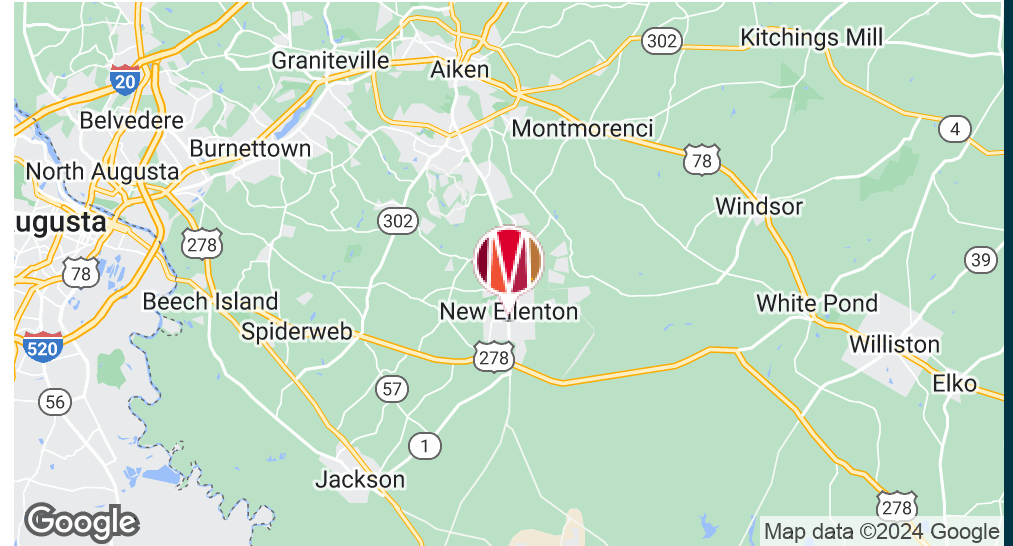


FOR SALE

Main Street - 1.19 acres

New Ellenton, SC 29809

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$29,900
Lot Size:	1.19 Acres
Price/Acre:	\$25,126
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.

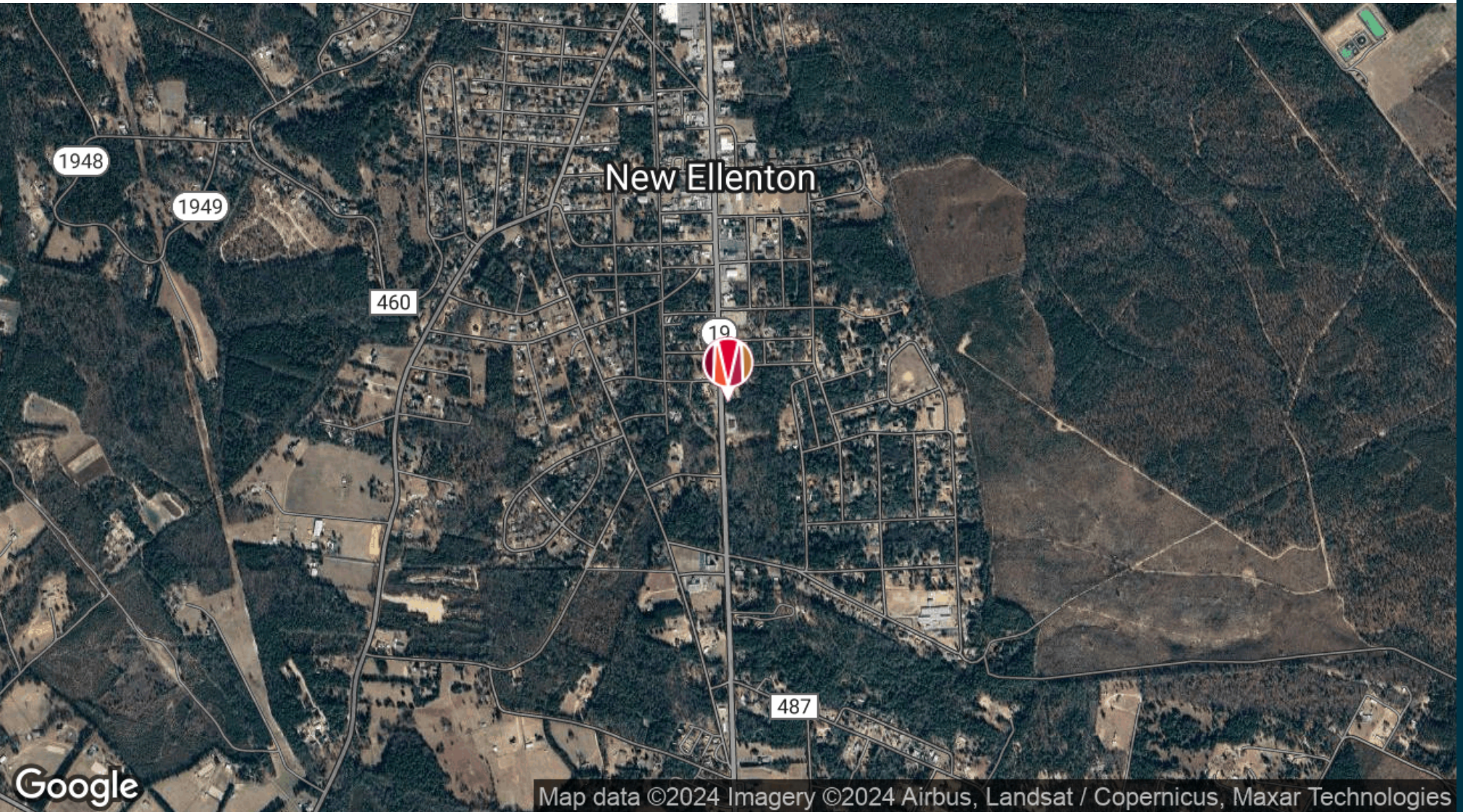
LOCATION OVERVIEW

Located 6 miles south of Aiken, New Ellenton is the gateway to the Savannah River Site.

PROPERTY HIGHLIGHTS

- Excellent visibility
- 15,000 VPD

LOCATION MAP

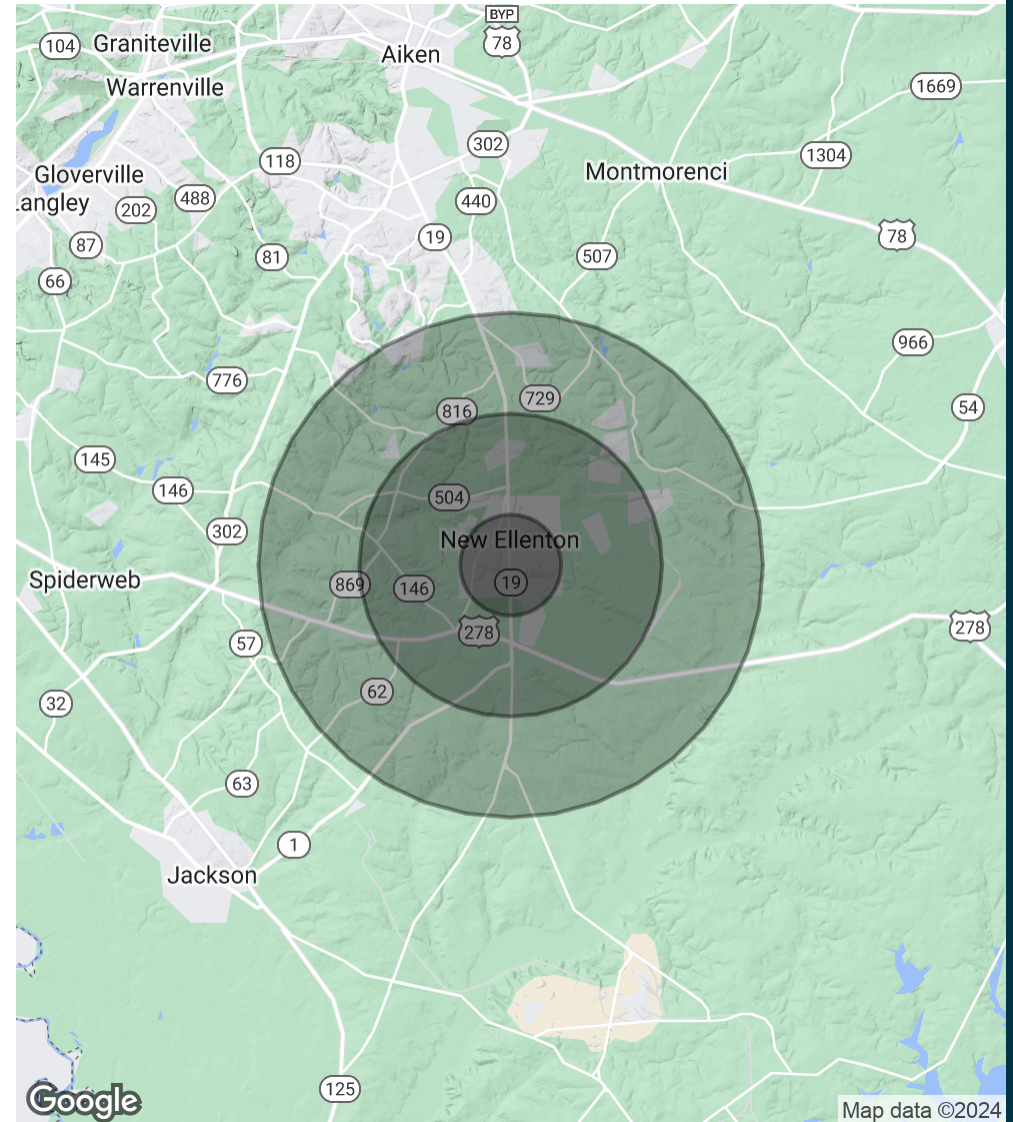


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	806	5,126	12,522
Average Age	43	47	48
Average Age (Male)	42	46	47
Average Age (Female)	44	48	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	350	2,239	5,350
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$80,982	\$91,700	\$102,357
Average House Value	\$298,094	\$350,487	\$383,558

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

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