



AVAILABLE

# ±3.96 AC. RETAIL DEVELOPMENT SITE

AIKEN, SC

## 00 Chucker Creek, Aiken, SC

- 24,900 Cars Per Day (Whiskey @ Heathwood)
- UD Zoning (Aiken County)
- Has Dollar General use restrictions



**FINEM**  
GROUP  
MEYBOHM COMMERCIAL



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The Finem Group



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# EXECUTIVE OVERVIEW



## INVESTMENT DESCRIPTION

The Finem Group at Meybohm Commercial is pleased to exclusively present this 3.96-acre development tract in Aiken, SC, on Whiskey Road, its primary thoroughfare. ±3.96 acres in total, the property is zoned UD allowing for a variety of potential uses. Features flat topography, Cross-Access from the Dollar General next door, and 539 feet of frontage on Whiskey Rd. This is an ideal development location for retail, strip center, medical, or any general retail. Water is on-site, and the sewer is across the street. Surrounding growth and usage includes both retail and multifamily.

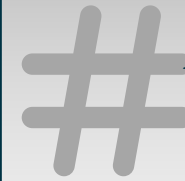
## PROPERTY DETAILS

### Address

00 Chucker Creek Rd  
Aiken, SC 29803



### Tax Parcel ID



123-19-01-002

### Property Access

Full Motion on  
Whiskey RD



### Property Zoning

UD  
Urban Development

### 3 Mile Population

19,258



### 3 Mile MHI

\$77,312



## INVESTMENT HIGHLIGHTS



**\$989,000**

**Ask Price**



**±24,900**

**Traffic Count**



**±3.96**

**Lot Size (Acres)**



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## LOCATION OVERVIEW

Located across the street from the Country Inn & Suites, next door to Dollar General, 1.5 miles south of Aiken Mall. Aiken is the largest city and the county seat of Aiken County, with a population of 30,869. Located in close proximity to the Savannah River Site (SRS), one of the area's largest employers.

Aiken is known for horse racing, and serves as the host of the Imperial Cup in March and the Holiday Cup in October, each drawing around 30,000 spectators. Aiken is also home to the Aiken Thoroughbred Racing Hall of Fame Museum, as a tribute to the sport and the many champion horses trained in the Aiken facilities.



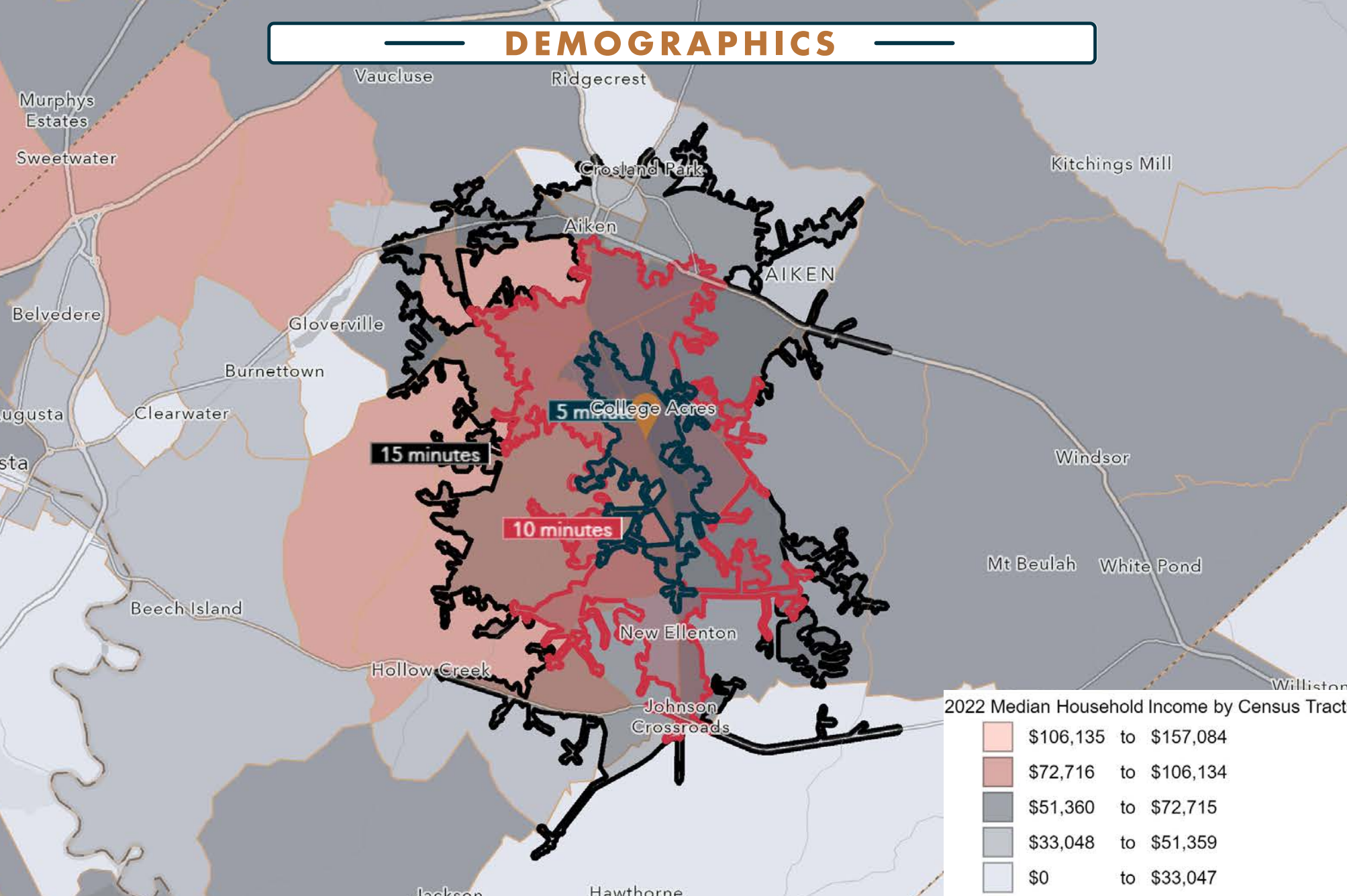


# LOCATION OVERVIEW





# DEMOGRAPHICS



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	6,344	30,508	52,433
Med. Household Income	\$75,931	\$73,079	\$68,460
Population Med. Age	46.1 Years	47.3 Years	47.6 Years



# TRAFFIC COUNTS

38.6K

Whiskey Rd

24.9K







Brand New  
Town-homes

Brand New  
Storage  
Facility

Whiskey Rd  
24,900 VPD









# SITE MAPS





# ZONING MAP

ROCK FISH  
DR P-2053

CATLET CT P-2053

Zone  
Class: UD

MADRID CT P-2054

WHISKEY RD SEC 16

AIKEN COUNTY



# TOPOGRAPHY MAP

5 Foot Contours



WHISKEY RD SEC 19

AIKEN COUNTY

ROCK FISH  
DR P-2053

CATLET CTP-2055

MADRID CTP-2054



















# DEMO- GRAPHICS



# Key Facts 3 Mile Radius

## KEY FACTS

19,258

Population

50.1

Median Age

3%

No High School  
Diploma



20%

High School  
Graduate



27%

Some College



50%

Bachelor's/Grad  
/Prof Degree

2.3

Average Number of  
Kids

\$77,312

Median  
Household  
Income

## BUSINESS



803

Total Businesses



8,496

Total Employees



White Collar



Blue Collar



Services

71.5%

17.3%

11.2%

2.4%

Unemploye  
nt Rate



60

Number of Restaurants

## INCOME



\$77,312

Median  
Household  
Income



\$44,852

Per Capita  
Income



\$264,080

Median Net Worth





## Key Facts

## 10 Min Drive Time

### KEY FACTS

30,508

Population

47.3

Median Age

4%

No High School  
Diploma



24%  
High School  
Graduate



27%  
Some College



45%  
Bachelor's/Grad  
/Prof Degree

2.2

Average Number of  
Kids

\$73,079

Median  
Household  
Income

### BUSINESS



1,124

Total Businesses



11,044

Total Employees



White Collar



Blue Collar



Services

70.1%

18.1%

11.7%

2.9%

Unemployment  
Rate

### INCOME



\$73,079

Median  
Household  
Income



\$43,351

Per Capita  
Income



\$213,894

Median Net Worth



81

Number of Restaurants



# AREA OVERVIEW

*Augusta, GA*

DEVELOPMENT SITE / OFFERING MEMORANDUM



## THE CSRA OVERVIEW



622,275  
CSRA Population



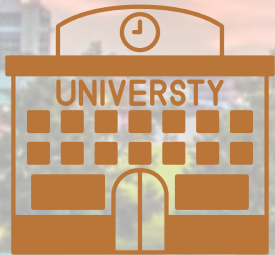
\$61,473  
CSRA Med. Income



\$198,719  
Med. Home Value



0.43%  
Annual Growth Rate



4  
Total Colleges



9,921  
College Studets



269,031  
Labor Force



3.7%  
Unemployment Rate



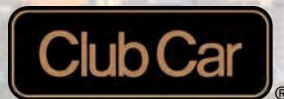
## MSA BUSINESS OVERVIEW

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



**Kimberly-Clark**



**GEORGIA  
CYBER CENTER**



**Piedmont**  
HEALTHCARE



**amazon**



**Health**  
AUGUSTA UNIVERSITY

**JOHN DEERE**



**TaxSlayer**



*MASTERS*



AUGUSTA UNIVERSITY  
**MEDICAL COLLEGE  
OF GEORGIA**

**VA**



U.S. Department  
of Veterans Affairs





## AIKEN COUNTY, SC

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and a history of passion for all things equestrian. Located in Aiken County, South Carolina, in the Central Savannah River Area (CSRA) in close proximity to Augusta, GA, Aiken has long been a destination for those horse and golf lovers alike. This coupled with its general charm has resulted in a city with great appeal as a retirement location.

As the county seat of Aiken County, per a 2015 estimate, Aiken has a population of approximately 30,604. Per a 2013 census, the greater county is the home to approximately 164,176 people. Area employers benefit directly from the proximity of Aiken Technical College, Piedmont Technical College, and the University of South Carolina at Aiken. When you consider the abundant workforce from the Aiken-Augusta, SC-GA Metropolitan Statistical area that includes over 575,000 people. Savannah River Site (SRS) is a nuclear site located in close proximity to Aiken that employs more than 10,000 people. With its first reactor having gone critical in 1953, the facility has continued to grow in capacity and in the number of people employed. Bridgestone has two separate plants in Aiken, employing nearly 1,800 people and Kimberly-Clark which employs 1,200, in addition to many smaller industrial operations employing thousands more.



**\$57,572**

**MHI**



**168,808**  
**Population**



**3.4%**  
**Unemployment**



## CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



## GEORGIA CYBER CENTER





## AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



# MASTERS



# Regional supermarket chain Lowes Foods coming to Aiken

BY MATTHEW CHRISTIAN MCHRISTIAN@AIKENSTANDARD.COM

JAN 7, 2023



## New Olive Garden coming to Aiken



BY JOSH HEATH MAY 6, 2022

0 COMMENTS SHARE

If you're tired of driving from Aiken to Augusta to satisfy your craving for Olive Garden's breadsticks, you won't have to do that much longer. The popular Italian restaurant plans to open a new location in the former Golden Corral Buffet & Grill in front of the Aiken Mall.

The city of Aiken ...

## Aiken Mall redevelopment plans reveal mix of retail, apartments, park and hotel

BY LANDON STAMPER LSTAMPER@AIKENSTANDARD.COM  
MAR 4, 2022





# DEVELOPMENT SITE / OFFERING MEMORANDUM

- 261 upscale apartments
- Live-work-play concept
- Amphitheater in the development will be designed for smaller scale events, not large concerts
- Green space and walking track around the perimeter





# MSA ECONOMIC OVERVIEW

## Income

**\$31,264**

Per capita income

about 90 percent of the amount in Georgia: \$35,086

about 80 percent of the amount in United States: \$38,332

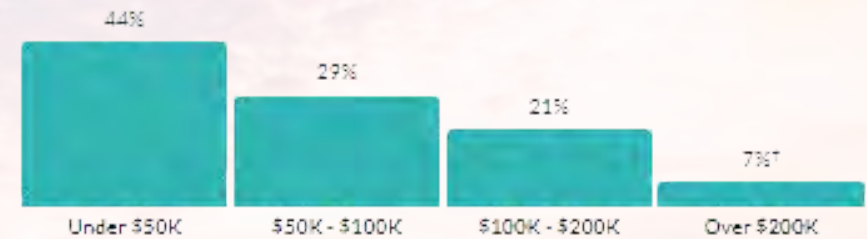
**\$56,515** ±\$2,241

Median household income

about 80 percent of the amount in Georgia: \$66,559 ±\$712

about 80 percent of the amount in United States: \$69,717 ±\$134

## Household income



Show data / Embed

## Poverty

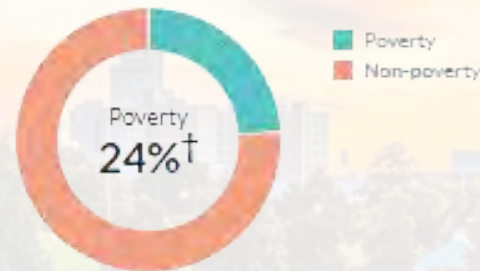
**15.8%**

Persons below poverty line

about 10 percent higher than the rate in Georgia: 14%

about 25 percent higher than the rate in United States: 12.8%

### Children (Under 18)



Show data / Embed

### Seniors (65 and over)



Show data / Embed

## Transportation to work

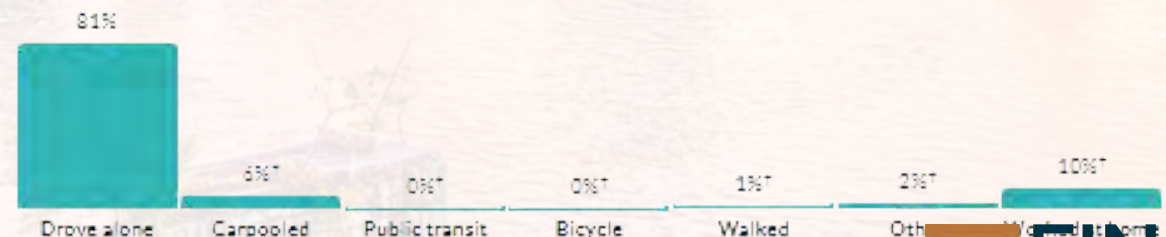
**23.8** minutes

Mean travel time to work

about 90 percent of the figure in Georgia: 27.1

about 90 percent of the figure in United States: 25.6

### Means of transportation to work



\* Universe: Workers, 16 years and over



# MSA HOUSING OVERVIEW

## Units & Occupancy

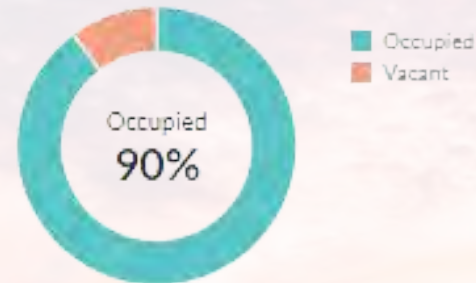
**372,120**

Number of housing units

South Carolina: 2,395,957

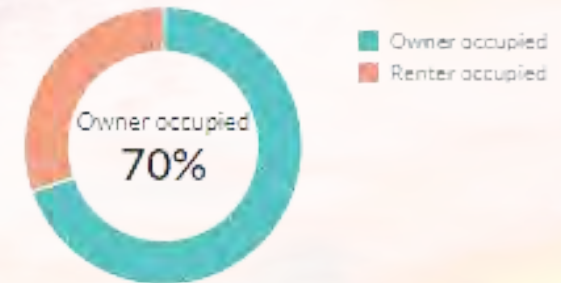
United States: 142,148,050

Occupied vs. Vacant



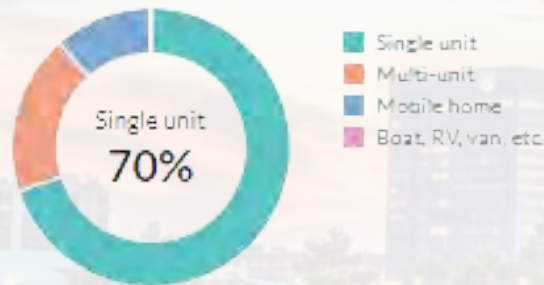
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Ownership of occupied units



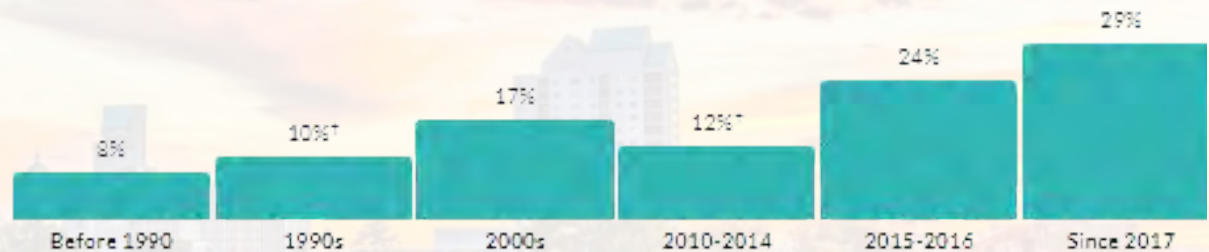
Show data / Embed

## Types of structure



Show data / Embed

Year moved in, by percentage of population



Show data / Embed

## Value

**\$185,800**

Median value of owner-occupied housing units

about 90 percent of the amount in South Carolina:  
\$213,500

about two-thirds of the amount in United States:  
\$281,400

Value of owner-occupied housing units



Show data / Embed

<https://censusreporter.org/profiles/31000US12260-augusta-richmond-county-ga-sc-metro-area/>



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.



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The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



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