



FOR SALE

7.08 Acres
Rutland Drive

000 Rutland Drive, Aiken, SC 29801

VIEW
PROPERTY
OVERVIEW
VIDEO



 Meybohm
COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------|---|
| Sale Price: | \$1,451,400 |
| Lot Size: | 7.08 Acres |
| Price/Acre: | \$205,000 |
| Zoning: | PC - Planned Commercial (per City of Aiken) |

PROPERTY OVERVIEW

Level, cleared and ready for development, this over 7-acre parcel is ideal for many commercial uses from retail to office to flex. Zoned "Planned Commercial" (per the City of Aiken) and on a major east-west artery that feeds Hwy 19 to Interstate 20 and only 5 min from the CBD, this parcel boasts 16,500 VPD with over 1600 feet of road frontage. Tractor Supply is scheduled to be built contiguous to the property and a site plan has been approved for over 250 units of single-family attached and /or detached residential units on the north side of the parcel. Rollback taxes will apply to the Buyer. Water and Sewer are both available at the site. There is an off-site detention area for this property.

As an incentive to locate here, the City of Aiken is granting a 50% rebate on the cost of the business license for 5 years. The rebate will go to the end-user business owner (whether they buy or lease)

LOCATION OVERVIEW

Located in North Aiken, within the city limits, this property is directly across the street from Aiken High School, and only 4.5 miles south of Interstate-20 (exit 18).



7.08 Acres on Rutland Drive, Aiken SC 29801

Level, Cleared, Ready for Development



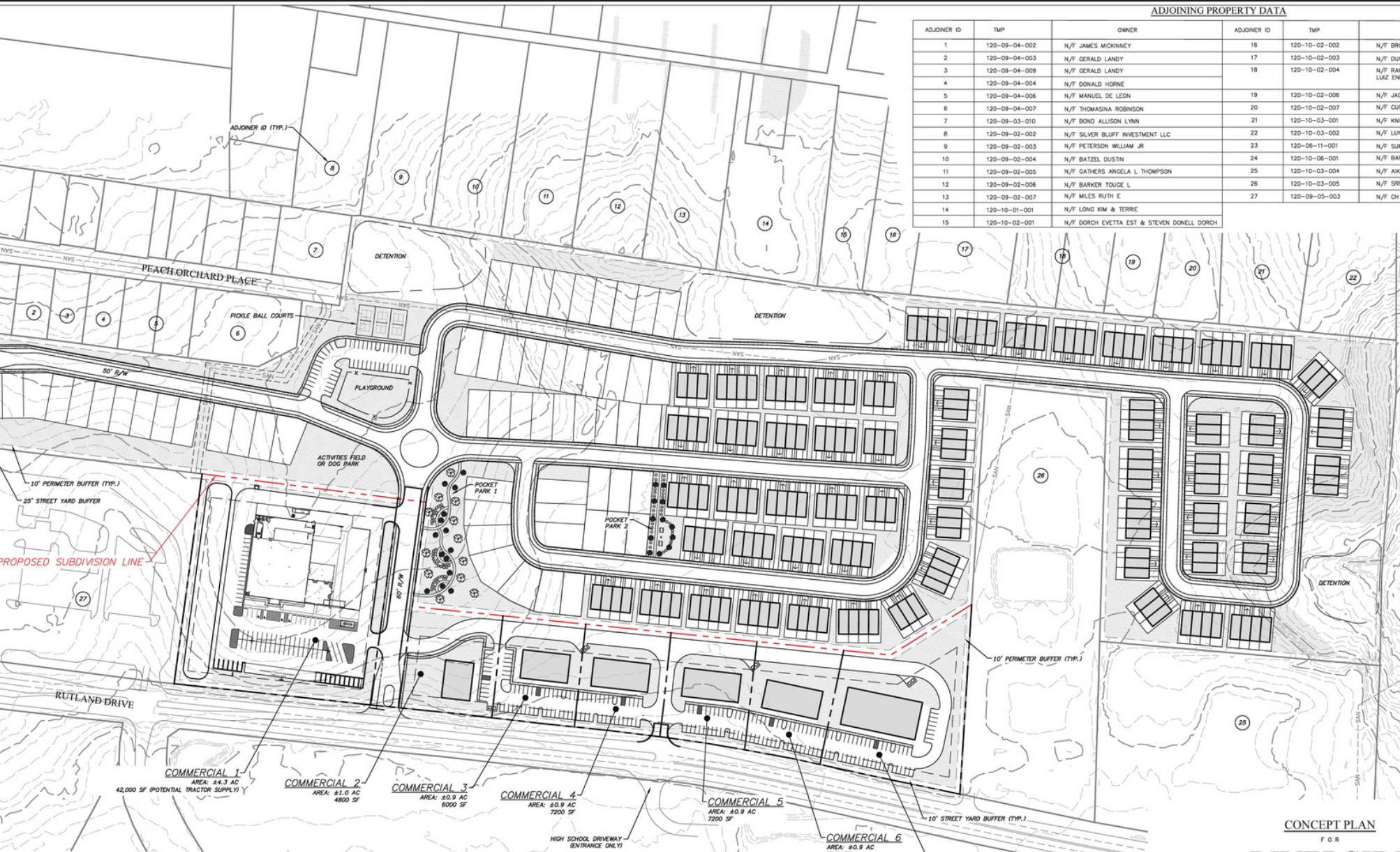
For Sale
7.08 Acres

Rutland Drive

16,500
VPD



Meybohm
COMMERCIAL



CONCEPT PLAN

FOR

RIVERSIDE

AIKEN, SC

SCALE: 1" = 100'
 100 50 0 100 200
 SCALE IN FEET

PREPARED BY



PROJECT INFORMATION

- OWNER/APPLICANT:
UP RIVERSIDE LLC
615 SOUTHERN DR
NORTH AUGUSTA, SC 29880
CONTACT:
PHONE: 803-399-8888
EMAIL: TGLOVER@UPRIVERSIDE.COM
- THE MINIMUM OPEN SPACE REQUIRED ACROSS THE TOTAL PR AREA SHALL BE 20%.
- THE MINIMUM OPEN SPACE REQUIRED ACROSS THE TOTAL PC AREA SHALL BE 15% UNDER THE CONDITION THAT NO OUT PARCEL SHALL EXCEED 1 ACRES IN SIZE.
- THE MINIMUM OPEN SPACE IS PROVIDED AT A RATE OF ONE SPACE PER 250 SQUARE FEET. ONCE THE USE OF THE PROPOSED OUT PARCELS ARE DETERMINED, PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 4.3.1 OF THE ZONING ORDINANCE.
- RECREATIONAL SPACE SHALL BE PROVIDED FOR 10% OF THE TOTAL PR AREA.

| SETBACKS | | | | |
|----------|--------------|-------|------|------|
| ZONING | PROPOSED USE | FRONT | REAR | SIDE |
| PR | SF DETACHED | 20' | 20' | 2.5' |
| PR | SF ATTACHED | 20' | 18' | 5' |
| PC | N/A | 30' | 60' | 25' |

| PROPOSED USE | AREA (AC) | UNIT COUNT | DENSITY (UNITS/AC) | OPEN SPACE (AC) | OPEN SPACE (%) |
|------------------------|-----------|------------|--------------------|-----------------|----------------|
| SINGLE-FAMILY DETACHED | ± 15.6 | 59 | 3.8 | 4.27 | 27% |
| SINGLE-FAMILY ATTACHED | ± 22.4 | 210 | 9.4 | 3.95 | 18% |
| TOTALS | ± 38.0 | 269 | 7.1 | 8.22 | 22% |

| PROPOSED USE | AREA (AC) | COVERAGE (SF) | INTENSITY (SF/AC) | OPEN SPACE (AC) | OPEN SPACE (%) |
|--------------|-----------|---------------|-------------------|-----------------|----------------|
| RIGHT-OF-WAY | ± 0.6 | | | | |
| COMMERCIAL | ± 10.8 | ± 87,200 | 8,074 | 2.51 | 23% |
| TOTALS | ± 11.4 | ± 87,200 | 7,649 | 2.51 | 22% |

- THE MINIMUM OPEN SPACE REQUIRED ACROSS THE TOTAL PC AREA SHALL BE 15% UNDER THE CONDITION THAT NO OUT PARCEL SHALL EXCEED 1 ACRES IN SIZE.
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- SQUARE FOOTAGES PROVIDED ARE CONCEPTUAL AND APPROXIMATE.





Topo Map



ZONING



- RSS Single Family/Stable
- RSH Single Family/Horse
- HD Horse District
- DB Downtown Business
- GB General Business
- LB Limited Business
- LP Limited Professional
- O Office
- LI Light Industrial
- LM Limited Manufacturing
- I Industrial
- PC Planned Commercial
- PI Planned Institutional
- PR Planned Residential
- OS Open Space



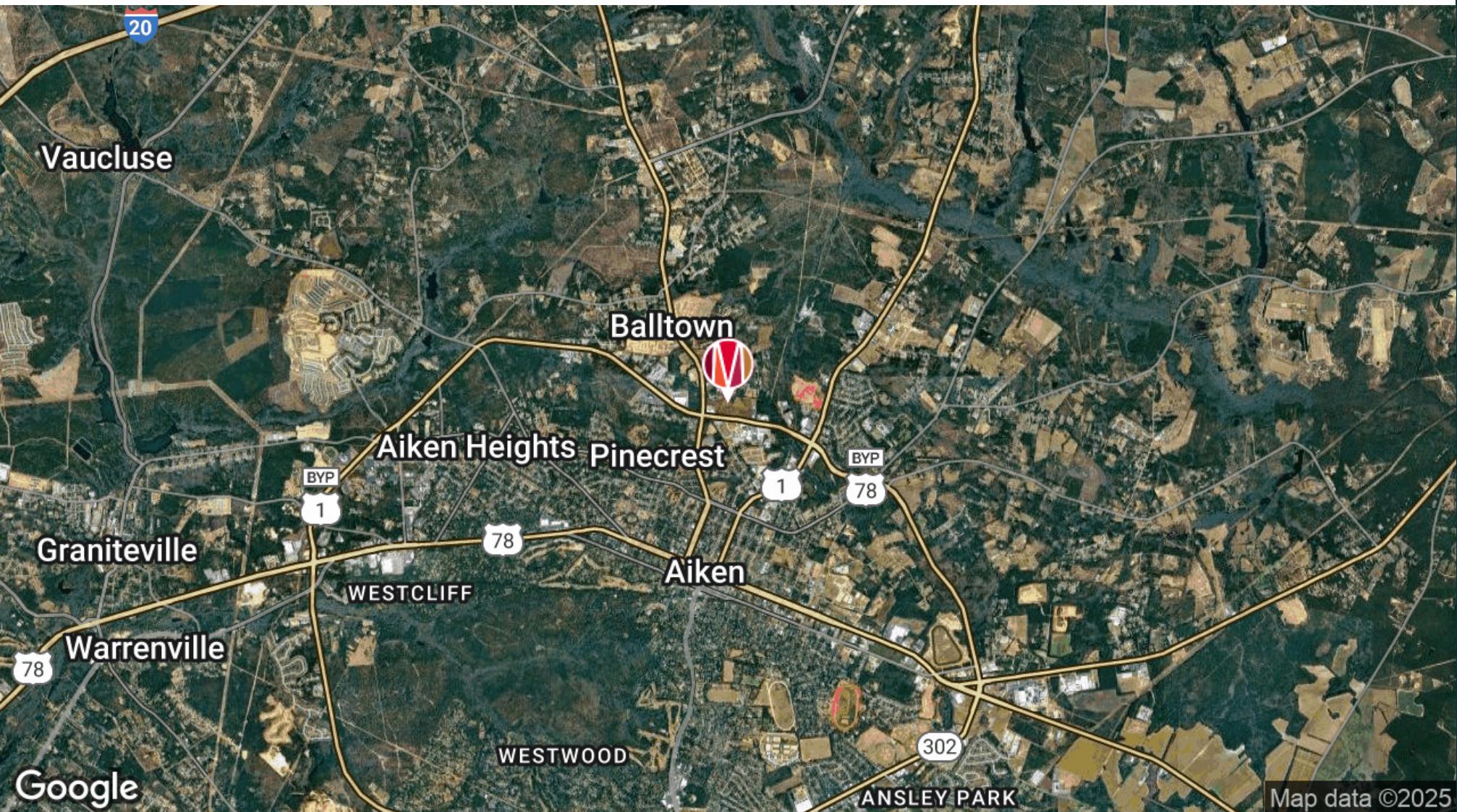
Water & Sewer Map



RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

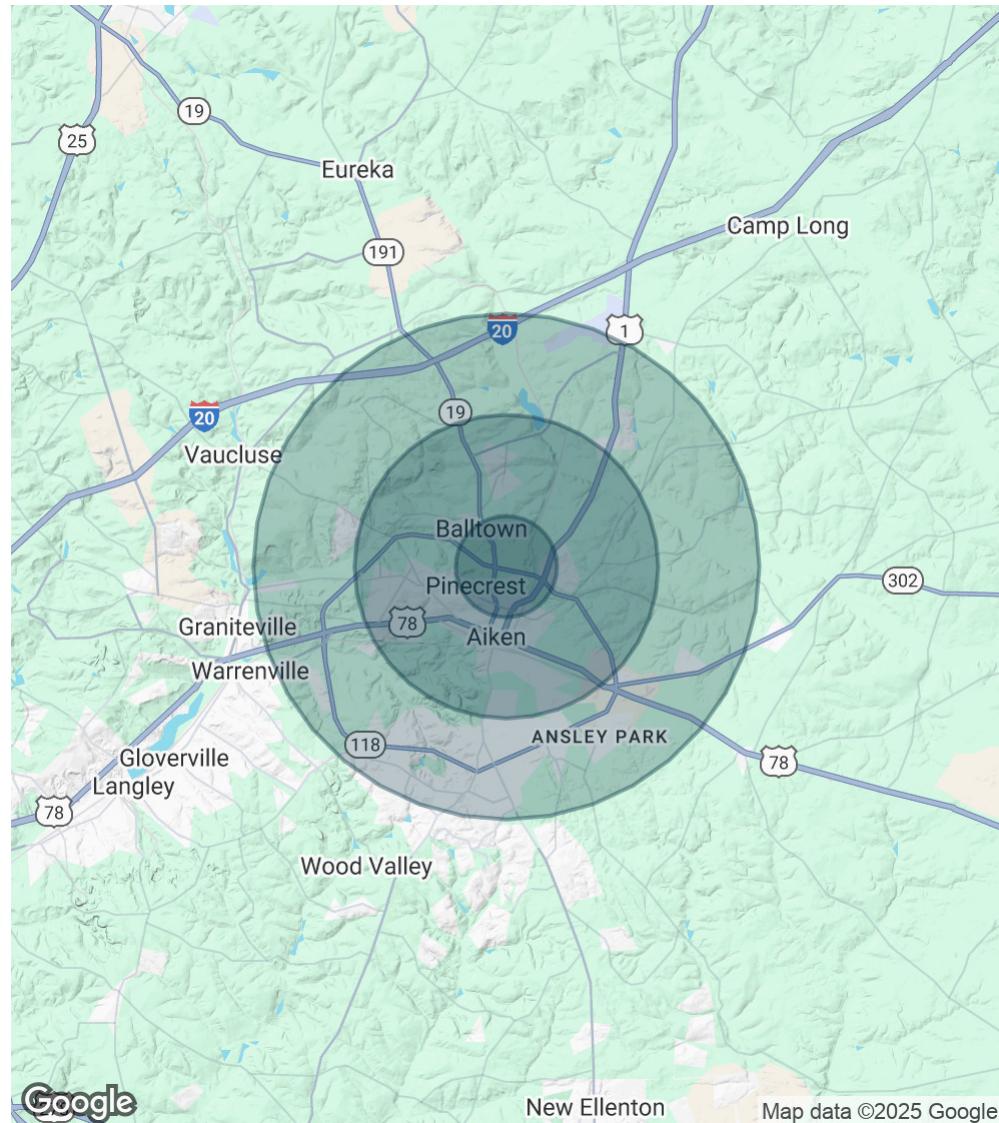
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
|------------|--------|---------|---------|

| | | | |
|----------------------|-------|--------|--------|
| Total Population | 3,160 | 18,122 | 41,315 |
| Average Age | 41 | 43 | 43 |
| Average Age (Male) | 39 | 41 | 41 |
| Average Age (Female) | 43 | 44 | 45 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
|---------------------|--------|---------|---------|

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,189 | 7,397 | 17,659 |
| # of Persons per HH | 2.7 | 2.4 | 2.3 |
| Average HH Income | \$45,846 | \$65,969 | \$78,137 |
| Average House Value | \$126,975 | \$220,468 | \$251,052 |

Demographics data derived from AlphaMap



TEAM PAGE

KAREN DALY



PROFESSIONAL BACKGROUND

Karen is passionate about bringing people and their business together with properties that fit their needs and goals. As a Vice President and 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 & 2024 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 (Director 2022 - 2024, Vice President 2025), Board of Zoning Appeals (City of Aiken), and the Aiken Corporation, and previously served on the Board for the United Way of Aiken County.

T 803.649.8103
 kdaly@meybohm.com
 SC #97250
 GA #405675

TRAVIS REED, CCIM



PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap, sporting clays and bird hunting.

T 706.736.0700
 treed@meybohm.com
 GA #302716
 SC #67337