



FOR SALE

**2.59 AC
DEVELOPMENT TRACT
@ E. PINE LOG ROAD**

AIKEN, SC

801 East Pine Log Rd, Aiken, SC

- Daily Traffic Count: 27,400 (AADT)
- Zoned UD (Urban Development)
- 344 Feet of Frontage / Full Motion on Key Corridor

VIEW
VIRTUAL
TOUR



VIEW
PROPERTY
OVERVIEW
VIDEO



FINEM
GROUP
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM

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TABLE OF CONTENTS

3	Investment Highlights
4	Property Summary
5	Location Overview
7	New Developments
9	Utilities, Topography, Zoning
12	Additional Photos
16	Demographics
20	Meet the Team

Investment Highlights



2.59
Acres



\$834,930
Price



37,747
3 Mile
Daytime
Population



27,400
DTC

Investment Overview

Property Highlights

Address:	801 E Pine Log Rd, Aiken, SC
Tax ID:	122-07-09-003
Lot Size:	±2.59 AC
Zoning:	UD- Urban Development
Road Frontage:	344"
Access	Full Motion

Investment Summary

The Finem Group at Meybohm Commercial is pleased to exclusively present this 2.59 acre property for sale and ground lease in Aiken, SC. The property has 344 feet of frontage on E. Pine Log Road, and currently has two curb cuts providing the property with access. The property contains a 3,309 SF, two-story building previously used as a restaurant. The property would be ideal as a commercial development site for QSR, Gas Station, Medical, or any Retail use, or could be redeveloped to keep the restaurant building and develop other uses around it.

E. Pine Log Road boasts 27,400 cars per day. The property is located directly across from Bolton Court, and facing two small shopping centers with tenants such as Subway, La Laguna Mexican Restaurant, Aiken Taekwondo Academy, and others. The property is zoned UD (urban development) in Aiken County, and is unique in that it is not currently annexed into the City of Aiken, but would need to be annexed in order to access sewer service. The city sewer line is located 300' in front of the property on Bolton Ct, and the water line is located on the property on E. Pine Log.





Location Summary

The property is located on E. Pine Log Rd (27K DTC), one of Aiken's main commercial thoroughfares. Aiken is the largest city and the county seat of Aiken County, with a population of 30,869. Located in close proximity to the Savannah River Site (SRS), one of the area's largest employers. Aiken is known for horse racing, and serves as the host of the Imperial Cup in March and the Holiday Cup in October, each drawing around 30,000 spectators. Aiken is also home to the Aiken Thoroughbred Racing Hall of Fame Museum, as a tribute to the sport and the many champion horses trained in the Aiken facilities.

Aiken Mall
Redevelopment

Whiskey Rd, 36,000 DTC

E Pine Log Rd, 27,400 DTC

SUBWAY



Clarks Hill
Lake



Downtown
Aiken



SRP Park

Savannah
River



Fort Gordon
Cyber Command

Augusta
Medical District

Downtown
Augusta

Savannah River
Site



2.59 Acres

344 FT

E Pine Log Rd. - 27.4K VPD

Aiken Mall Redevelopment

DEVELOPMENT LEGEND	
	RESTAURANT/RETAIL (100-150,000 SF)
	HOTEL (100-150 ROOMS)
	MULTIFAMILY (100-200 UNITS)



Aiken Mall

As Demolition began in late 2021 on the old Aiken Mall, this gave way to the start of phase one, which includes the building of residential apartments. As shown above in the concept photo provided by Southeastern, this redevelopment will consist of multifamily, retail, restaurants, and a hotel. If Whiskey Rd wasn't already the main corridor of Aiken, it certainly will be once this development is completed.

- 261 upscale apartments
- Live-work-play concept
- Amphitheater in the development will be designed for smaller scale events, not large concerts
- Green space and walking track around the perimeter

Brand New Whiskey Rd Olive Garden



Proposed Rendering



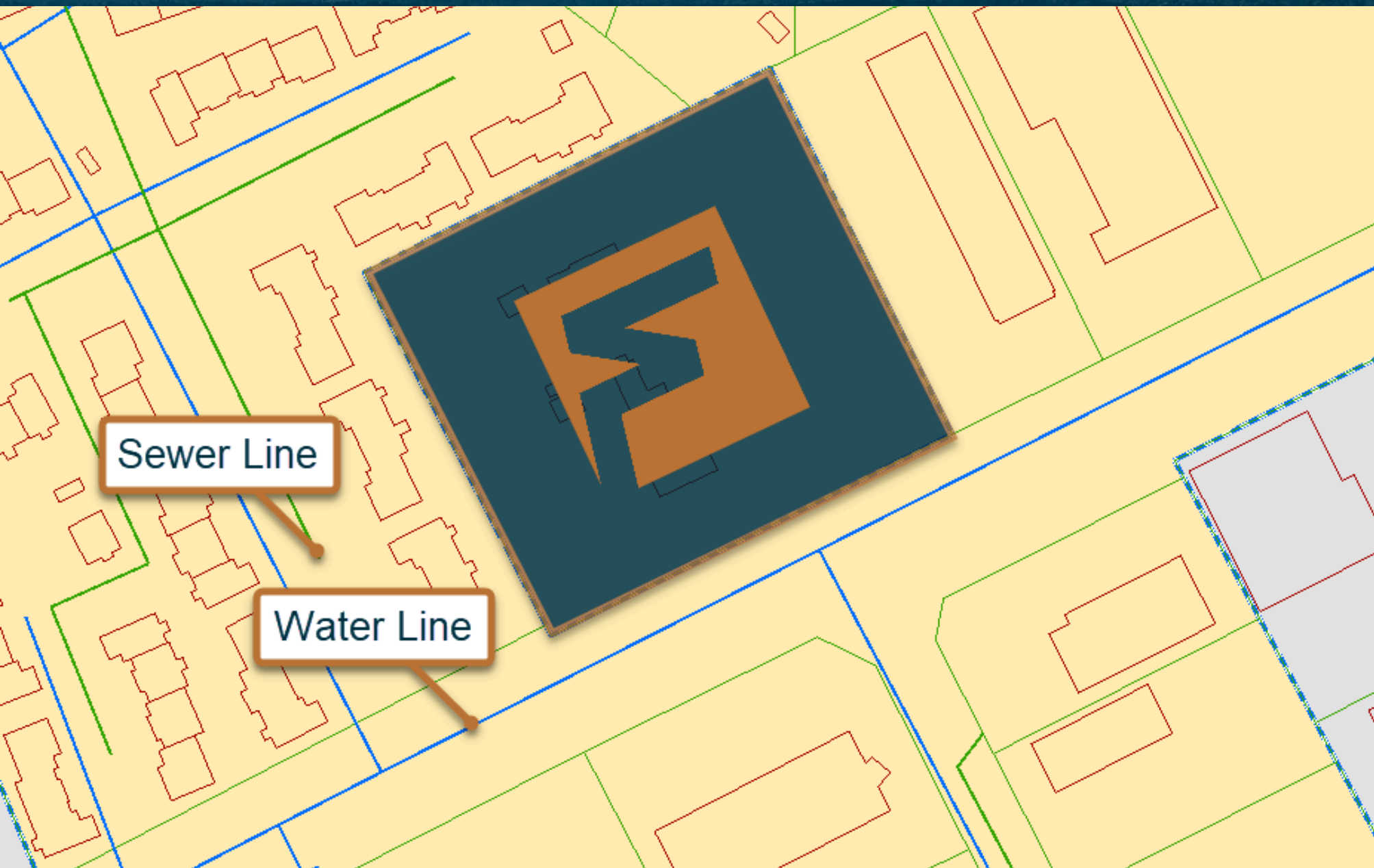
Olive Garden

Our team recently executed an Olive Garden Ground Lease in which Olive Garden has torn down the old Golden Corral and has begun development on their new ±8,000 SF restaurant. This goes to show that this area of Aiken is only continuing to grow with new businesses willing to pay a premium to be in this area. The Olive Garden is set to be open to the public by May of 2023.

For more info on the Olive Garden

[CLICK HERE](#)

Utility Map

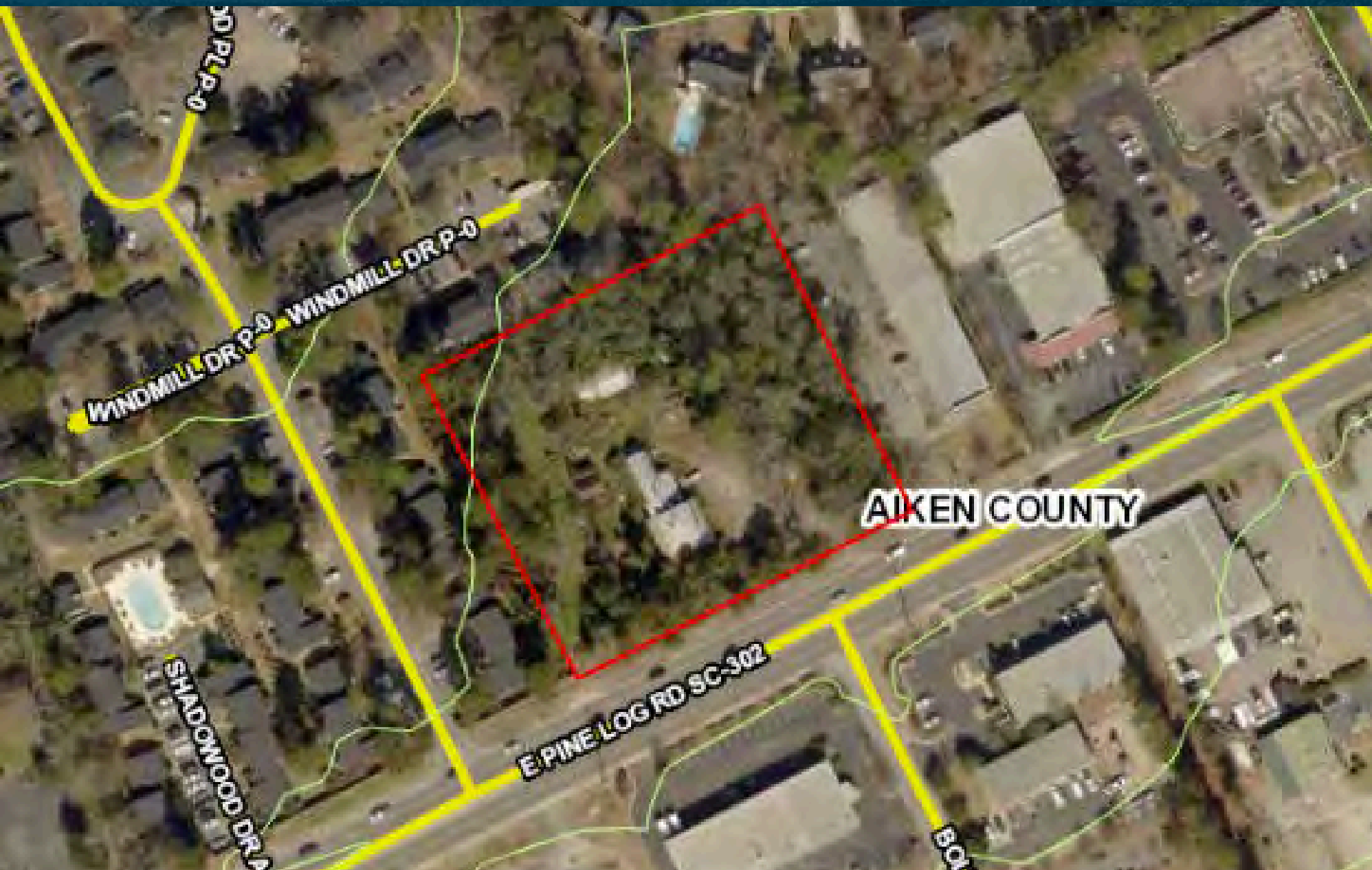


To take you to the GIS Map

[CLICK HERE](#)

Topography Map

Lines are 5 FT Contours



To take you to the GIS Map

[CLICK HERE](#)

Zoning Map

Current Zoning : UD-Urban Development

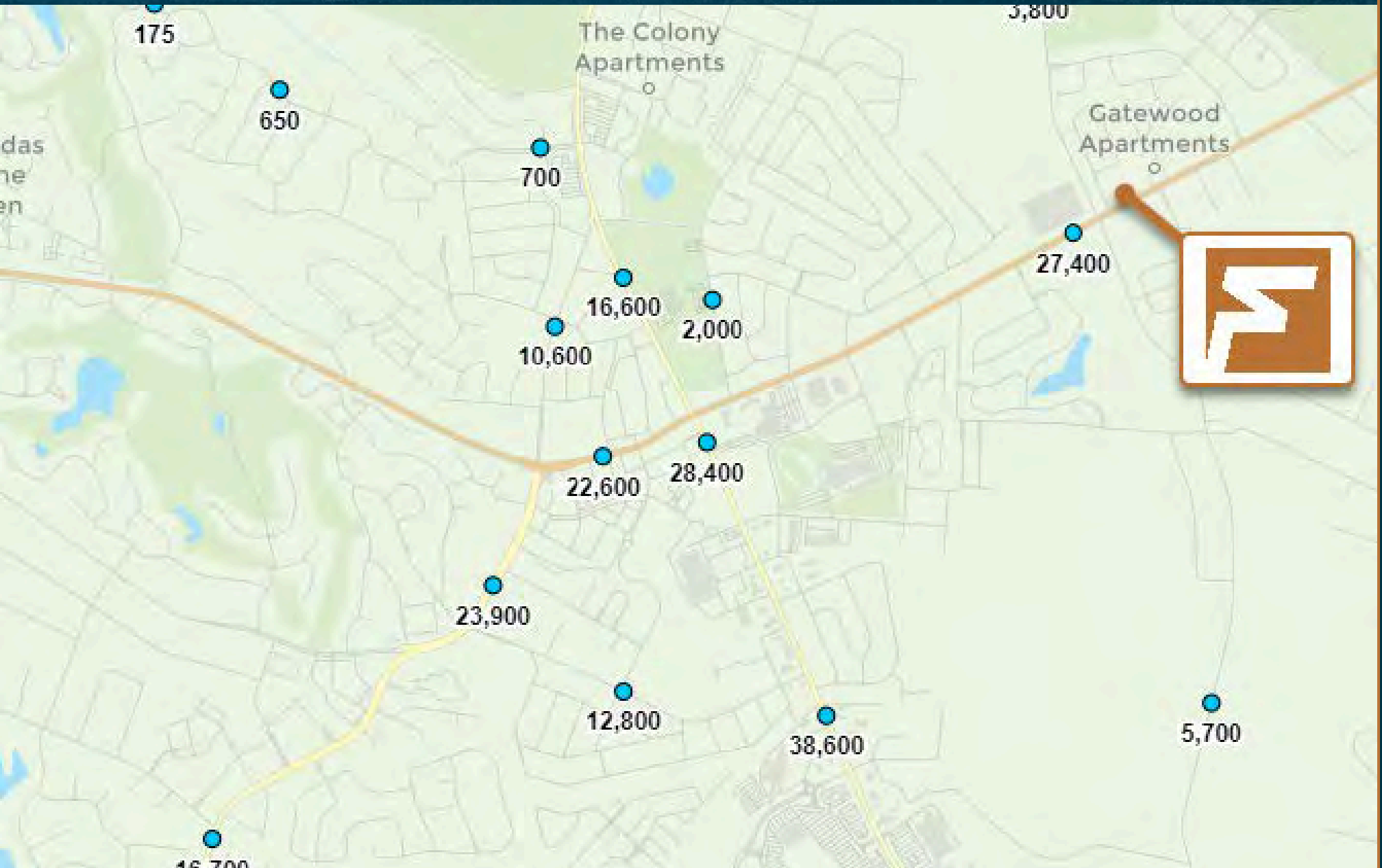


To take you to the GIS Map

[CLICK HERE](#)

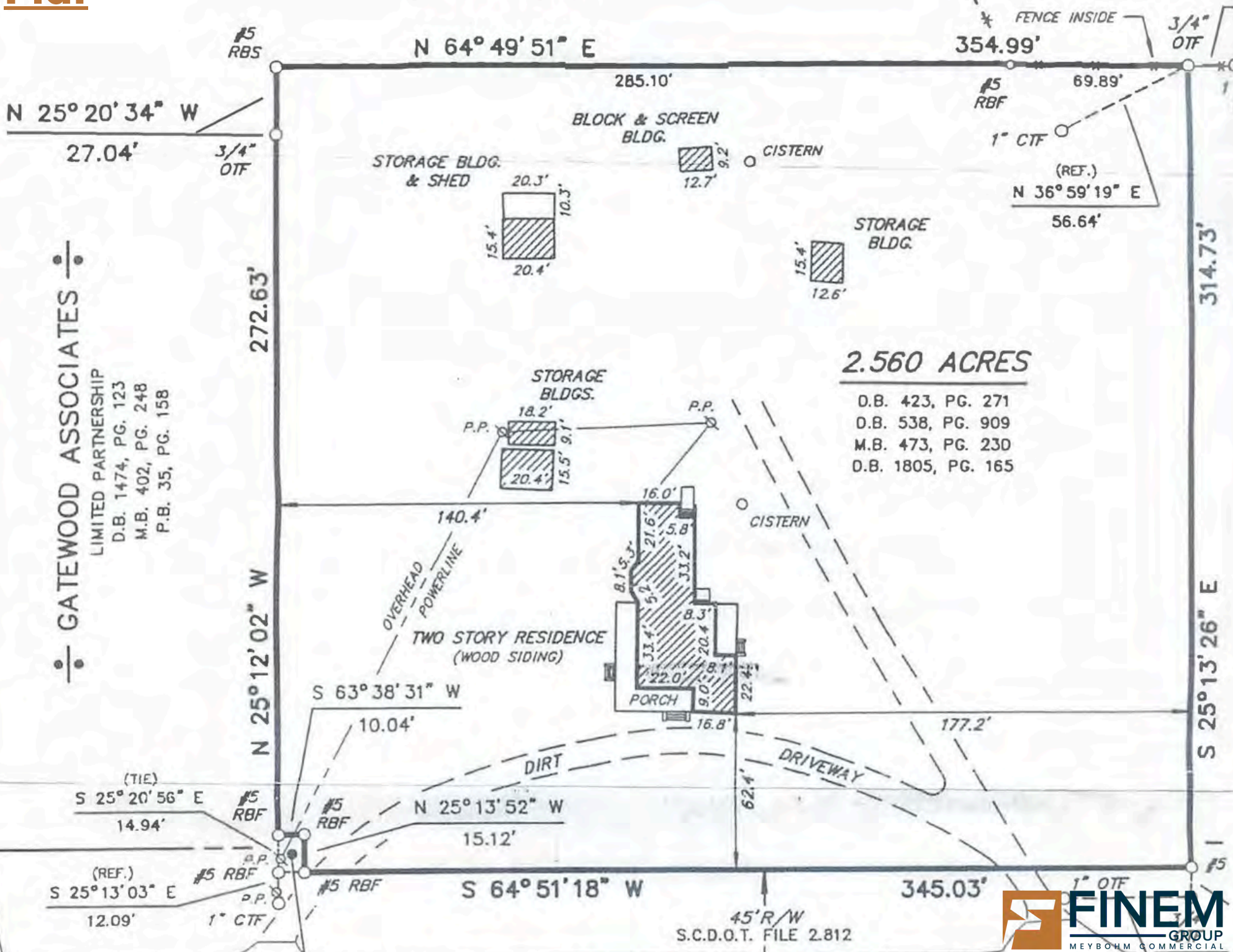
Traffic Map

Daily Traffic Count: 27,400



To Take you to the Traffic Map

[CLICK HERE](#)









Key Facts

3 Mile Radius

KEY FACTS

26,119
Population

44.5
Median Age

37,747
Daytime Population

\$62,697
Median Household Income

BUSINESS



1,640
Total Businesses



17,586
Total Employees

INCOME



\$62,697
Median Household Income



\$39,343
Per Capita Income



\$153,018
Median Net Worth

EDUCATION

5%
No High School Diploma

26%
High School Graduate

27%
Some College

41%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

67.1%
White Collar

20.4%
Blue Collar

12.5%
Services

2.9%
Unemployment Rate



99
Number of Restaurants



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

WHO IS THE FINEM GROUP?

The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED ANALYTICS & MARKETING



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



ASSET-CLASS-FOCUSED

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



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REACH US DIRECTLY

- SITE LOCATION SEARCH
- SITE ANALYSIS
- CONSUMER DATA ANALYSIS
- Broker's Price Opinions