

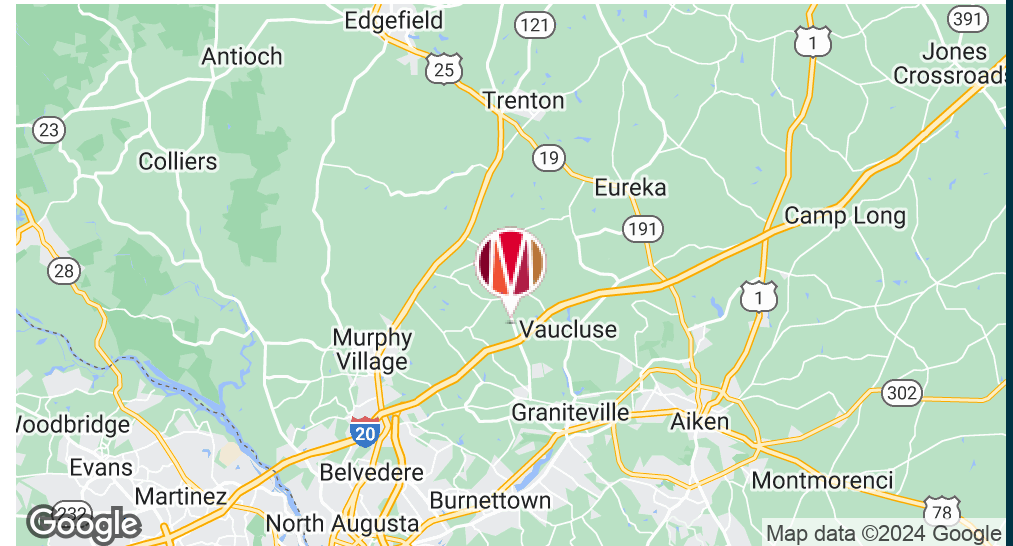
FOR SALE

5 Springdale Road

Graniteville, SC 29829



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	5.71 Acres
Price/Acre:	\$148,862
Zoning:	LD & RUD

- Corner lot
- Excellent visibility
- Located across from Sage Mill Industrial Park entrance

## PROPERTY OVERVIEW

Over 5 acre corner lot, ideal for commercial development on the fast-growing Bettis Academy Road (exit 11 off Interstate 20). Situated on the corner of Bettis Academy Road and Springdale Rd, directly across from the entrance to Sage Mill Industrial Park, this parcel would bode well for various types of commercial development, including C-stores, fuel stations, QSR's and the like. Currently there is a 2021 mobile home on the property that can convey if the Buyer should be interested in it. There is water at the property. Located only 1/2 a mile from the onramp to I-20, there is 366 ft of road frontage and over 8000 VPD.

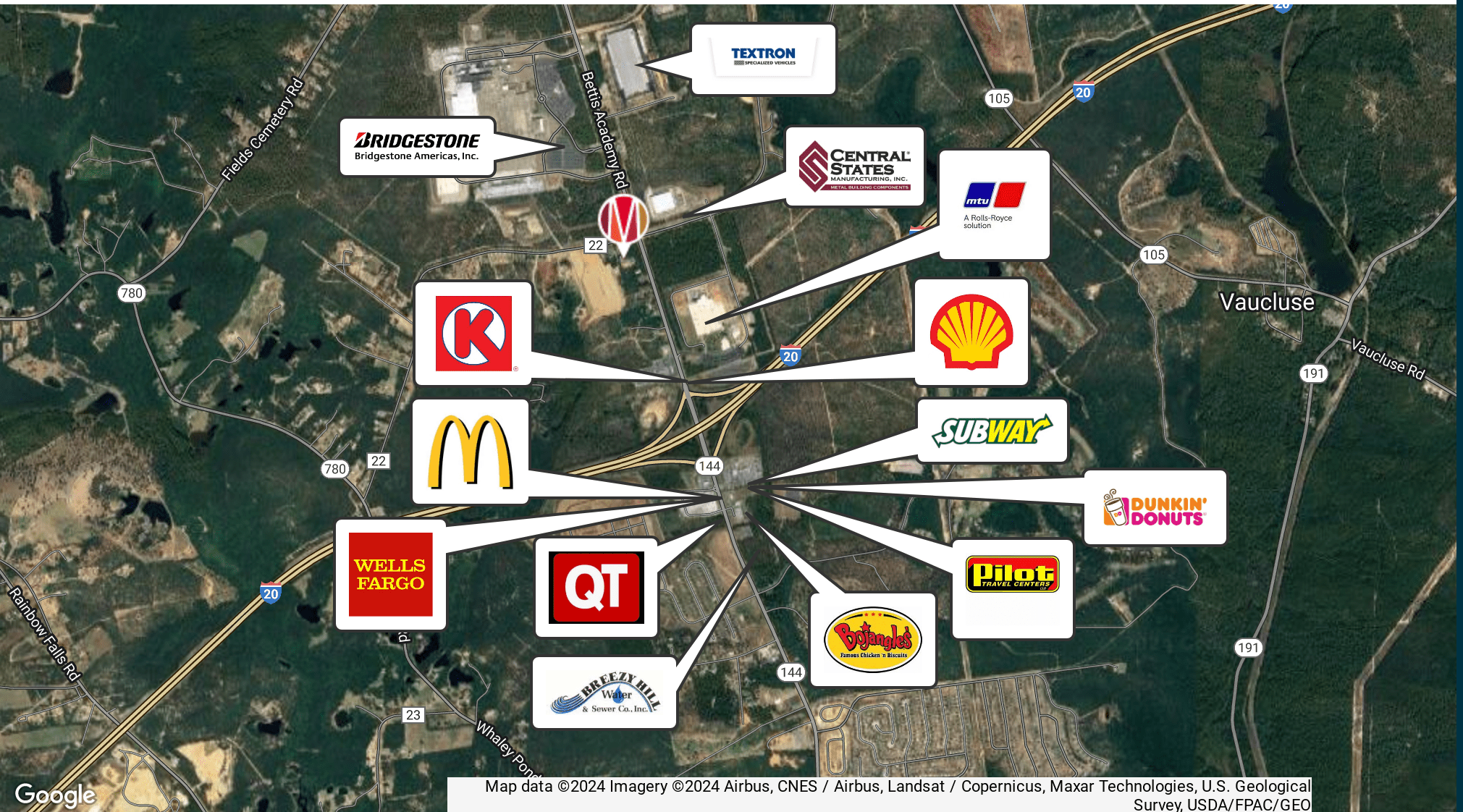
There is a 2021 model mobile home on the property. This is not intended to be a residential sale and the highest and best use is for commercial purposes. No showings of the mobile home shall be scheduled. The SCDOT has approached the current owner about a potential for road expansion on Bettis Academy sometime in the future. No known timeline or detailed plans are available and it is up to the Buyer/Buyers agent to investigate. Water is Breezy Hill. Zoning illustration in Documents. Prevailing ordinance shall be LD and Buyer must verify with Aiken County regarding any zoning questions pertaining to use.

## LOCATION OVERVIEW

Discover the vibrant community surrounding the property in Graniteville, SC. Located in a rapidly developing area, the location offers convenient access to Interstate 20. Nearby, you'll find popular amenities such as the Sage Mill Industrial Park, and Historic Graniteville Canal. With a strong sense of community and a growing commercial sector, Graniteville is an ideal location for your investment.

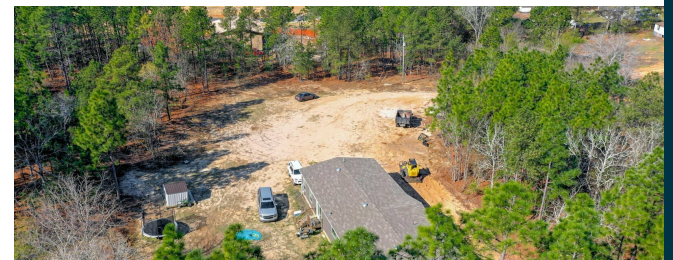
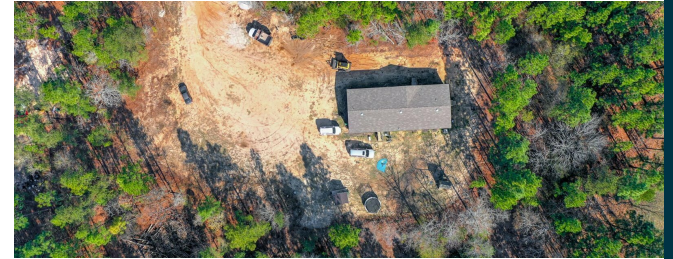


# RETAILER MAP





# ADDITIONAL PHOTOS

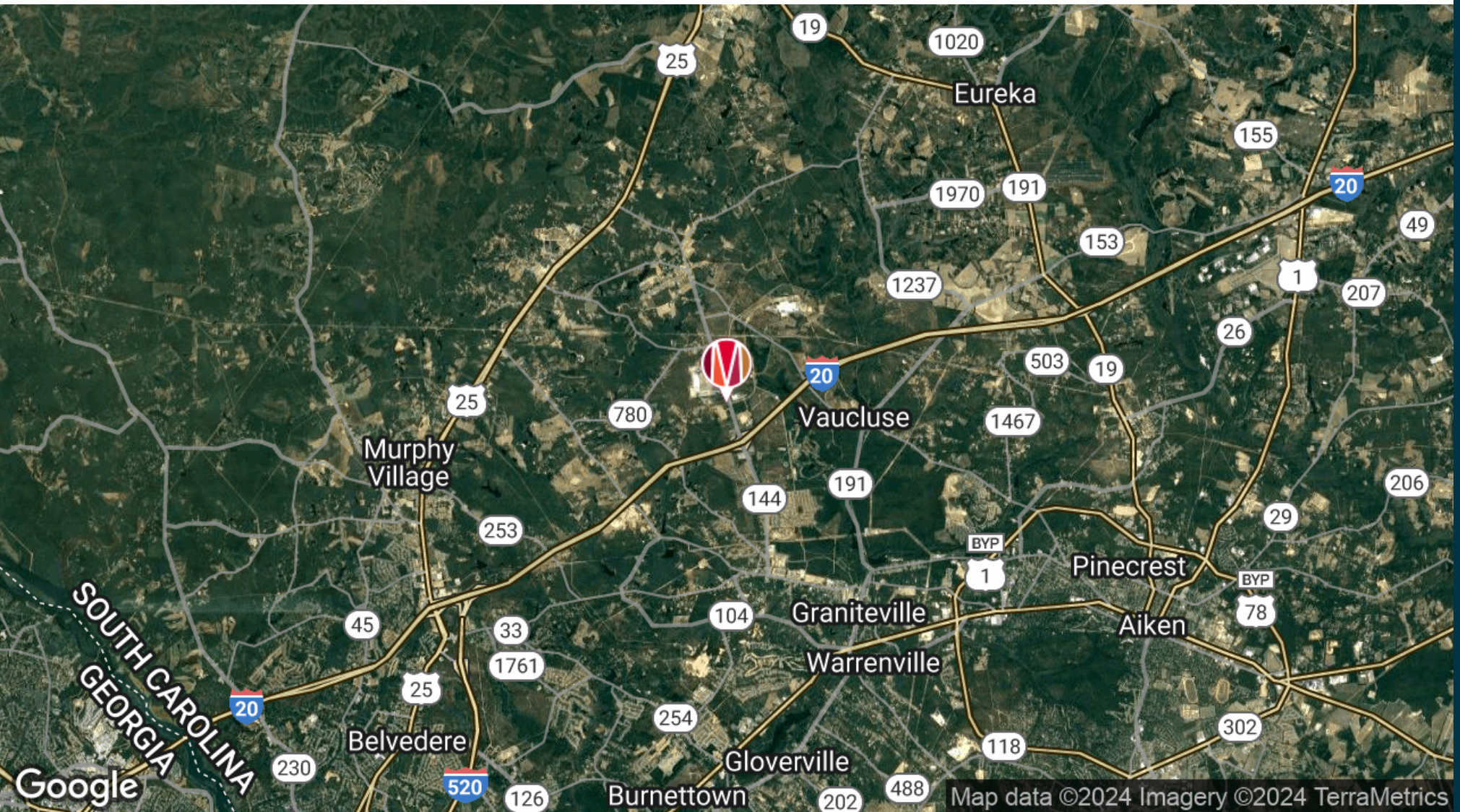








# LOCATION MAP



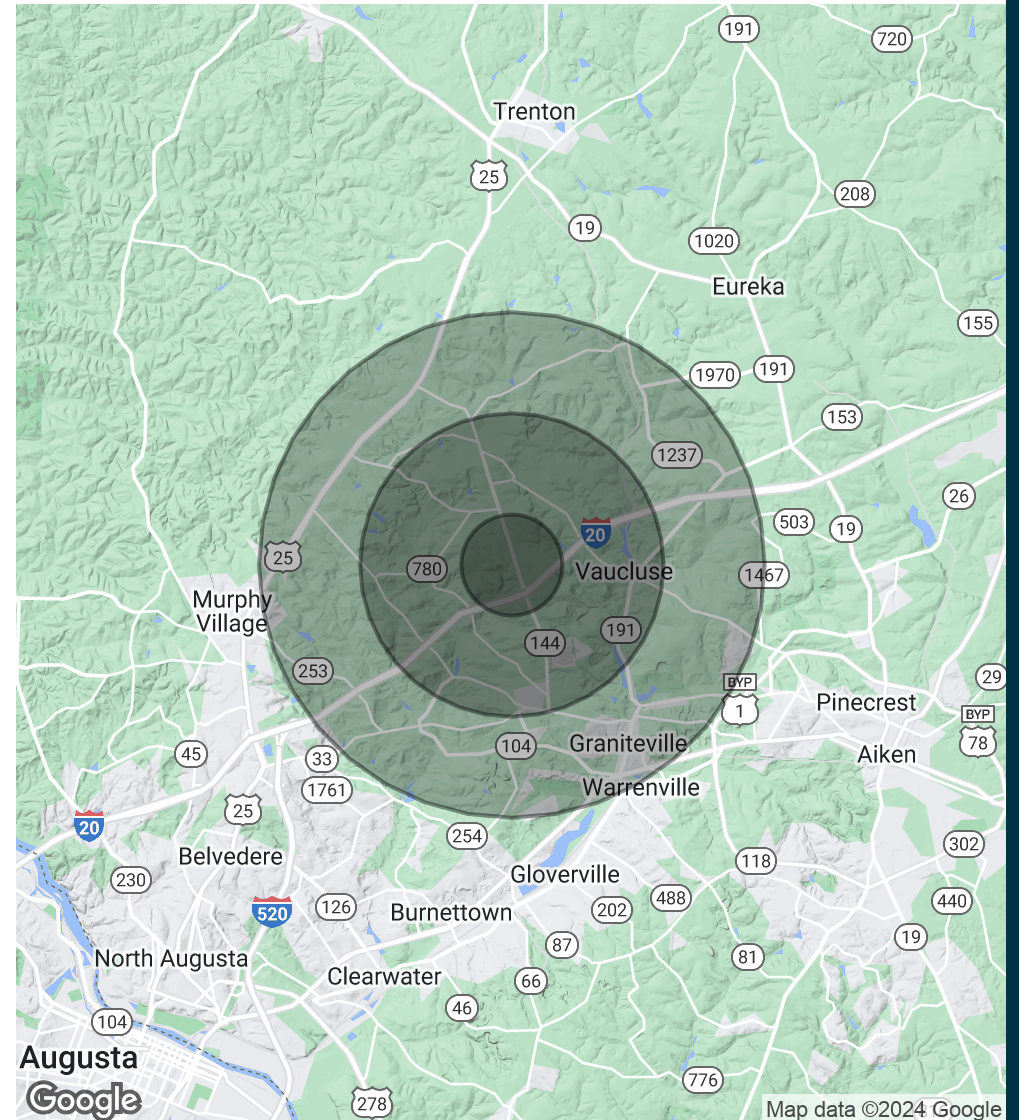


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	408	6,111	19,488
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	152	2,267	7,429
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$80,844	\$77,279	\$82,735
Average House Value	\$190,564	\$195,996	\$213,518

*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