

FOR SALE

1510 Whiskey Road

Aiken, SC 29803

VIEW
PROPERTY
OVERVIEW
VIDEO



Meybohm
COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	4,400 SF
Lot Size:	0.55 Acres
Price/SF:	\$226.14
Year Built / Renovated:	1990 / 2021
Zoning:	GB

- Prime midtown location
- 16,000 VPD

LOCATION OVERVIEW

Located in the vibrant city of (midtown) Aiken, SC, the area surrounding the property at 1510 Whiskey Road offers an array of amenities and attractions perfectly suited for prospective Office/Medical investors. Only 5 minutes from CBD. Experience the charming historic downtown district, bustling with locally-owned shops and delectable dining options. Aiken also boasts a thriving equestrian culture, with annual events like the Aiken Triple Crown drawing visitors from near and far. Nature lovers will appreciate the picturesque Hitchcock Woods, perfect for leisurely strolls. Additionally, the Aiken Regional Medical Centers serve as a vital healthcare hub for the area, providing quality medical services to the community.

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Free-standing building ready for your business! Suits office, medical and/or retail in a prime midtown location on Aiken's main north/south artery. Only 5 minutes from the CBD and adjacent to all other amenities ranging from neighboring retail, grocery and big box stores. Recently remodeled, this property has many updates, including new HVAC, fresh paint, flooring and gorgeous live edge counters and shelving. Light filled lobby/waiting area, reception/record storage, 4 half baths, 1 full bath, washer/dryer area, large open room suitable for conference room or work stations, and 10 office/exam rooms. 16,600 VPD. Phase II Environmental report executed on the property and shall be shared with serious enquires/LOI's only. 15 parking spaces. Note: some furniture shown in photos no longer available for purchase.

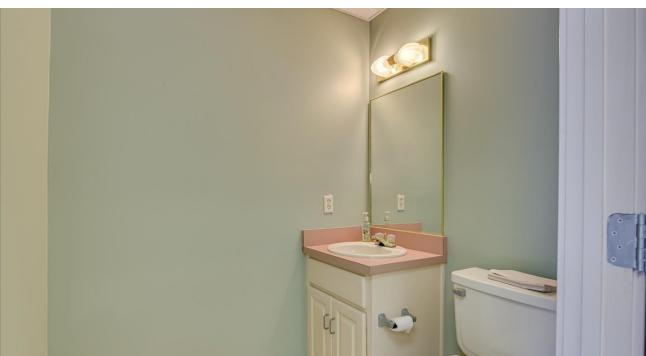
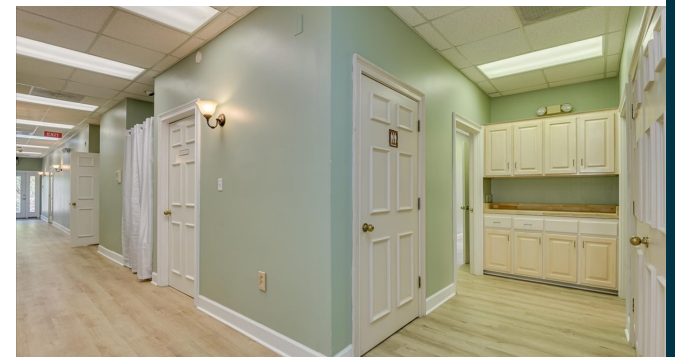
RETAILER MAP



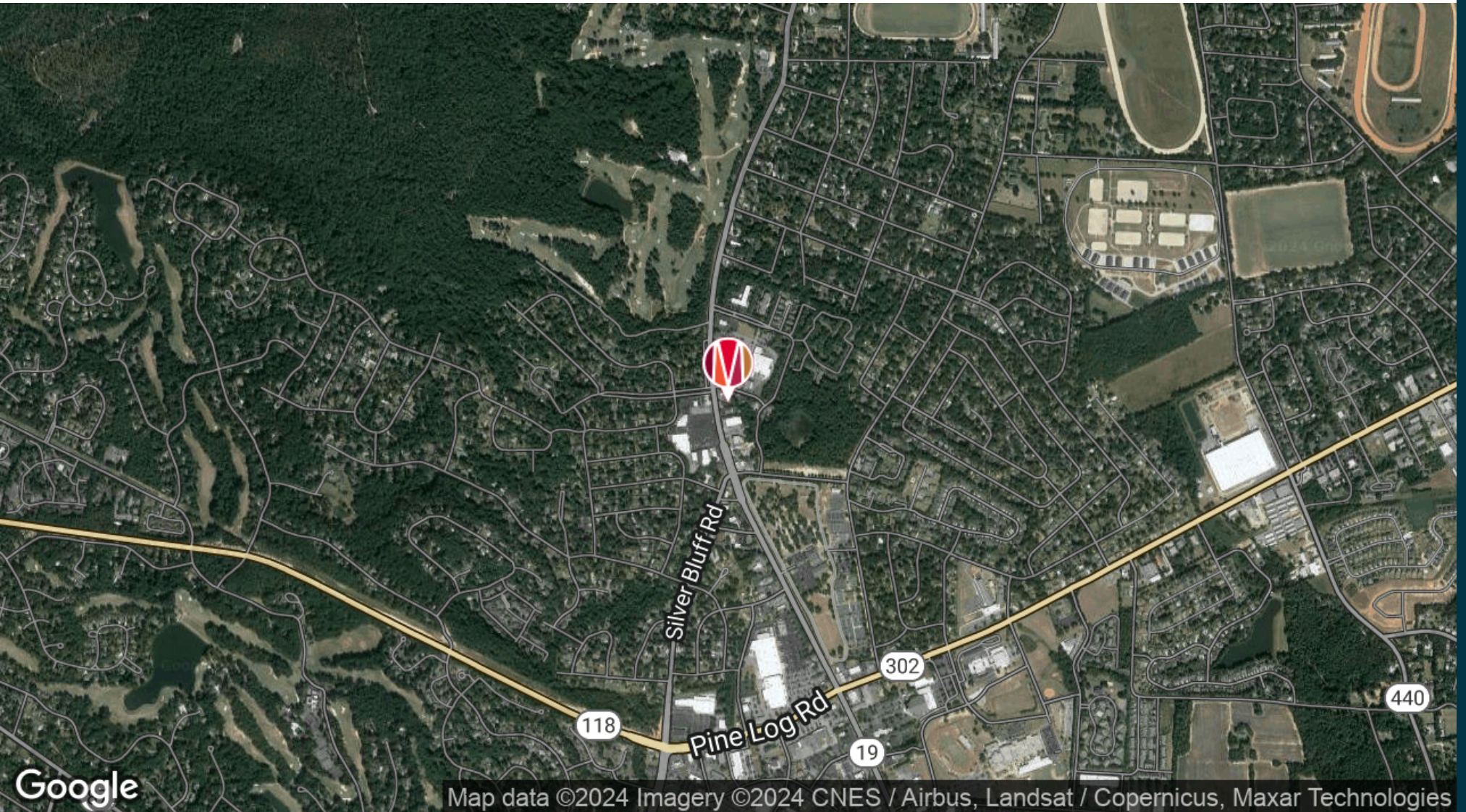
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP

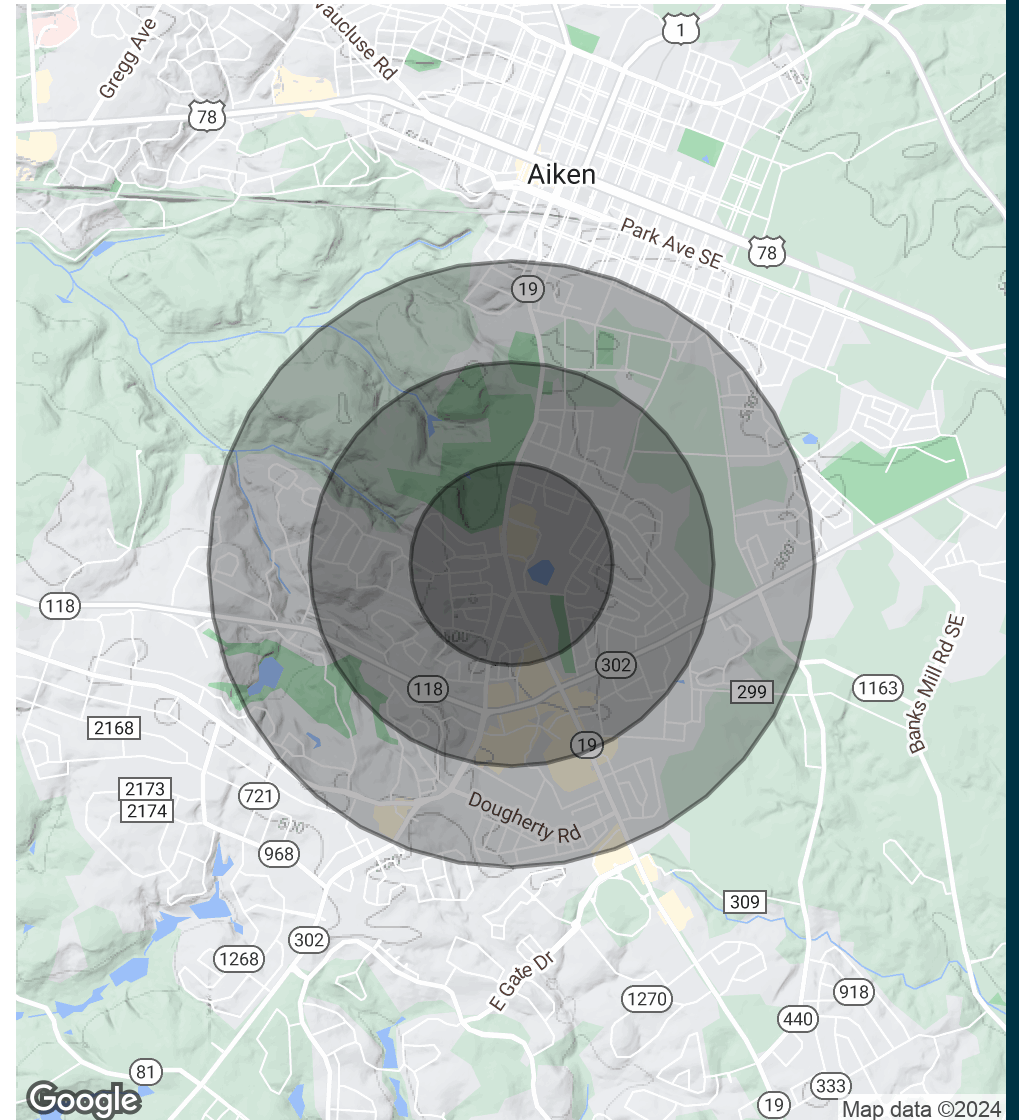


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,425	4,993	9,535
Average Age	42	43	44
Average Age (Male)	39	41	42
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	698	2,372	4,525
# of Persons per HH	2	2.1	2.1
Average HH Income	\$84,284	\$92,358	\$93,219
Average House Value	\$236,289	\$267,383	\$285,049

Demographics data derived from AlphaMap





KAREN DALY

Vice President, Associate Broker, Sales & Leasing

Kdaly@Meybohm.Com

Phone: 803.649.8103

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

142 Laurens Street NW
Aiken, SC 29801

803.649.8103
MeybohmCommercial.com