



FOR SALE

# ±9.79 ACRE DEVELOPMENT SITE

AIKEN, SC

## 312 Silver Bluff Rd, Aiken, SC

- ±9.79 Acres Zoned UD (Urban Development)
- Located at key Aiken Intersection
- Water and Sewer Lines Connect to Property

VIEW  
VIRTUAL  
TOUR



VIEW  
PROPERTY  
OVERVIEW  
VIDEO



**FINEM**  
GROUP  
MEYBOHM COMMERCIAL



# **OFFERING MEMORANDUM**

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# EXECUTIVE OVERVIEW





## INVESTMENT HIGHLIGHTS



**\$3,240,000**

Ask Price



**±9.79**

Acres



**29,602**

3 Mile. Pop.



**22,600**

DTC

## INVESTMENT OVERVIEW

### Property Highlights

Address:	312 Silver Bluff Rd, Aiken, SC
Tax ID:	106-12-18-00(1,2,3)
Lot Size:	±9.79 Acres
Zoning:	UD (Urban Development)
Road Frontage:	±1,300 FT & ± 490 FT
Daily Traffic Count:	22,600 DTC

### Investment Summary

The Finem Group at Meybohm Commercial is proud to exclusively present this 9.79-acre commercial development corner for sale in Aiken, SC, located at the key intersection of Silver Bluff Road (Pine Log Road) [23.9K VPD] and Hitchcock Parkway (Pine Log Road) [22.6K VPD]. Located in Aiken County and Zoned UD (Urban Development), the property is adjacent to Aiken City jurisdiction, making annexation a possibility. Hitchcock Parkway sees 18K cars per day and is part of the loop that runs around the City of Aiken.

Utilities are on-site: City of Aiken's sewer line runs through the property with water located on-site at the Silver Bluff Rd side. Topography is rolling. Ideal usage is commercial with potential for general retail, mixed-use, hotel, and a variety of other commercial applications.





## **LOCATION SUMMARY**

The property is located in Aiken, South Carolina, at the key intersection of Silver Bluff Road (Pine Log Road) [23.9K VPD] and Hitchcock Parkway (Pine Log Road) [22.6K VPD]. Nearby neighbors include Bed Bath & Beyond, Academy Sports, Old Navy, Panda Express, Home Depot, Wild Wing Cafe, Kroger, Big Lots, and TJ Maxx.

Located in Aiken County (Zoned UD), adjacent to Aiken City jurisdiction, making annexation a possibility. Hitchcock Parkway sees 18K cars per day and is part of the loop that runs around the City of Aiken.

Located a 3 Miles South of Downtown Aiken, South Carolina.



Columbia  
County, GA  
\$82,251 MHI  
154,257 Pop.

Aiken, SC  
\$53,385 MHI  
169,947 Pop.

Augusta, GA  
\$43,882 MHI  
202,178 Pop.



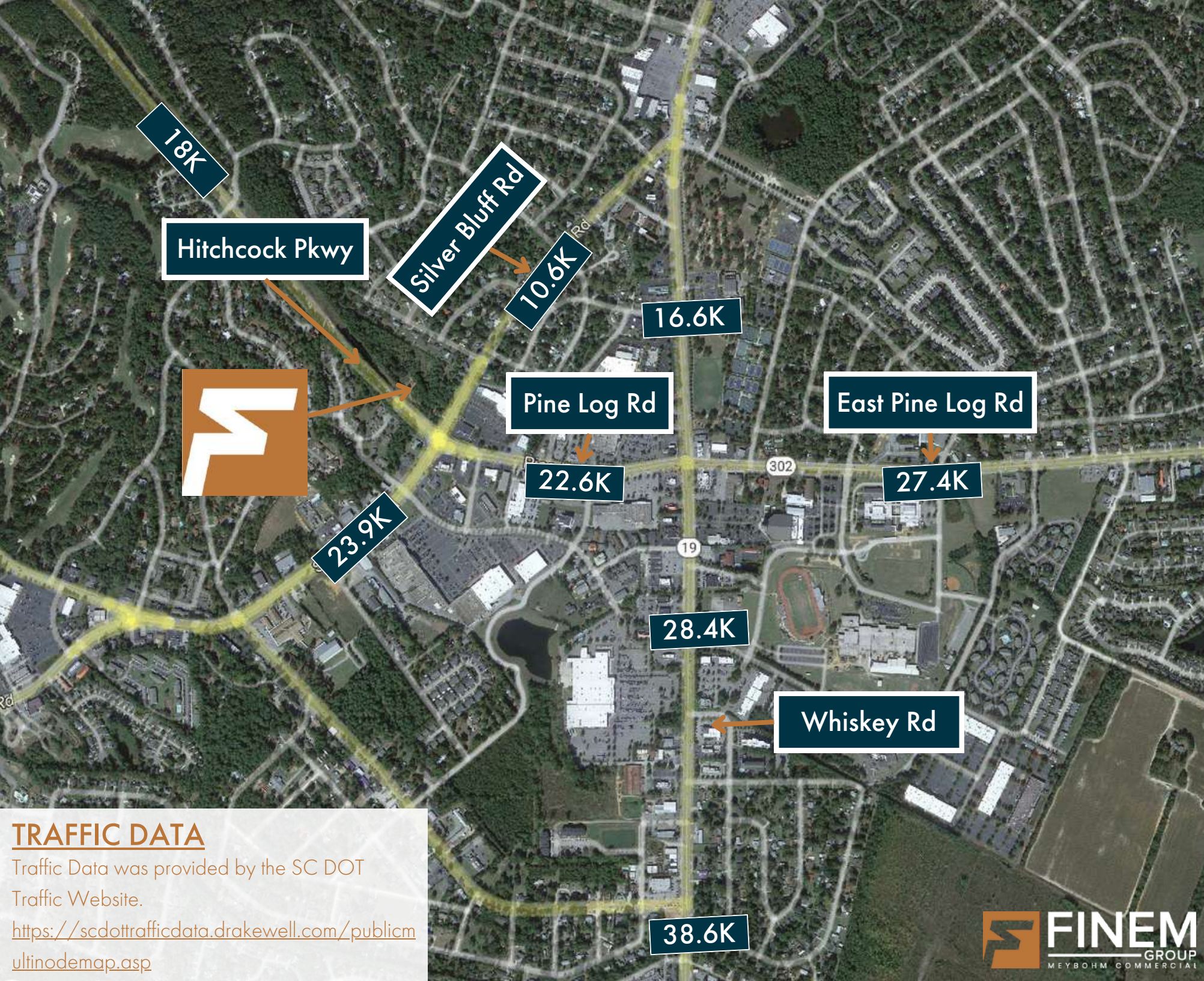


# PROPERTY MAPS



SILVER BLUFF RD / OFFERING MEMORANDUM





## TRAFFIC DATA

Traffic Data was provided by the SC DOT Traffic Website.

<https://scdottrafficdata.drakewell.com/publicmultinodemap.asp>









Academy  
Marco's Pizza  
ROSS  
DRESS FOR LESS®  
TJ·maxx  
PETCO  
BED BATH & BEYOND  
OLD NAVY

BIG  
LOTS!

THE HOME  
DEPOT  
Kroger

Walmart+  
DUNKIN' DONUTS  
Starbucks  
McDonald's  
SONIC

Walgreens

CVS  
pharmacy

Aiken Mall  
Redevelopment

Publix  
ZAXBY'S  
HARBOR FREIGHT TOOLS  
Olive Garden  
ITALIAN KITCHEN

TARGET  
planet fitness  
chili's

LOWE'S  
HOBBY LOBBY  
ALDI  
LONGHORN STEAKHOUSE



# Aiken Mall Redevelopment



## 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 certainty 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

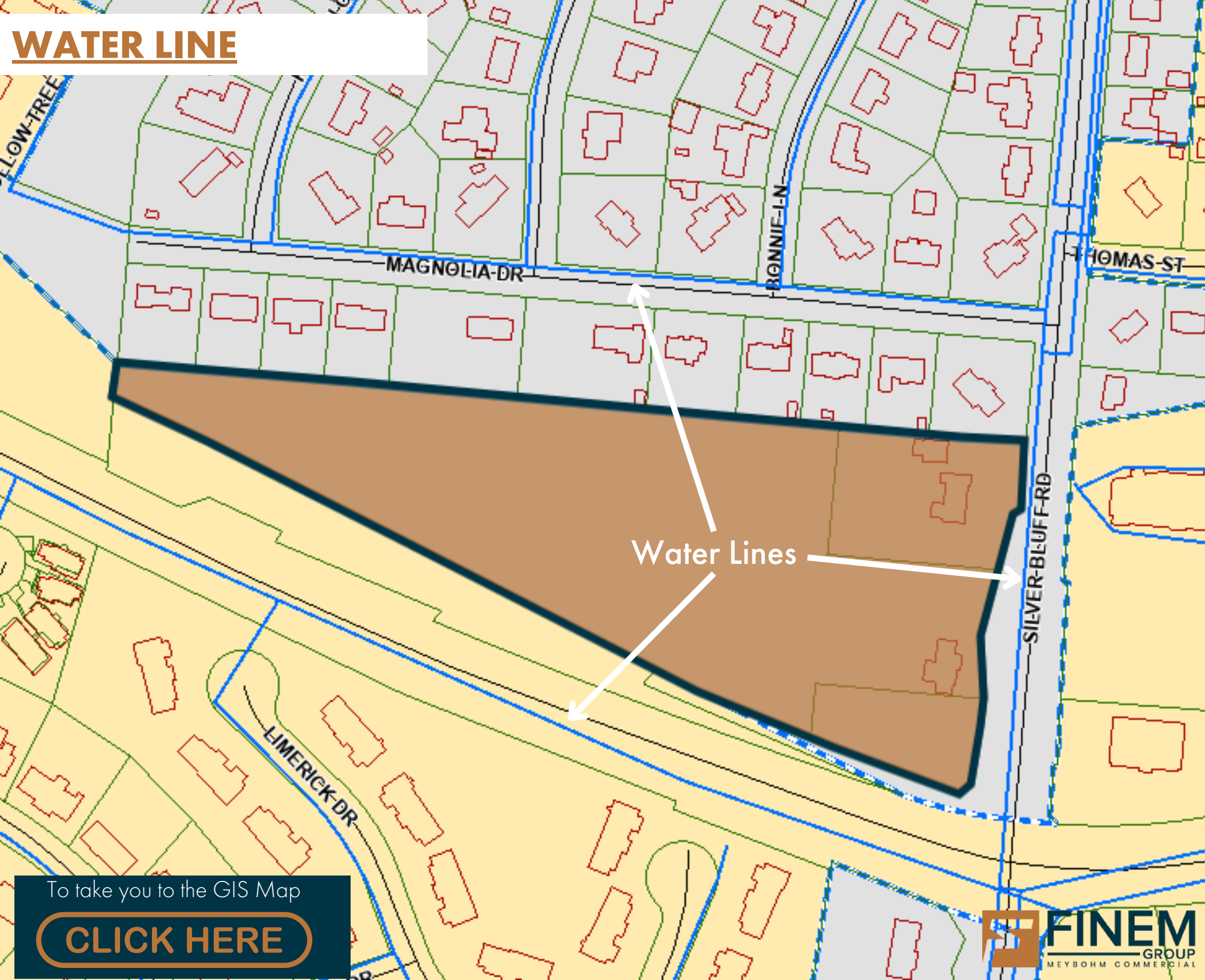


# SITE INFORMATION





# WATER LINE

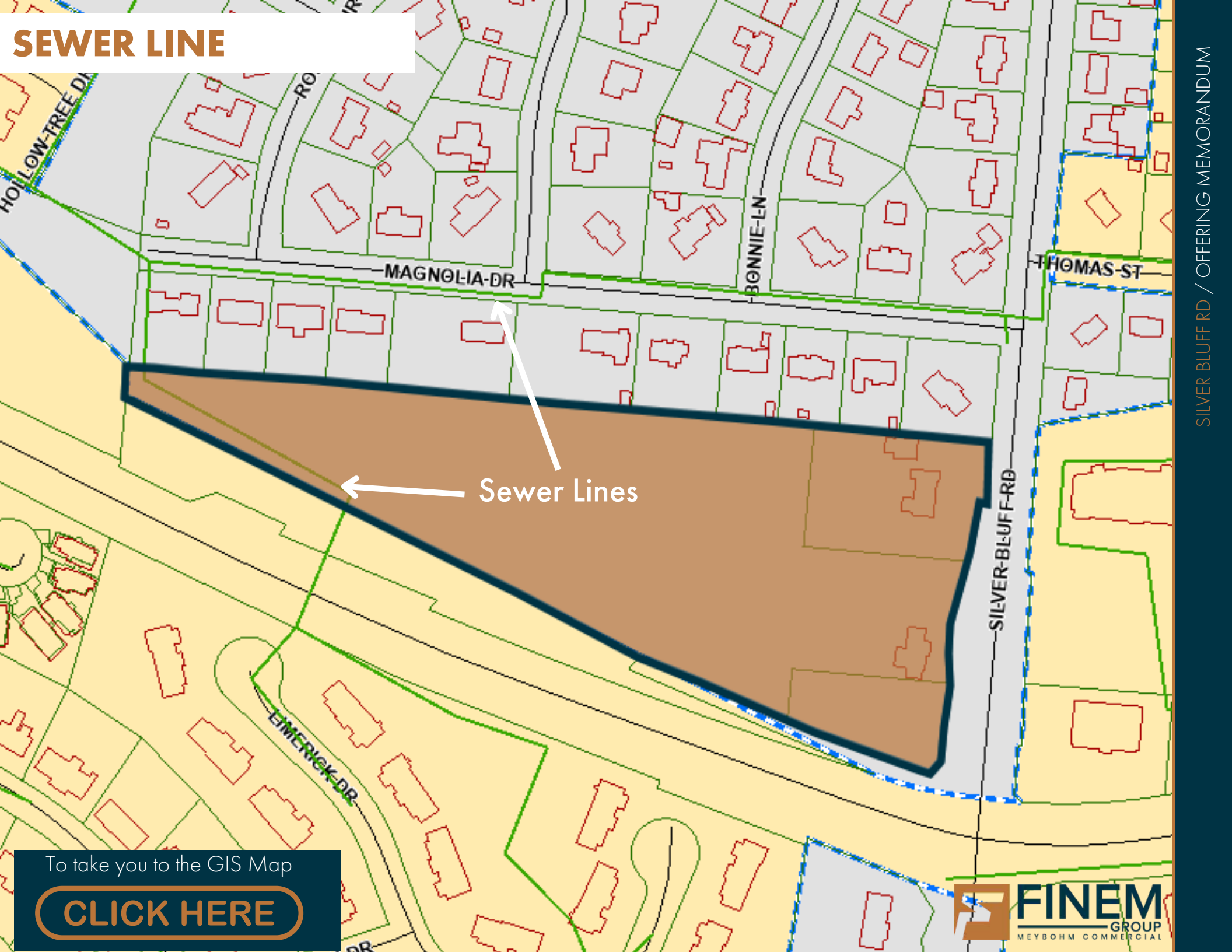


To take you to the GIS Map

[CLICK HERE](#)



# SEWER LINE



Sewer Lines

To take you to the GIS Map

[CLICK HERE](#)





# ZONING

Class: OR

Zone  
Class: UD

To take you to the GIS Map

[CLICK HERE](#)



# TOPOGRAPHY MAP



To take you to the GIS Map

[CLICK HERE](#)



















# DEMOGRAPHICS





# Key Facts

1 Mile Radius

## KEY FACTS

5,889

Population

42.5

Median Age

2.1

Average Number of Kids

\$58,962

Median Household Income

## BUSINESS



498

Total Businesses



4,691

Total Employees

## INCOME



\$58,962

Median Household Income



\$42,079

Per Capita Income



\$152,061

Median Net Worth

## EDUCATION

3%

No High School Diploma



25%

High School Graduate



28%

Some College



43%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



White Collar

69.4%



Blue Collar

21.4%

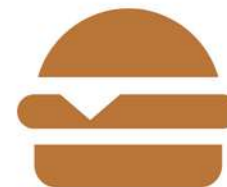


Services

9.1%

2.0%

Unemployment Rate



41

Number of Restaurants



# Key Facts

3 Mile Radius

## KEY FACTS

29,602

Population

49.2

Median Age

2.2

Average Number of Kids

\$73,959

Median Household Income

## BUSINESS



1,575

Total Businesses



15,574

Total Employees

## INCOME



\$73,959

Median Household Income



\$45,311

Per Capita Income



\$216,521

Median Net Worth

## EDUCATION

3%

No High School Diploma



22%

High School Graduate



27%

Some College



48%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



71.4%

White Collar



17.2%

Blue Collar

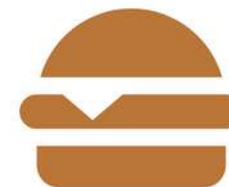


11.4%

Services

2.3%

Unemployment Rate



97

Number of Restaurants



# Key Facts

5 Mile Radius

## KEY FACTS

54,991

Population

45.8

Median Age

2.3

Average Number of Kids

\$66,809

Median Household Income

## BUSINESS



2,389

Total Businesses



26,841

Total Employees

## INCOME



\$66,809

Median Household Income



\$39,166

Per Capita Income



\$183,707

Median Net Worth

## EDUCATION

7%

No High School Diploma



26%

High School Graduate



27%

Some College



40%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



White Collar

65.2%



Blue Collar

20.7%

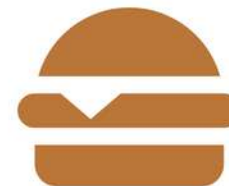


Services

14.1%

3.3%

Unemployment Rate



133

Number of Restaurants



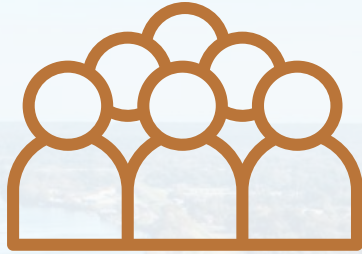
# AREA OVERVIEW





# THE CSRA

## Area Overview



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Annual Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate

\*Data was from Georgia Power's Community & Economic Development website.



# THE CSRA

## Economic Overview

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



Kimberly-Clark



JOHN DEERE



GEORGIA  
CYBER CENTER



TaxSlayer





# Aiken, SC

## Area Overview

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and history of passion for all things equestrian. Located in Aiken County, South Carolina, in the Central Savannah River Area (CSRA) in close proximity to Augusta, GA, Aiken has long been a destination for those horse and golf lovers alike. This coupled with its general charm, have resulted in a city with great appeal as retirement location.

## Industry Overview

As the county seat of Aiken County, per a 2015 estimate, Aiken has a population of approximately 30,604. Per a 2013 census, the greater county is the home to approximately 164,176 people. Area employers benefit directly from the proximity of Aiken Technical College, Piedmont Technical College, and the University of South Carolina at Aiken. When you consider the abundant workforce from the Aiken-Augusta, SC-GA Metropolitan Statistical area that includes over 575,000 people. Savannah River Site (SRS) is a nuclear site located in close proximity to Aiken that employs more than 10,000 people. With its first reactor having gone critical in 1953, the facility has continued to grow in capacity and in the number of people employed. Bridgestone has two separate plants in Aiken, employing nearly 1,800 people and Kimberly-Clark which employs 1,200, in addition to many smaller industrial operations employing thousands more.





# CYBER CITY

## U. S. Army Cyber Command Headquarters

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in August. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

## Georgia Cyber Center

The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.





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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.





# REACH US DIRECTLY



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