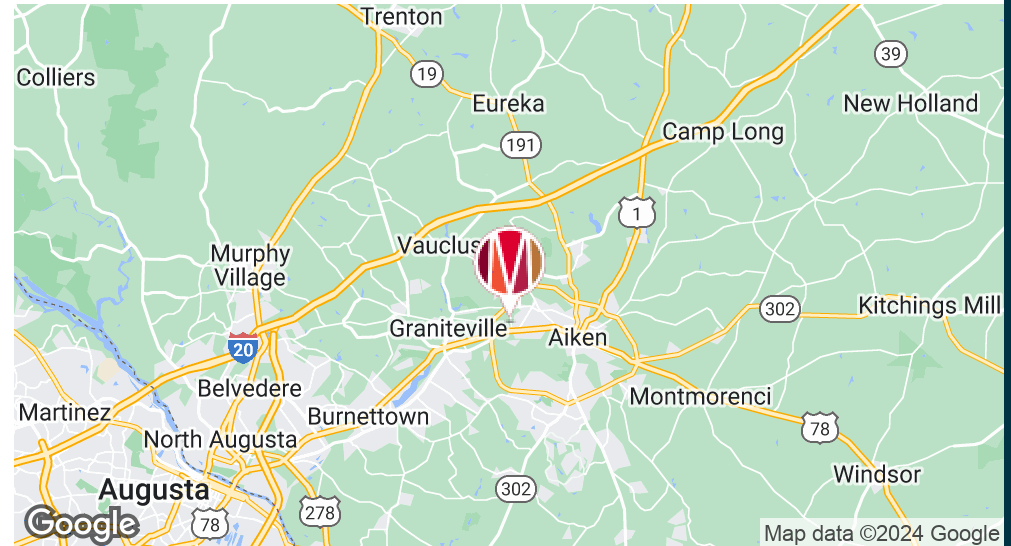


1.41 AC – UNIVERSITY PKWY @ UNIVERSITY LANE, AIKEN SC



OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	1.4 Acres
Price/Acre:	\$196,429
Zoning:	RUD

- 1.4 Acre Corner Lot
- Near Walmart & many other Businesses
- West Side of Aiken
- Zoned RUD

PROPERTY OVERVIEW

This 1.4 acre lot is strategically located in west Aiken a few hundred yards from the USC-Aiken college and Aiken Regional Medical Center campuses. It sits at the corner of University Parkway and University Lane. Across the street is a shopping center with service businesses and a sandwich shop. In the immediate vicinity are numerous medical facilities and a Zaxby's. To the south of the property is a Walmart Superstore along with numerous small shop tenants. The adjacent property to the west is occupied by an ambulance service. This parcel is in Aiken County and currently zoned RUD according to Aiken County records.

LOCATION OVERVIEW

From Interstate-20, exit #11, Bettis Academy Road. Go South towards Graniteville. Turn left on Ascauga Lake Road towards downtown Aiken. Then Trolley Line Rd, Gregg Highway, Augusta Aiken Rd, then University Parkway. Property will be on the left.

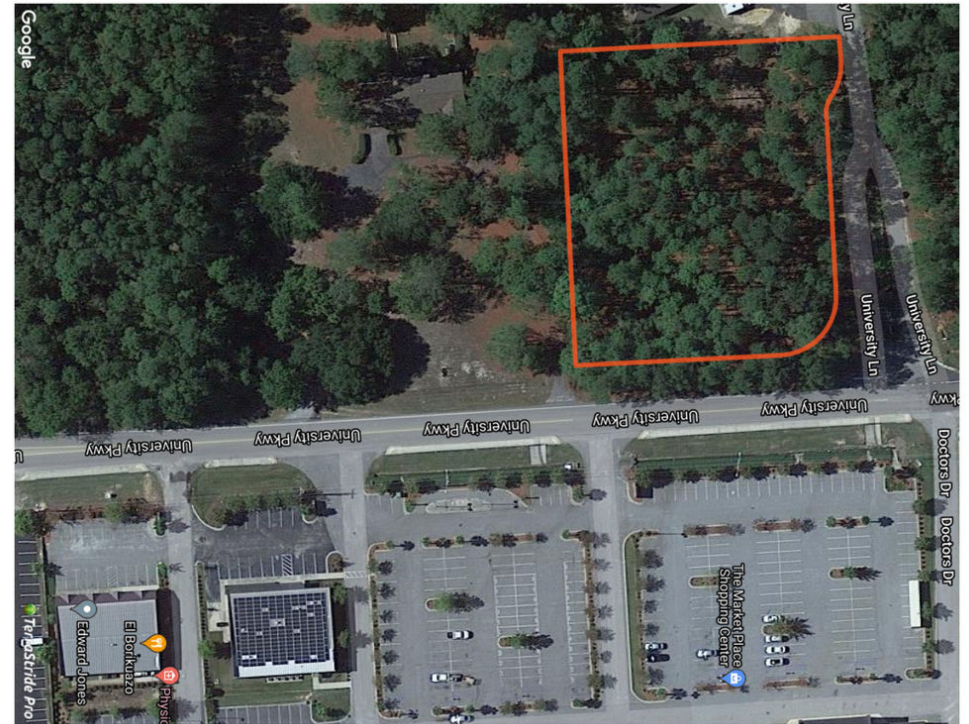
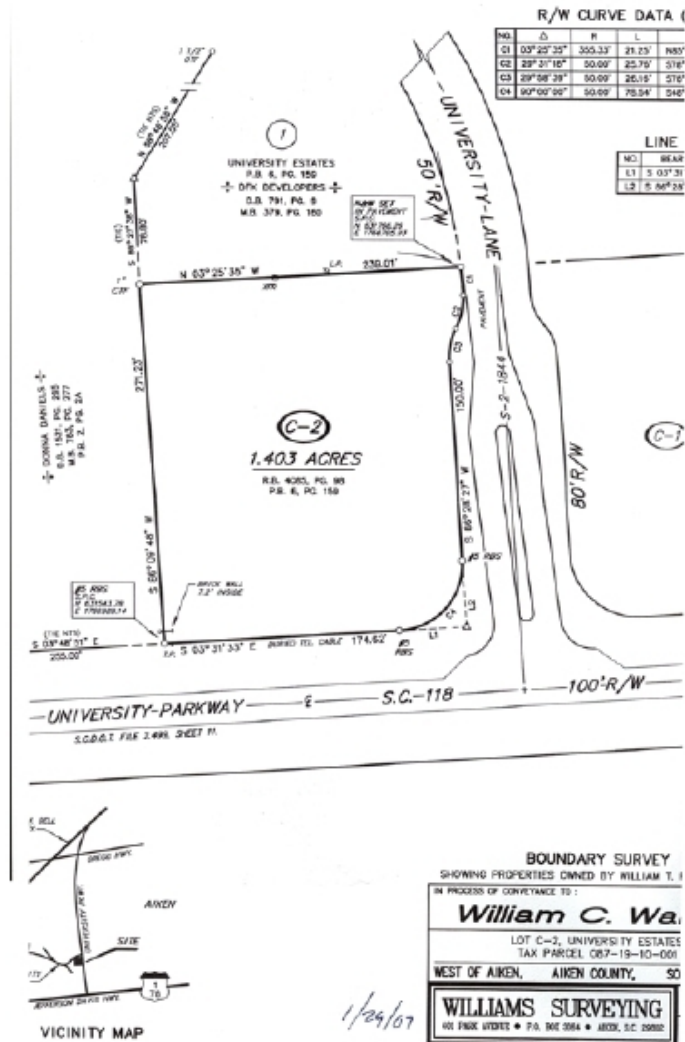
From Downtown Aiken, go West on Augusta Aiken Road. Turn right on University Parkway. Property will be 0.2 miles on the left.

RETAILER MAP



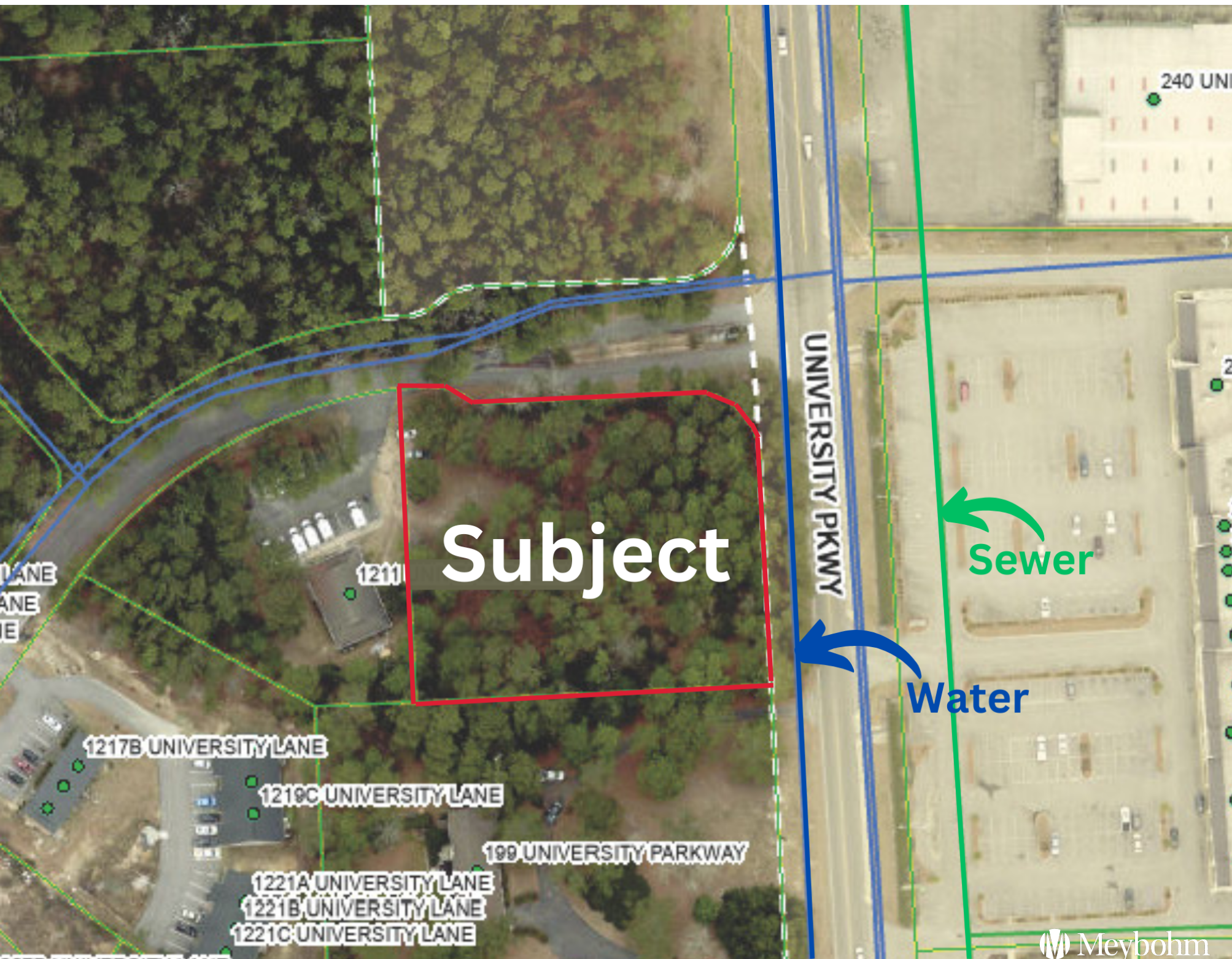
PLAT & AERIAL

University Lane, Aiken, SC 29801

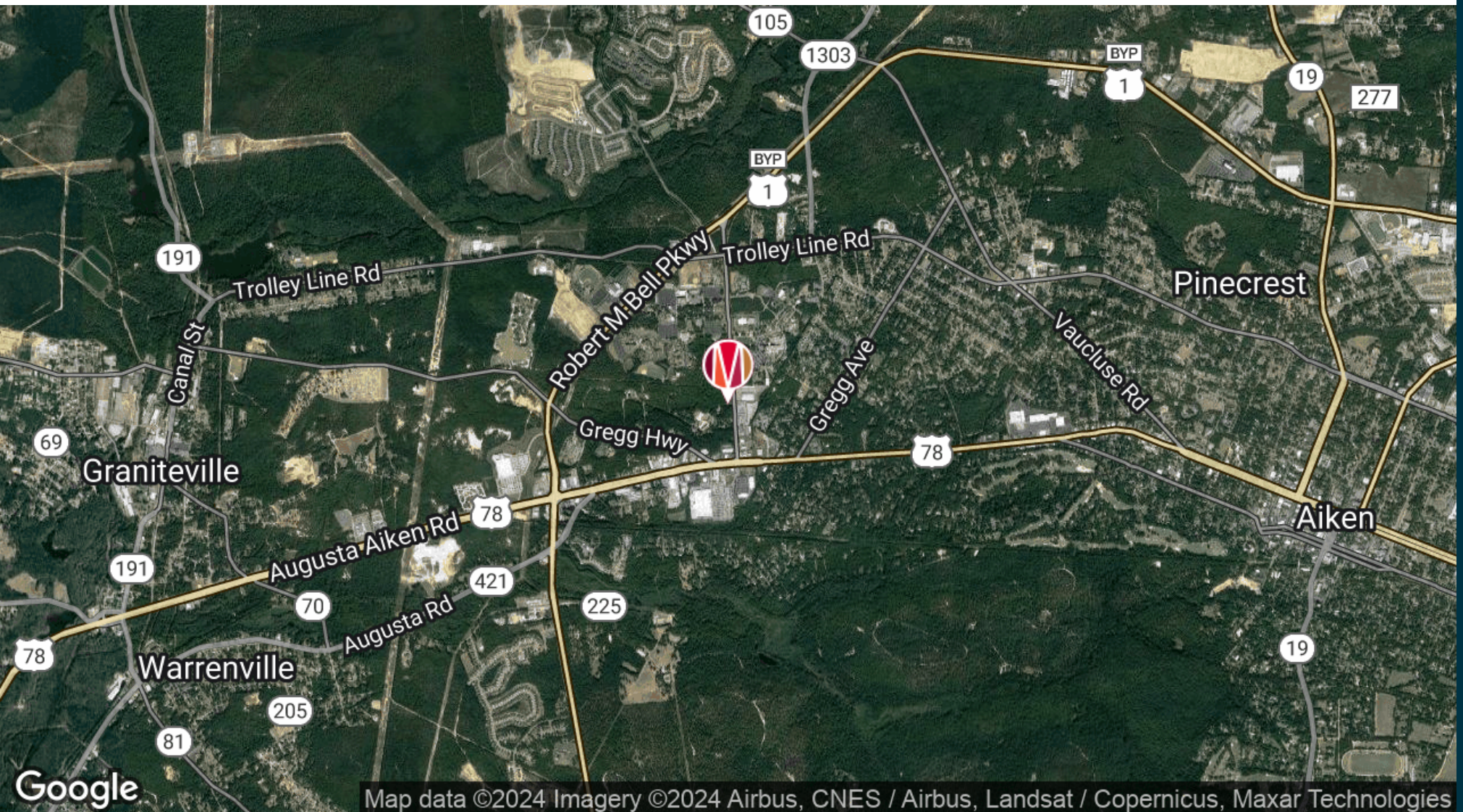


ADDITIONAL PHOTOS





LOCATION MAP

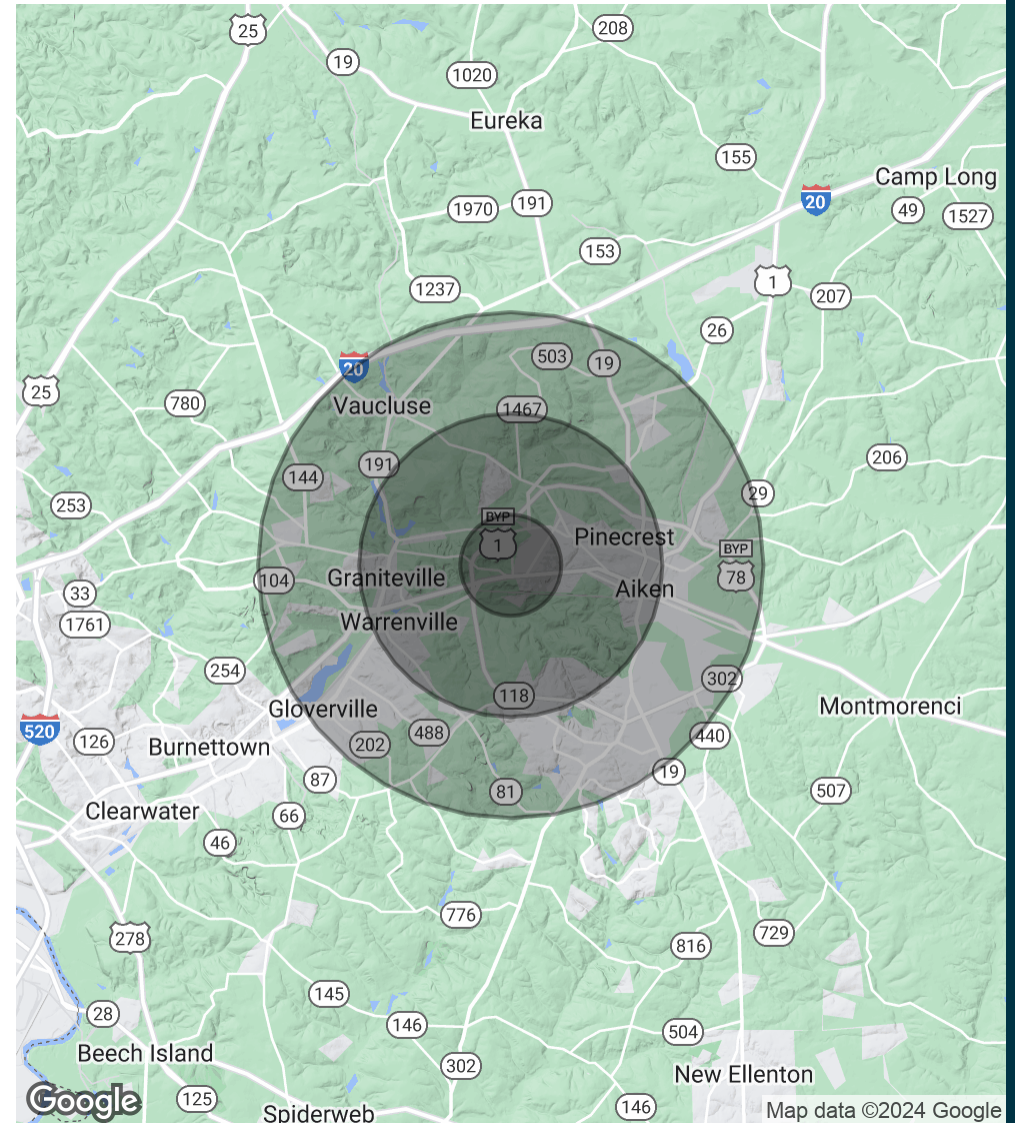


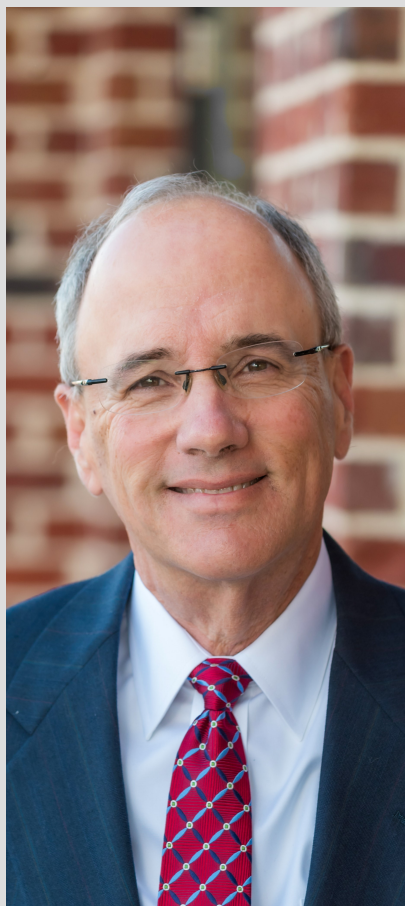
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,025	19,340	50,373
Average Age	45	44	43
Average Age (Male)	43	42	41
Average Age (Female)	47	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,107	8,232	21,299
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$81,891	\$76,345	\$80,439
Average House Value	\$343,723	\$273,214	\$246,663

* Demographic data derived from 2020 ACS - US Census





DEAN NEWMAN

Vice President, Associate Broker

Dnewman@Meybohm.Com

Cell: 706.339.4379

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

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com