

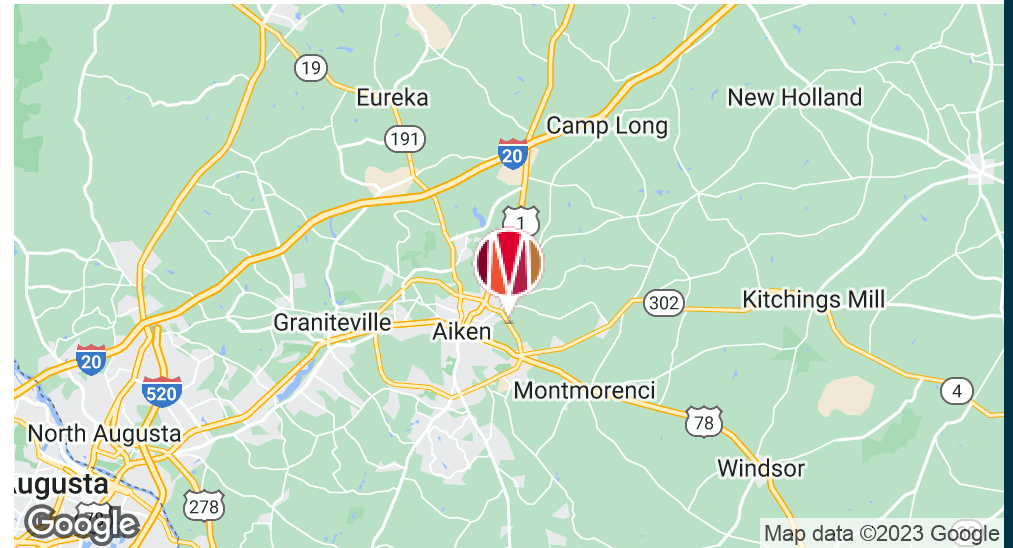
**FOR SALE**

**8.65 acres**

**Rudy Mason Pkwy**

**Aiken, SC 29801**

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$302,750
Lot Size:	8.65 Acres
Price/Acre:	\$35,000
Zoning:	GB

- Excellent visibility
- Contiguous to NEW Aiken Department of Public Safety headquarter
- 15,600 VPD

## PROPERTY OVERVIEW

8.65 acres located right next door to the brand new Aiken Department of Public Safety. Excellent visibility and access from both Beaufort St NE and Rudy Mason Pkwy/Hwy 118 Bypass. Zoned GB (General Business) and within the City limits, development opportunities are broad for this property. VPD count on Rudy Mason is 15,600 and 2,700 on Beaufort St NE.

## LOCATION OVERVIEW

Northeast Aiken





Aiken Public Safety

Pace's Run  
Apartments

8.65  
acres

Rudy Mason  
Parkway

Beaufort St NE

Olde South  
Terrace  
Apartments

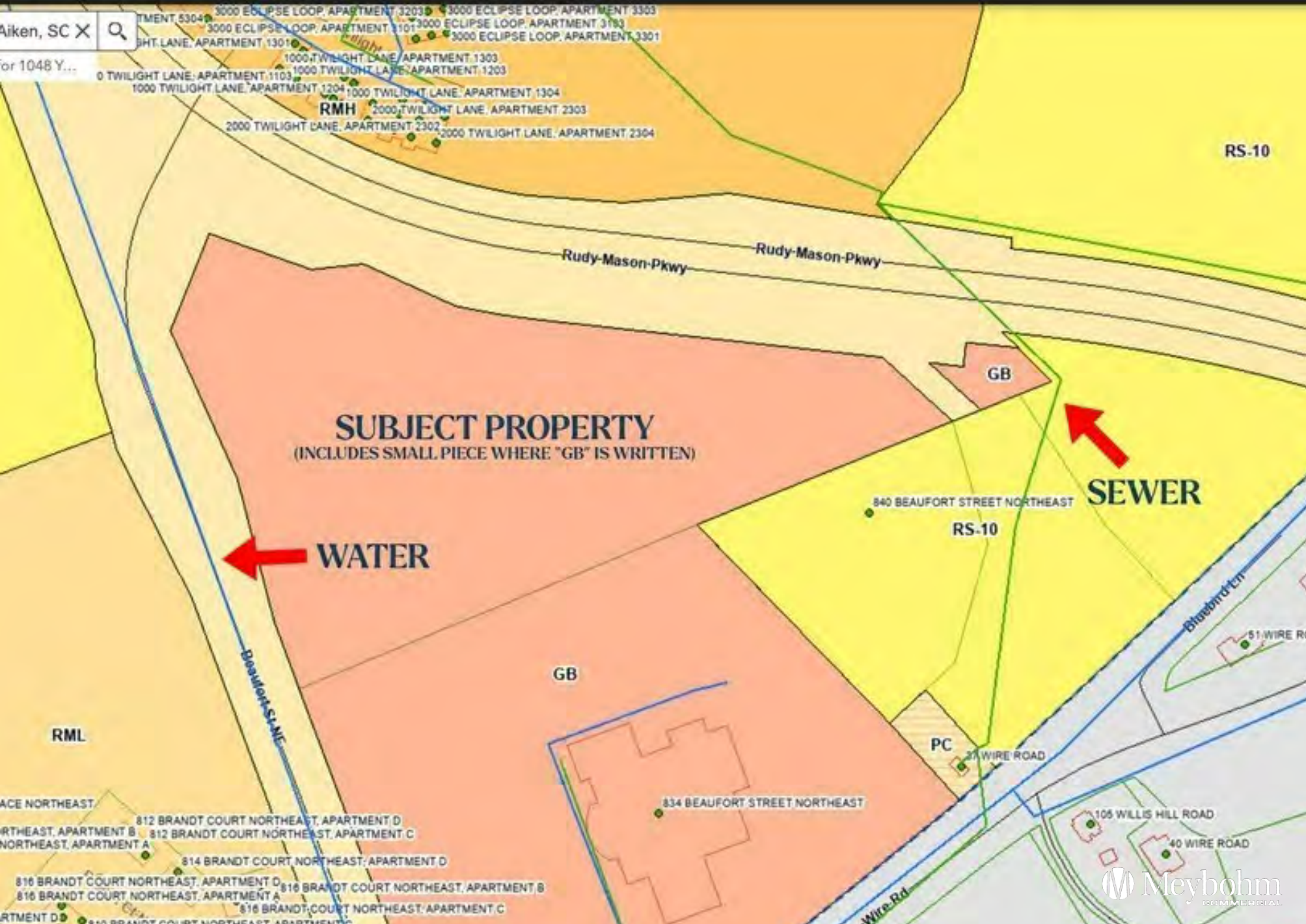












# RETAILER MAP





# LOCATION MAP



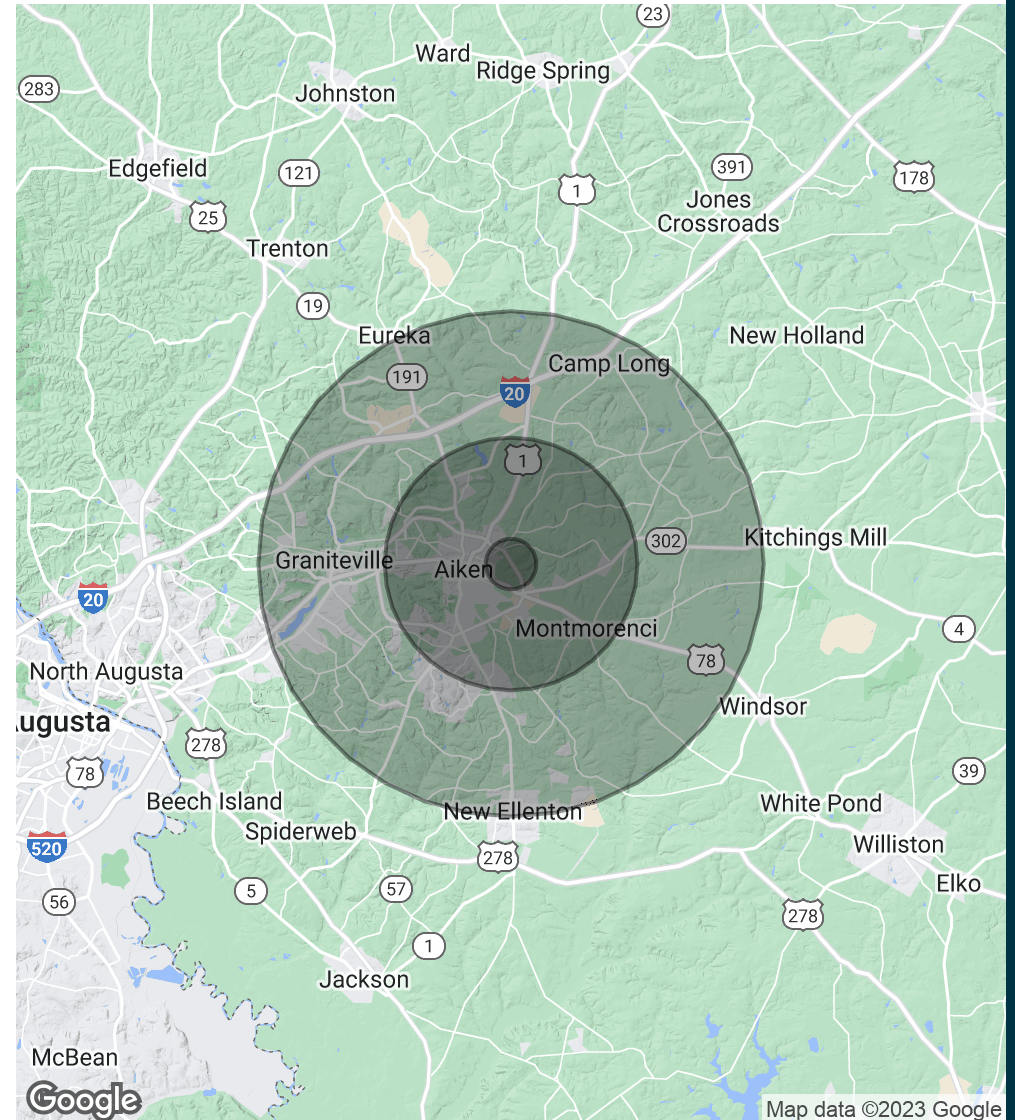


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,089	39,158	84,994
Average Age	37.0	40.5	41.6
Average Age (Male)	35.1	36.5	39.1
Average Age (Female)	38.4	43.0	43.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	387	15,532	33,974
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$44,450	\$61,163	\$65,843
Average House Value	\$113,165	\$189,776	\$217,659

\* Demographic data derived from 2020 ACS - US Census





# KAREN DALY

## KAREN DALY



## 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 in brokerage 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 prestigious Meybohm President's Award in 2019 after only 2 years serving her Commercial clients. 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. Though now a retired equestrian, her affection for animals hasn't waned, especially for her French Bulldog, Tater. Her greatest joy however, is her son. Karen sits on several boards and enjoys her involvement in the local community which includes the Aiken Association of Realtors, Board of Zoning Appeals (City of Aiken), United Way of Aiken County and the Aiken Corporation.

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