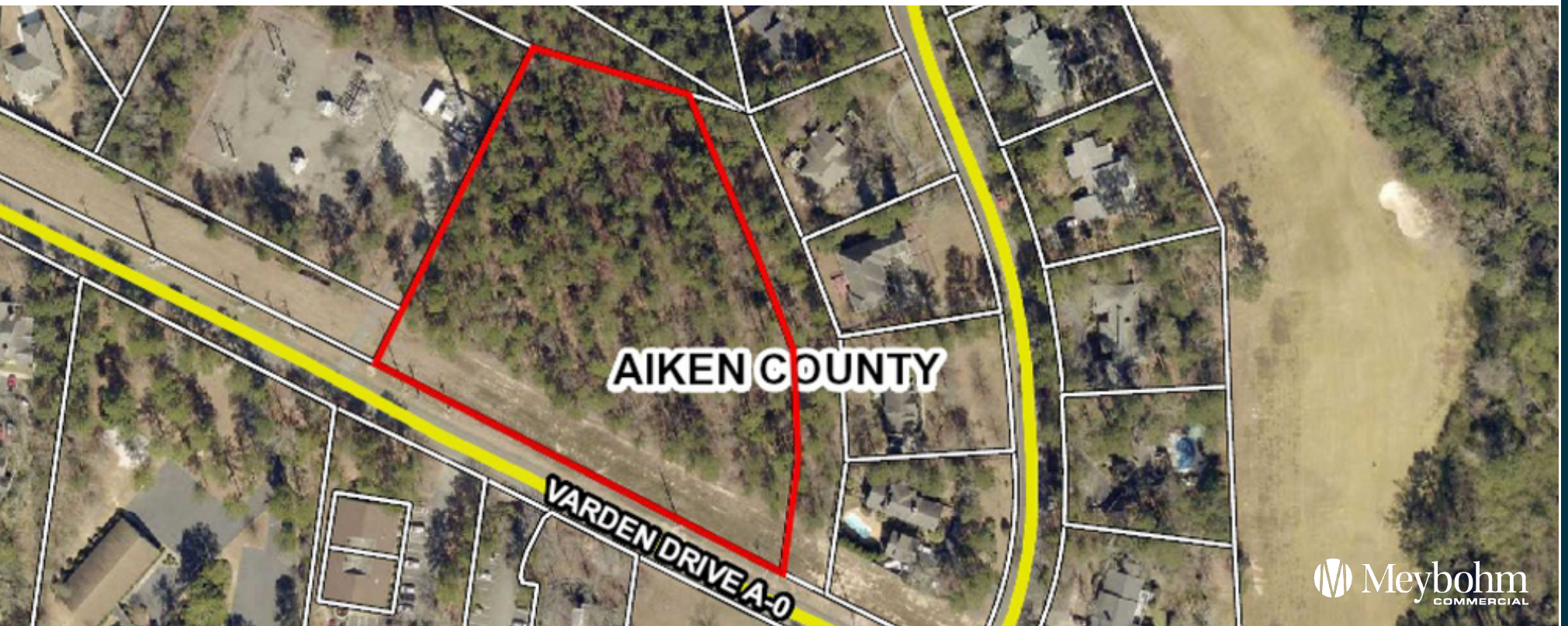
Varden Drive looking East



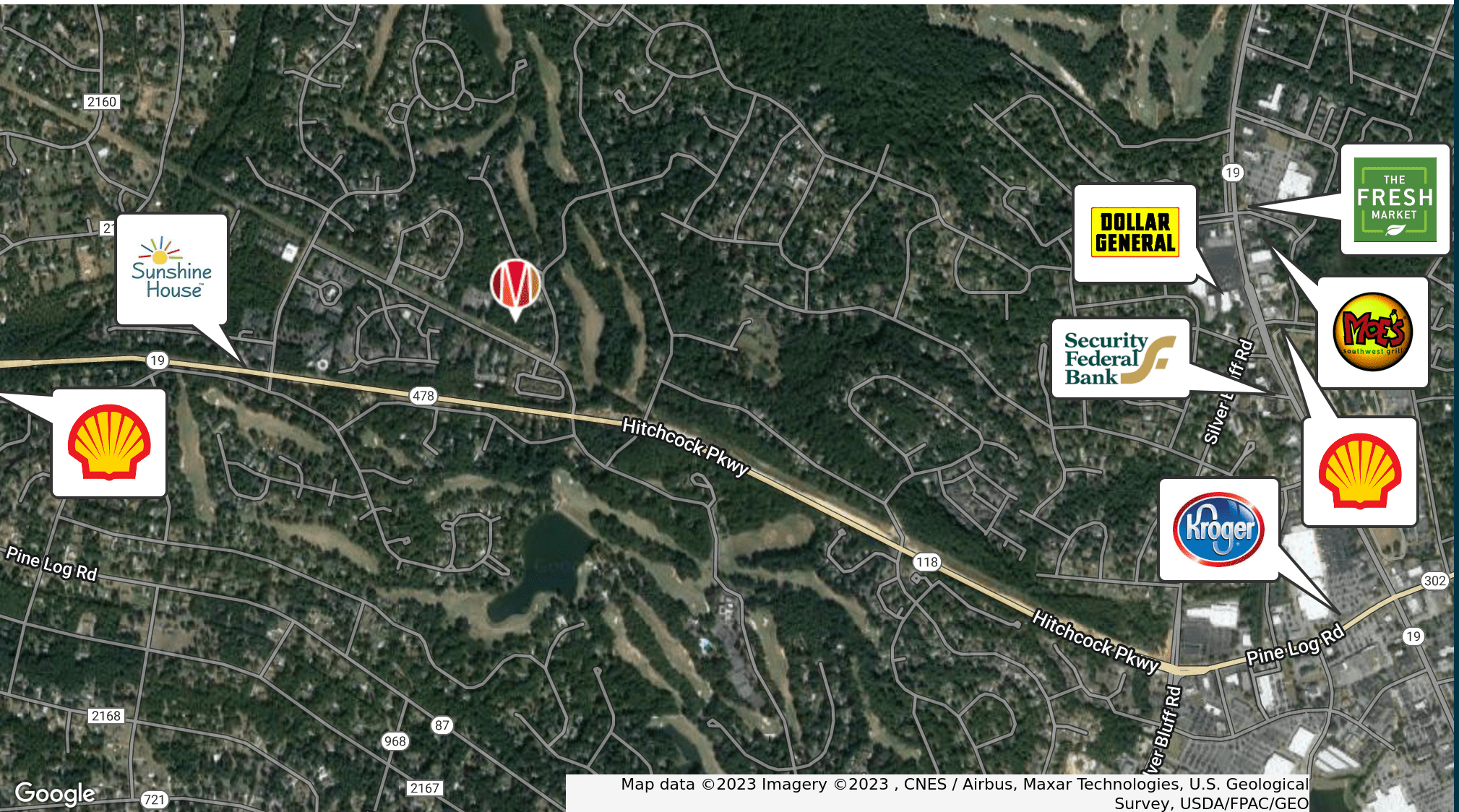
Varden Drive looking East



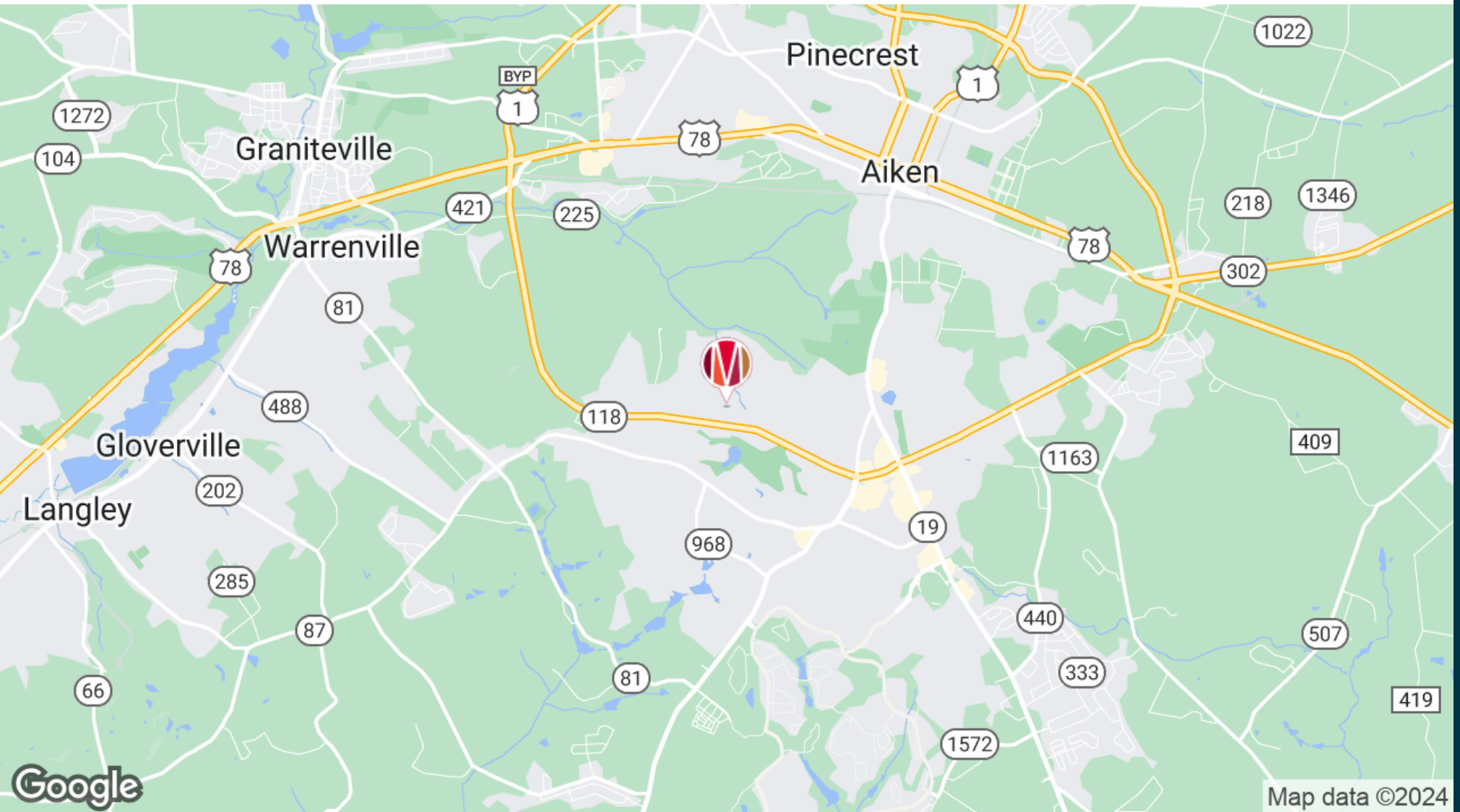
Hitchcock Office Park is Across the Street



RETAILER MAP



LOCATION MAP

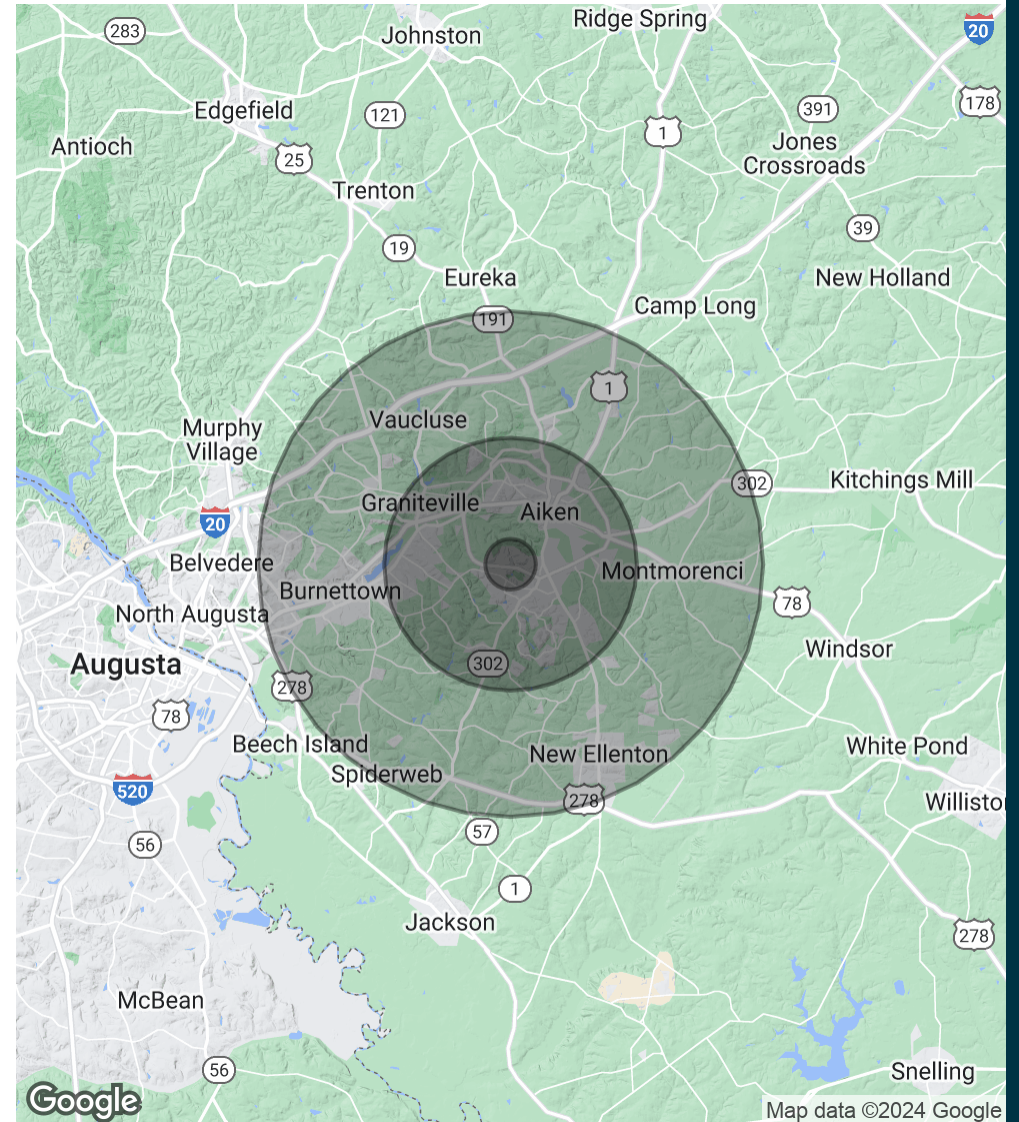


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,003	57,801	108,541
Average Age	46	45	43
Average Age (Male)	44	43	42
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,338	24,855	44,952
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$102,897	\$90,748	\$87,120
Average House Value	\$310,364	\$289,328	\$269,524

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



KAREN DALY, ASSOCIATE BROKER

KAREN DALY



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.

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