

FOR SALE

918/920 Houndslake Drive

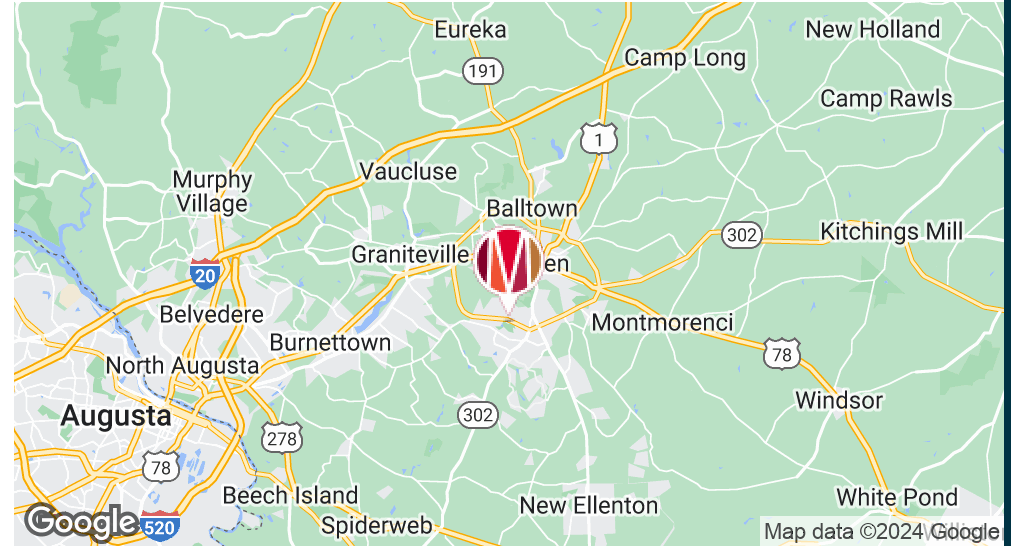
Aiken, SC 29803

VIEW
PROPERTY
OVERVIEW
VIDEO



Meybohm
COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,157,000
Building Size:	7,500 SF
Lot Size:	2.07 Acres
Price/SF:	\$154.27
Year Built / Renovated:	1979 / 2020
Zoning:	GB

PROPERTY OVERVIEW

Investment opportunity NOT to be missed! Pristine and attractive office building nestled in the rolling landscape of Houndslake Country Club. This unique and well-known building has been immaculately maintained and boasts a solid income stream with low turn over and tenants who range from healthcare to corporate use. Though currently managed by the owner, the price reflects inclusion of property management by a new owner and has value add opportunities.

LOCATION OVERVIEW

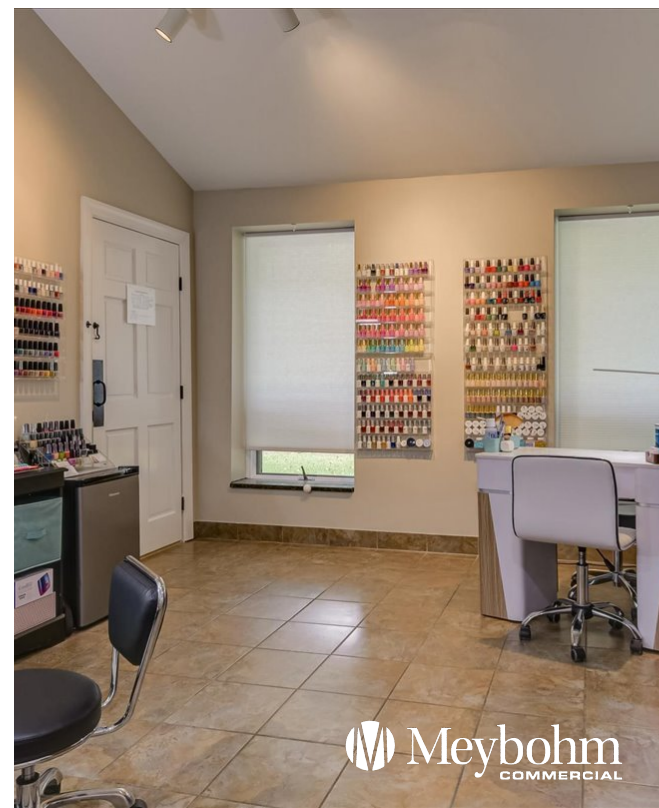
Located in Houndslake County Club, on the west side of Aiken, South Carolina. Easy access to Hitchcock Parkway that feeds to Hwy 1, a major artery to Augusta, GA. Only 10 minutes from downtown Aiken and only 5 minutes from all shopping, restaurants and the famous Hitchcock Woods.

RETAILER MAP



ADDITIONAL PHOTOS

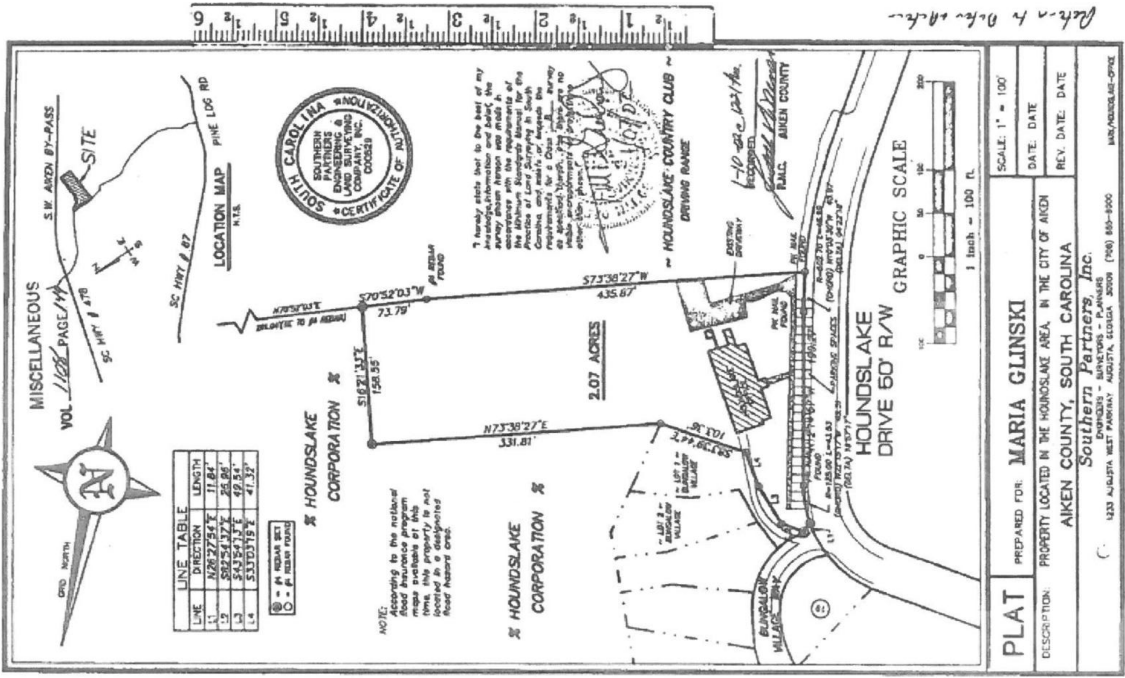




ADDITIONAL PHOTOS

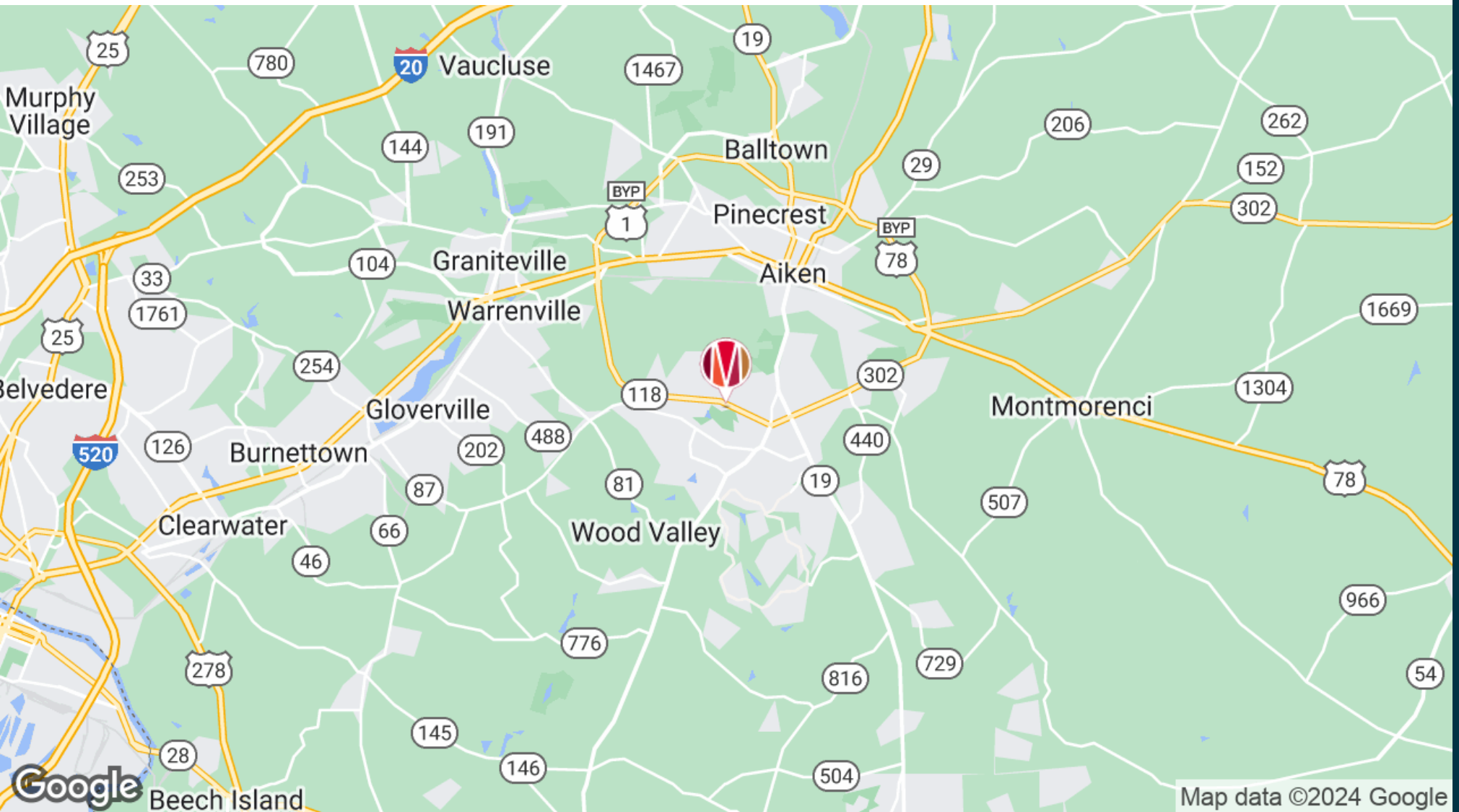


SITE PLANS





LOCATION MAP

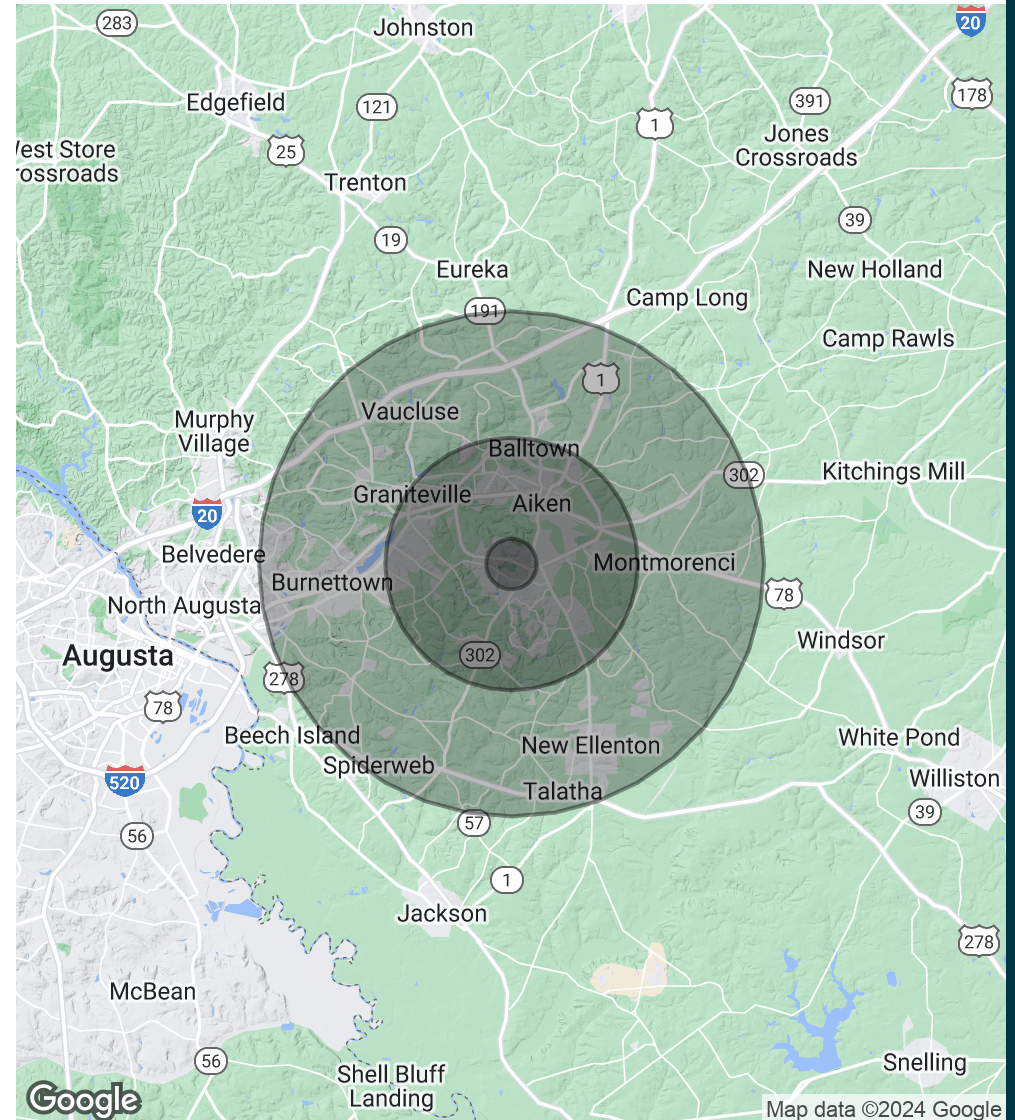


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,887	57,232	107,185
Average Age	45	45	43
Average Age (Male)	44	43	42
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,736	24,636	44,451
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$103,256	\$91,679	\$87,106
Average House Value	\$295,337	\$294,601	\$270,690

* Demographic data derived from 2020 ACS - US Census





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 & AFFILIATIONS

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

SC #97250 // GA #405675

MEYBOHM COMMERCIAL PROPERTIES

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