

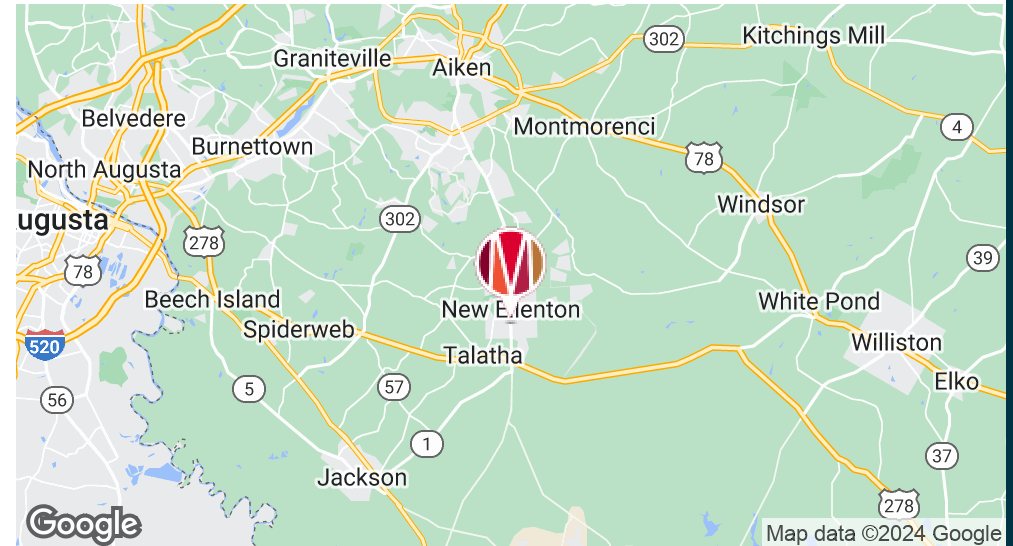
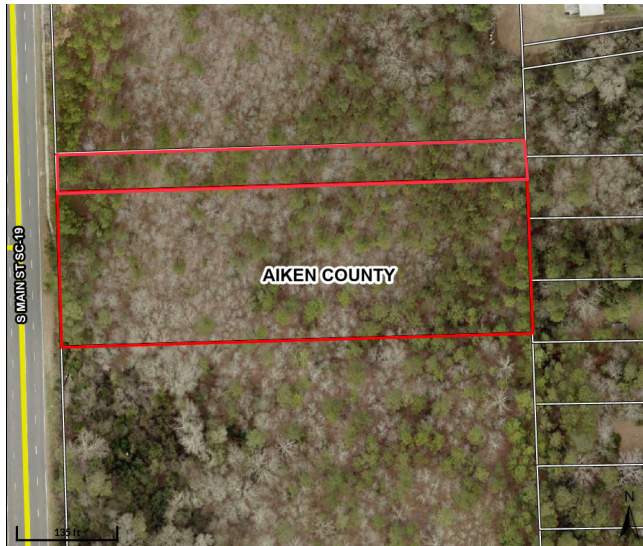
FOR SALE

S Main St - 3.49 acres

New Ellenton, SC 29809

AIKEN COUNTY

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$99,500
Lot Size:	3.49 Acres
Price/Acre:	\$28,510
Zoning:	HC

PROPERTY OVERVIEW

Slightly sloped parcel located in New Ellenton HC - Highway Commercial - district that could accommodate an office/retail/flex development. Close to local businesses and restaurants with excellent visibility from Main St/Whiskey Rd/Hwy 19, which boasts 15,000 VPD. It is up to Buyer/agent to confirm water/sewer availability with the City of New Ellenton. Dimensions are approximately 249' of frontage and 606' deep.

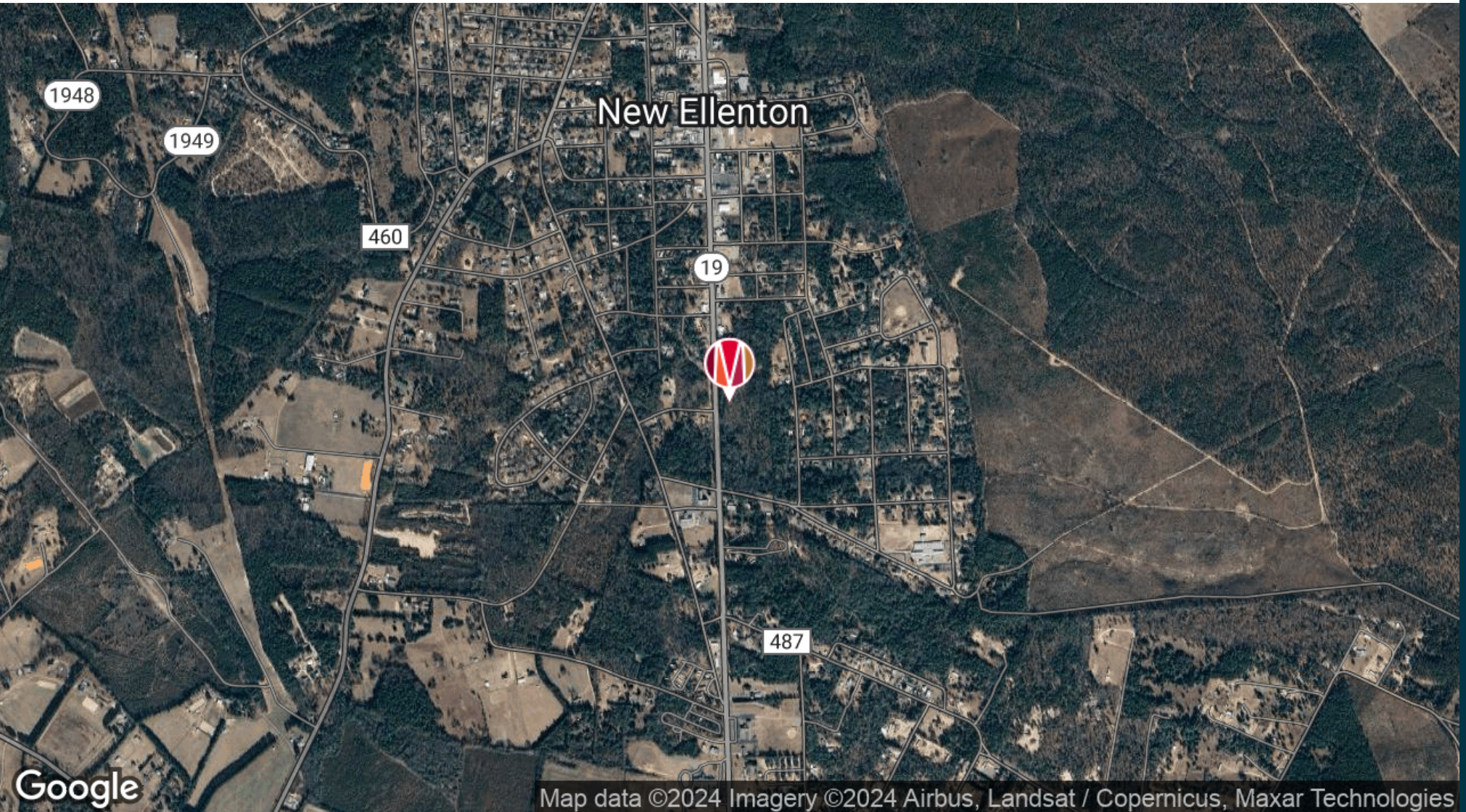
LOCATION OVERVIEW

Located 6 miles south of Aiken in the city of New Ellenton, a gateway community to the Savannah River Site.

PROPERTY HIGHLIGHTS

- Excellent visibility
- 15,000 VPD

LOCATION MAP



§ 4-111 HC - Highway Commercial District Uses.

HC PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Telephone, telegraph, radio, television services, [except communications towers - see conditional uses]	515, 517	Communications	One (1) per 200 sq. ft. gross public area
2. Public utility including water tower, substation	221	Electric, gas, water, sewer	One (1) per 200 sq. ft. gross public area
3. Wholesale trade, durable and nondurable goods	423, 424 425	Wholesale trade: Durable goods; Nondurable goods.	One (1) per 300 square feet of gross sales area
4. Retail trade, involving sale of merchandise on premises	441 444 445, 446 441 448 442 722	Building material, paint, hardware, nursery and garden supply stores, mobile home dealers; General merchandise, department & variety stores; Food stores & markets; Automotive dealers, Service stations, Auto supply stores, boat dealers, motorcycle dealers, Farm equipment dealers; Apparel & accessory; Home furniture, & equip; Eating & drinking places, including drive-in; Miscellaneous retail, including drug stores, liquor stores, fuel dealers.	<u>Eating & drinking places:</u> One (1) for each four (4) seats. <u>All other:</u> One (1) per 200 square feet of gross sales area
5. Finance, insurance, and real estate	521, 522, 523, 524, 525, 531	Depository institutions; Credit institutions; Security dealers, etc.; Insurance carriers; Insurance agents; Real estate agents, etc.; Investment offices.	One (1) per 200 square feet of gross floor area

HC PERMITTED USES (CONT.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
6. Church, synagogue, temple, or place of worship , including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, and recreation facilities	813110	Religious organizations, churches, etc.	One (1) for each four (4) seats in sanctuary
7. Government building or facility , including postal facility	491110 921, 922, 923, 924, 925, 926	U.S. Postal Service; General government, justice, public order, safety, finance, etc.; Human resources; Housing programs; Economic programs.	One (1) for each 200 square feet of floor area
8. Services to individuals, business and government establishments, amusement, recreation, health and professional services	721110, 721310, 811, 812, 512, 518, 561, 711, 532111, 532112, 238220, 442299, 443, 444, 448, 451110, 532230, 532292, 561, 611, 713, 812990 339116, 621, 541110, 519120, 623, 624, 813, 712, 561599, 541	Hotels, motels, rooming & boarding houses; Personal services; Business services; Auto repair & rental, carwashes & tire shops; Miscellaneous repair, including welding; Motion picture theaters, Video tape rental; Amusement & recreation, including bowling, golf, & coin-operated machines; Health services, hospitals; Legal services; Schools & libraries; Social services; Museums & gardens; Membership organization; Engineering, accounting, research & management; Services not classified.	<u>Hotel, motel</u> : One (1) for each guest room. <u>Service, repair</u> : One (1) per 250 sq. feet of work area. <u>Club, library, funeral home, theater</u> : One (1) for each 4 seats. <u>Hospital</u> : 1.5 for each patient bed <u>Elementary School</u> : Three (3) spaces for each classroom. <u>High School</u> : One (1) for each four (4) seats in auditorium. <u>All Other</u> : One (1) per 250 square feet of gross floor area.

HC CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Communications tower , see Chapter 5, Supplemental Regulations	N/A	Communications	One (1) space
2. Temporary Christmas tree sales , on vacant lot for a period not to exceed 45 days	N/A		None
3. Contractor's office & equipment shed , provided all following conditions are met: a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once.	N/A		One (1) for each 300 square feet of office area.
4. Residences that are permitted in the R-15 District.	N/A		N/A
5. Residential Multi-Family Housing – Townhomes and Apartments , provided following conditions are met: a. units must have access to a street as required by building and fire codes; b. 12 units per acre and up to 16 with approval by the Zoning Administer; c. applicable Supplemental Regulations/Articles of the New Ellenton Zoning Ordinance are met; d. must not cause traffic congestion or nuisance; e. adequate provision is made for access and traffic safety;	N/A		See Chapter 5
6. Business Adjacent – The Board of Zoning Appeals allows for the Zoning Administrator to review and potential allow a business to be included on the adjacent /adjoining lot with special conditions: a. the lot must be directly adjacent / adjoining to the lot currently zoned Highway Commercial; b. review will be on a case by case basis; c. a buffer approved by the Zoning Administrator or Planning Commission will be installed between the property requesting rezoning and the neighboring property.	N/A		See Chapter 5

HC SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Transportation terminals for bus and railroad service, provided the Board of Appeals determines: a. adequate maneuvering and parking spaces are set; b. adequate provisions are made for access and traffic safety; c. the area is adequately screened from residential areas; d. the use is compatible with the district.	482111, 482112, 488210, 488490	Railroad; Terminal for motor vehicle passenger transportation	Set by the Board; minimum: one (1) for each 200 square feet of gross floor space
2. Tourist Home (as defined in §1-201)	N/A		One (1) for each guest room

§ 4-112 HC - Highway Commercial District Regulations.

The following regulations apply to all uses in HC districts:

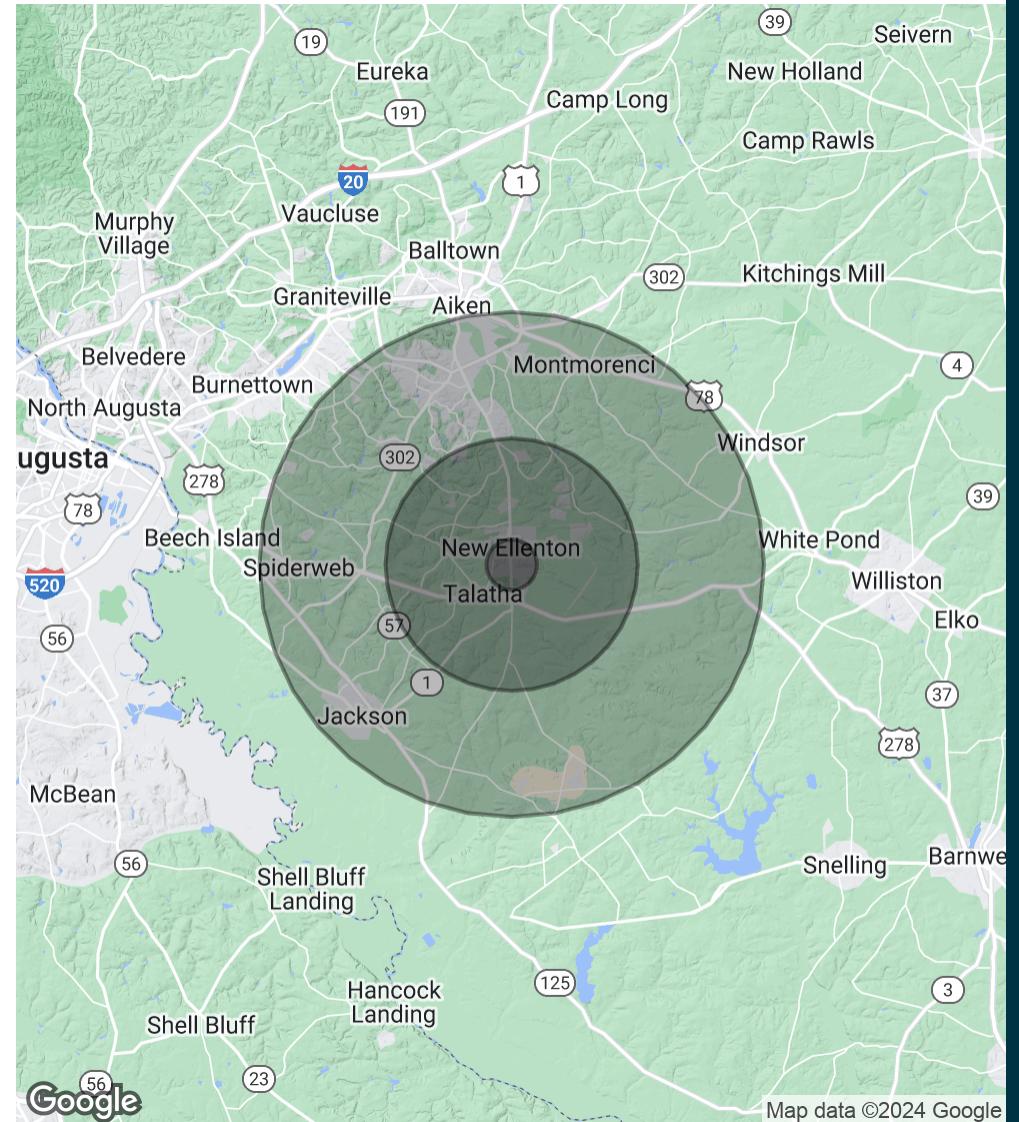
Minimum lot area:	None
Minimum lot width at building line:	None
Minimum front setback:	50 feet from a street right of way
Minimum side setback:	None, except: (1) when use abuts a residential zone a setback equal to that required for the residential zone shall be provided; (2) when a setback not required is provided, it shall be not less than 3 feet.
Minimum rear setback:	Twenty-five (25) feet
Maximum structure height:	Thirty-five (35) feet when permitted by fire regulations [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae];
Off street parking area requirements:	See parking, supplemental regulations, Chapter 5.
Screening:	See landscaping, supplemental regulations, Chapter 5. <u>Open sales yards</u> : Yards used for sale, rental or storage of materials or equipment must be screened from adjoining residential property or other zoning districts by a planting screen, fence or wall at least 6 feet high.
Signs:	See signs, supplemental regulations, Chapter 5.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.
Maximum curb cuts:	Lot width of 100 feet or less: 36 feet of total curb cuts. Lot width of more than 100 feet: 36 feet of total curb cuts with a minimum of 100 feet between the centerlines of curb cuts on same lot.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	836	11,957	56,364
Average Age	43	48	46
Average Age (Male)	41	47	45
Average Age (Female)	44	49	47

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	363	5,113	24,468
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$79,824	\$101,581	\$98,452
Average House Value	\$290,332	\$382,531	\$323,900

Demographics data derived from AlphaMap





KAREN DALY

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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

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MEYBOHM COMMERCIAL PROPERTIES

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