

An aerial photograph of a property, likely a golf course or large estate, featuring a winding road, several buildings, and a large open area. The image is dark and serves as a background for the text.

**FOR SALE**

**1.03 acres +/- W Frontage Road**

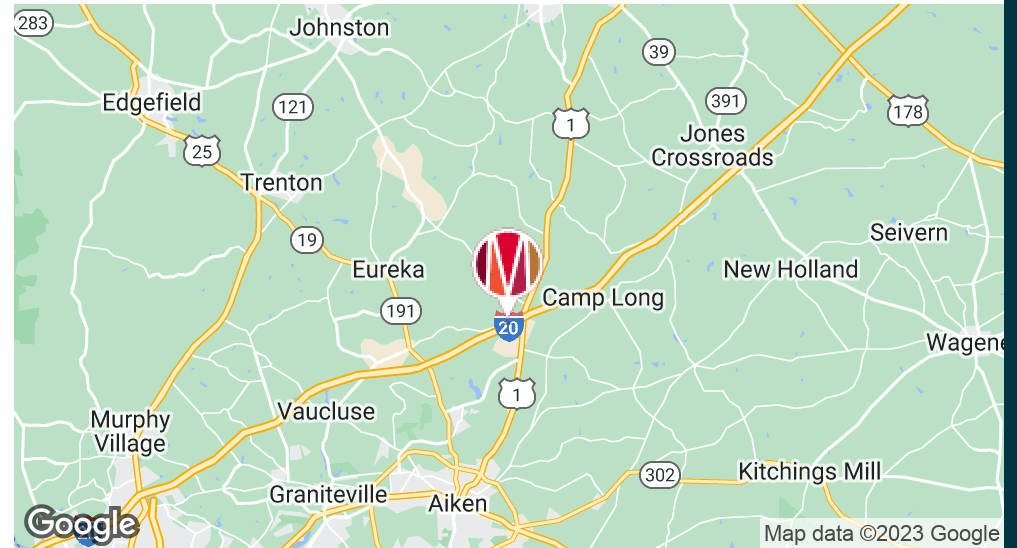
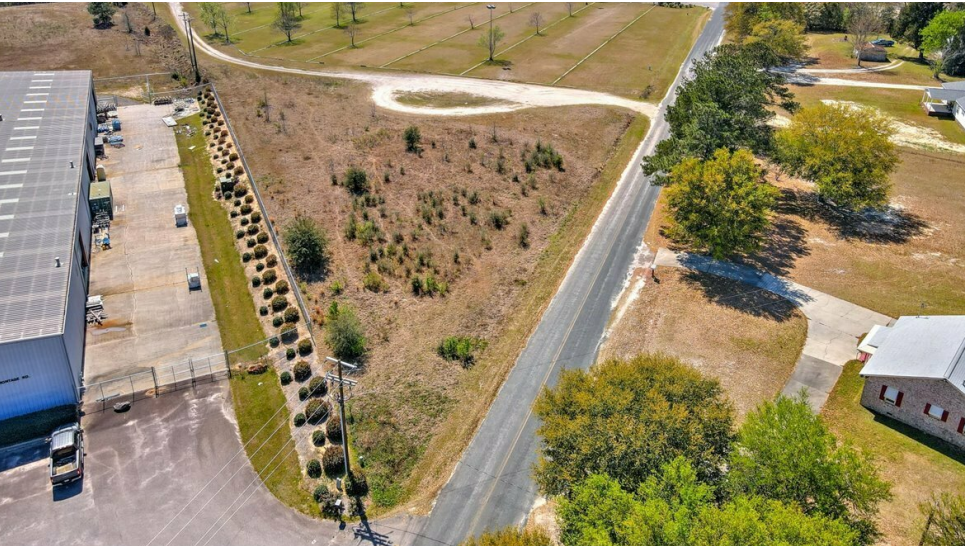
**Aiken, SC 29805**

**VIEW  
PROPERTY  
OVERVIEW  
VIDEO**



**Meybohm**  
COMMERCIAL

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$140,000
Lot Size:	1.03 Acres
Price/Acre:	\$135,922
Zoning:	UD

## PROPERTY OVERVIEW

Cleared, level parcel that would suit well for a variety of commercial development. Zoned UD (Aiken County), this parcel is close to utilities. This parcel is contiguous to an additional 3.37 acres on W Frontage in addition to another 7.36 acres on Harvey Court.

## LOCATION OVERVIEW

Located on Aiken's Northside, close to Interstate 20, only 5 minutes from downtown Aiken, 35 minutes to Augusta, GA and 40 minutes to Columbia, SC.



**W FRONTAGE RD S-706**

**ALSO FOR SALE**  
**133-00-19-016**  
**1.03 ac**

**ALSO FOR SALE**  
**133-00-19-017**  
**3.37 ac**

**HARVEY CT P-169**

**7.36 acres**

**COLUMBIA HWY N US-1**



# RETAILER MAP

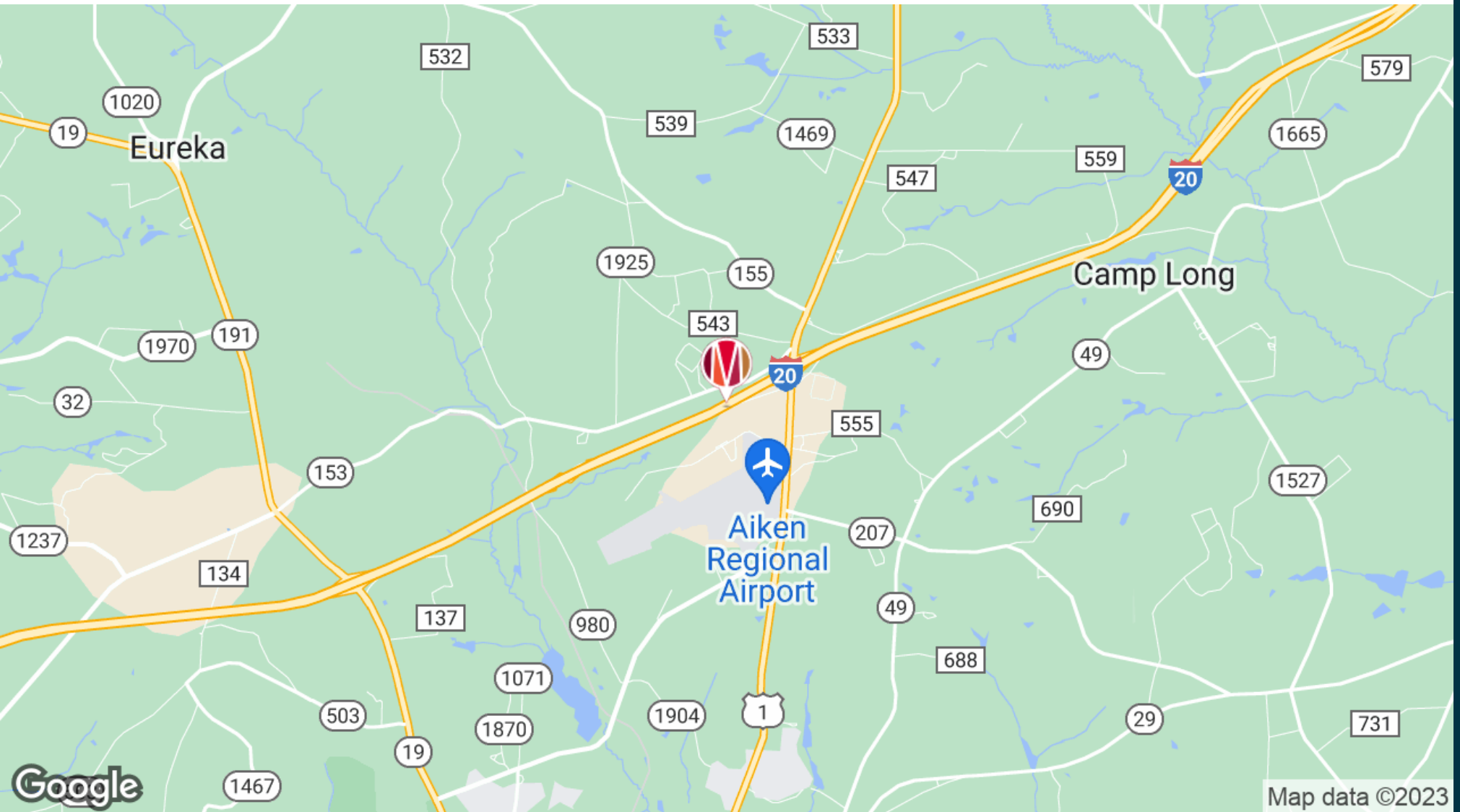








# LOCATION MAP

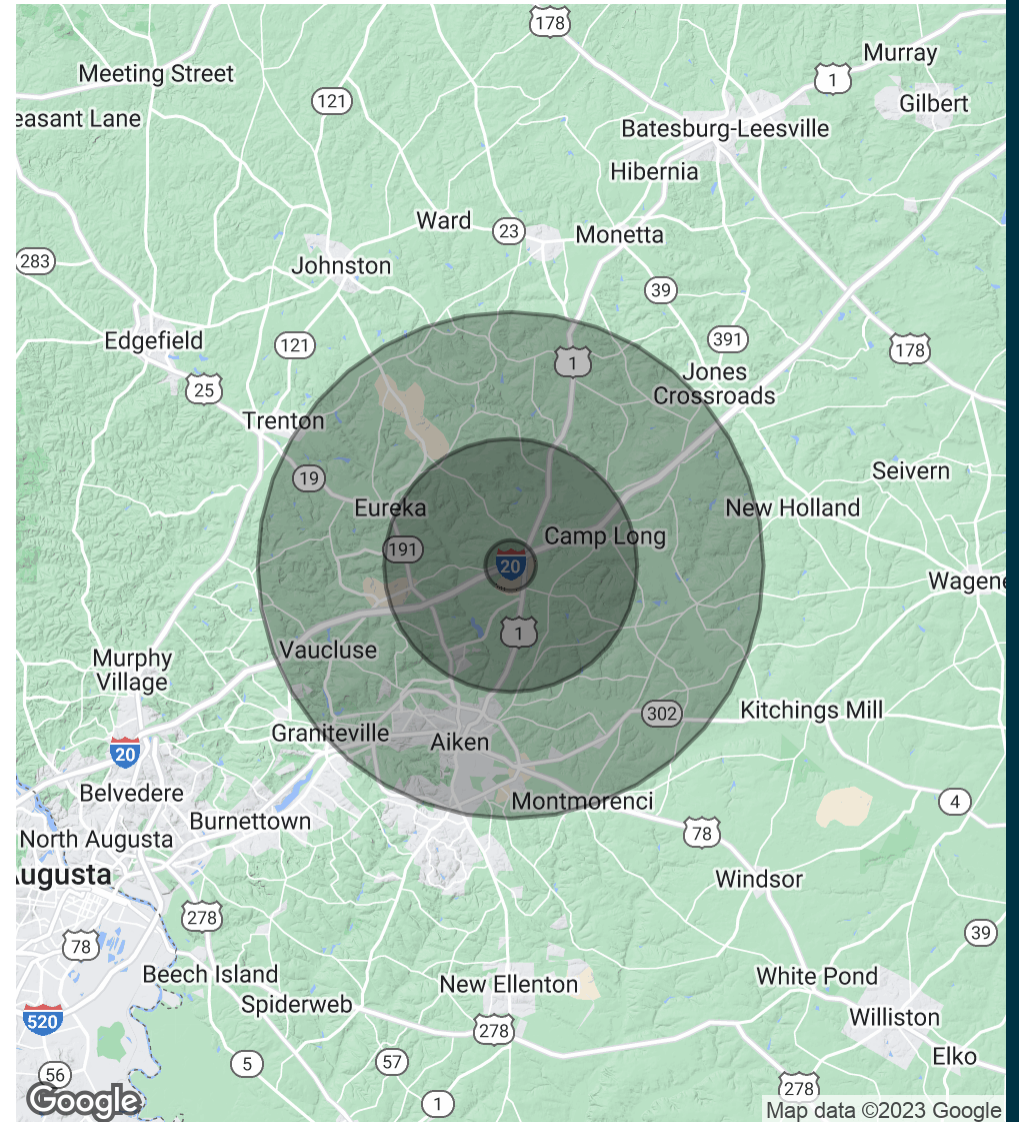


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	423	8,496	52,426
Average Age	43.5	41.4	41.0
Average Age (Male)	36.3	43.0	40.5
Average Age (Female)	46.7	41.9	42.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	160	3,256	23,353
# of Persons per HH	2.6	2.6	2.2
Average HH Income	\$75,557	\$59,474	\$58,665
Average House Value	\$136,595	\$105,609	\$144,970

\* Demographic data derived from 2020 ACS - US Census





## KAREN DALY

Associate Broker, Sales & Leasing

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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 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

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