



2.63 ACRE RETAIL PAD SIGNALIZED CORNER

140 JEFFERSON DAVIS HWY, AIKEN, SC

972K ANNUAL VISITS



The Parker at Aiken
336 Unit New Apartment
Development

Aiken- Barnwell
Mental Health Center

ROBERT M. BELL PKWY

FULL MOTION
ACCESS POINT

2.63 ACRE PAD

Parker's
kitchen



10,000 VPD



CLASSIC
COLLISION™

¾ ACCESS POINT

JEFFERSON DAVIS HWY



24,000 VPD



PARCEL LEGEND

Lot	Size	Status	Ideal Use
1	2.63 Acres	Available	QSR / Car Wash / Multi-Tenant Strip Center

OFFERING MEMORANDUM

2.63 ACRE RETAIL SITE FOR SALE OR LEASE
FULL MOTION & ¾ ACCESS | 33.5K COMBINED VPD
PAD READY SITE | ANCHORED BY SAM'S (972K VISITS)

OFFERING MEMORANDUM TABLE OF CONTENTS

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

TEAM LEAD



JONATHAN ACEVES

VICE PRESIDENT, CCIM,MBA
706-294-1757
JACEVES@FINEMGROUP.COM



JOHN ECKLEY

VICE PRESIDENT, CCIM,MBA
706-214-2937
JECKLEY@FINEMGROUP.COM



DUSTIN WRIGHT

ASSOCIATE BROKER
706-830-8266
DWRIGHT@FINEMGROUP.COM

BROKERAGE SUPPORT STAFF



STEPHEN LONG

SENIOR INVESTMENT ANALYST
706-513-3840
SLONG@FINEMGROUP.COM



KEVIN CROW

INVESTMENT ANALYST
706-840-2198
KCROW@FINEMGROUP.COM



JUDY MONIS

TRANSACTION COORDINATOR
706-214-2937
JMONIS@FINEMGROUP.COM



EXECUTIVE SUMMARY



2.63 ACRE PAD



RETAIL OPPORTUNITY

WHY THIS SITE?



LOCATION

Adjacent to Parker's & Sam's



TRAFFIC COUNT

33,500 Combined VPD



ACCESS

Full Motion & 3/4



STRONG SYNERGY

Established Retail Corridor



STRONG DEMOGRAPHICS

17.8K Pop. in 3 Mile Ring



TRAFFIC SIGNAL

Signalized Intersection



ZONING

PC (Planned Commercial)

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present a ± 2.63 -acre retail outparcel adjacent to Parker's Kitchen and Sam's Club (972K Annual Visits) in Aiken, South Carolina. Located just off Jefferson Davis Highway ($\pm 24,000$ VPD) with direct access from Robert M. Bell Parkway ($\pm 10,000$ VPD), this highly visible parcel offers regional co-tenancy and strong traffic volumes. The site benefits from full-motion access via Bell Parkway and 3/4 access from Jefferson Davis Highway. Approximately ± 1.40 acres are available for vertical development, ideal for a single-tenant user or compact strip concept. Utilities are in place, and off-site infrastructure is minimal, positioning the site for near-term activation.

Strategically located in Aiken, SC—just across from Sam's Club and adjacent to Parker's Kitchen—the site benefits from strong regional traffic and national retail draw. Jefferson Davis Highway serves as a major commercial corridor, while nearby Robert M. Bell Parkway connects the site to the broader Aiken metro. The property is situated near Walmart Supercenter, Lowe's, and Aiken Mall redevelopment efforts, offering exposure to a robust trade area and growing retail demand in the South Carolina Midlands.

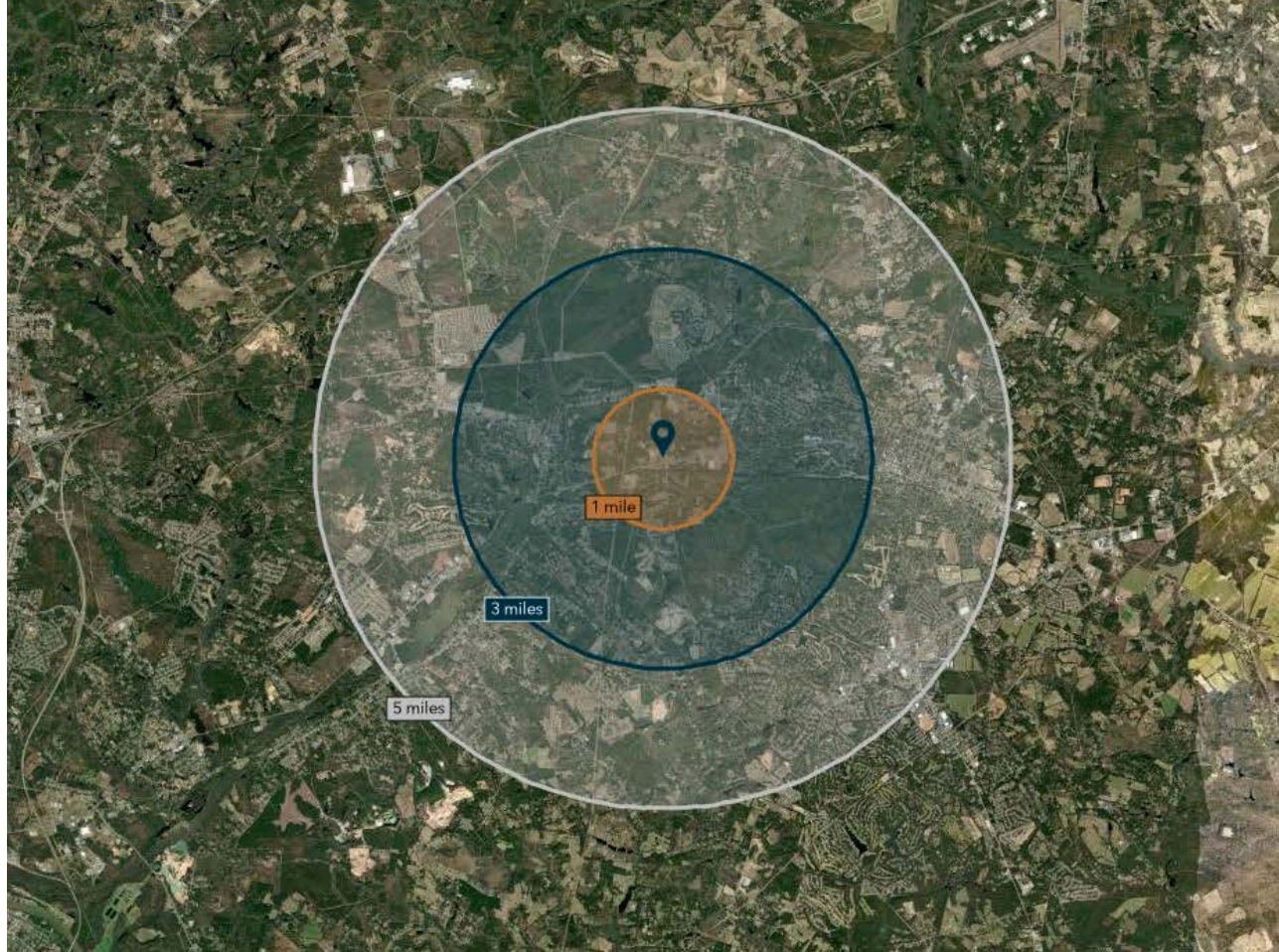
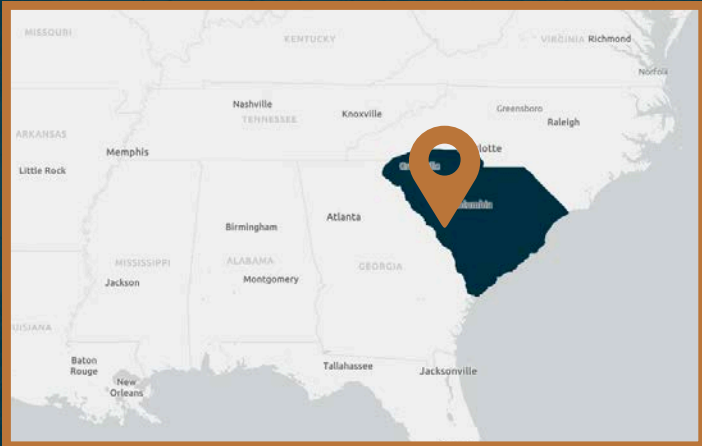
LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA



NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

University of South Carolina	1.7 Miles
The Chalkmine Golf Course	0.8 Miles
Aiken Regional Medical Center	1.6 Miles
Population	17.8K People
Median Household Income	\$67,771
Trolley Run Station (1,066 Homes)	2.0 Miles
Graniteville, SC	2.7 Miles
Walmart Supercenter	0.9 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	1,668	17,826	53,365
Median HH Income	\$82,190	\$67,771	\$72,132
2020-2025 Growth	0%	5.21%	5.60%
Households	358	2,137	6,427





Goin' Postal of Aiken

COMING SOON

JEFFERSON DAVIS HWY

24,000 VPD

ROBERT M. BELL PKWY

10,000 VPD

Parker's
kitchen

2.63 ACRE PAD

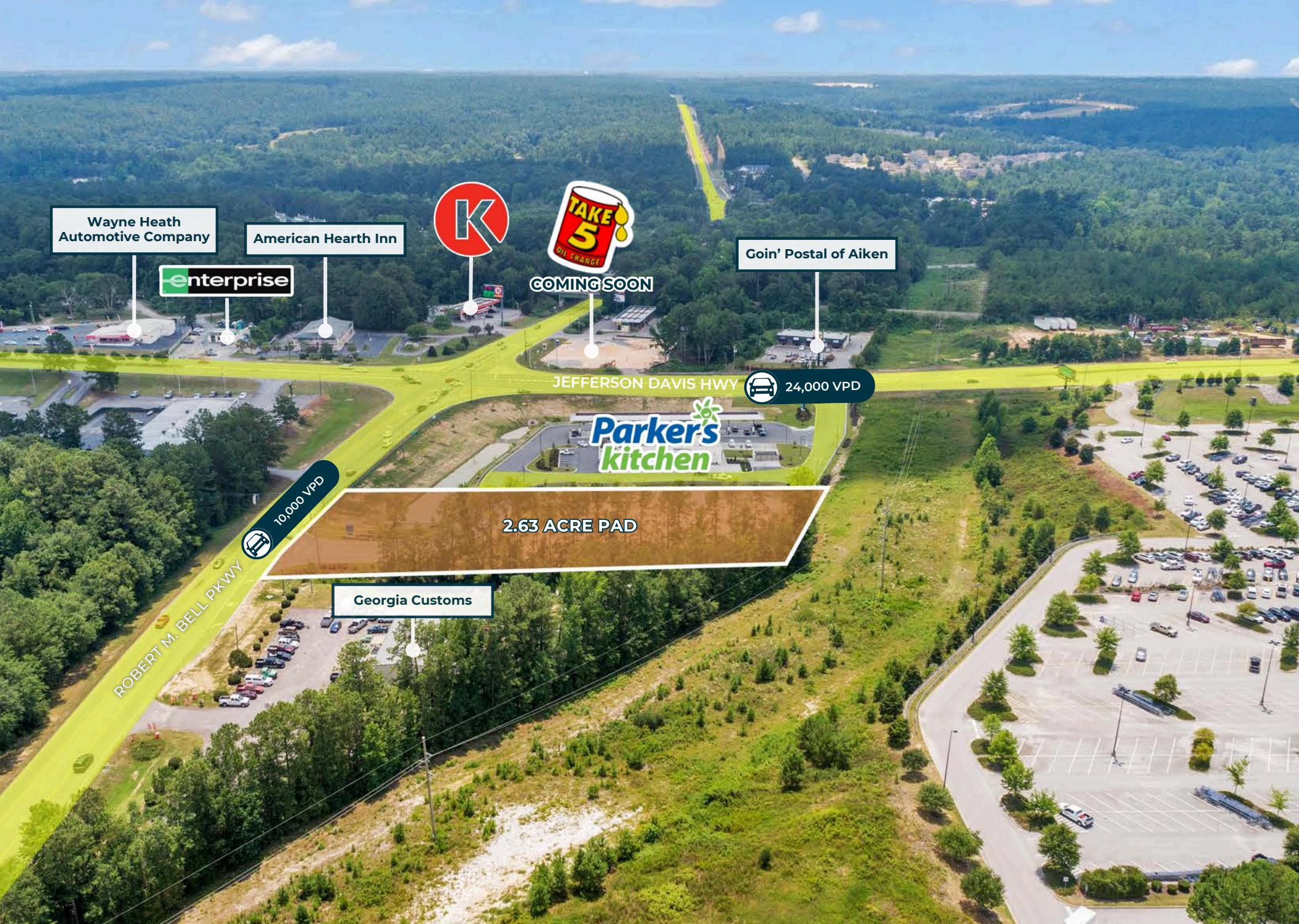
972.9K ANNUAL VISITS



Georgia Customs

CLASSIC
COLLISION





Wayne Heath
Automotive Company

American Hearth Inn

Enterprise



COMING SOON

Goin' Postal of Aiken

JEFFERSON DAVIS HWY 24,000 VPD

Parker's
kitchen

2.63 ACRE PAD

Georgia Customs

ROBERT M. BELL PKWY 10,000 VPD



The Parker at Aiken
336 Unit New Apartment
Development

Aiken- Barnwell
Mental Health Center

Aiken Discount Auto Sales

ExtraSpace
Storage

Wayne Heath
Automotive Company

enterprise

American Hearth Inn

TAKE
5
OIL CHANGE

COMING SOON

CLASSIC
COLLISION

ROBERT M. BELL PKWY

10,000 VPD

2.63 ACRE PAD

Parker's
kitchen

24,000 VPD





The Parker at Aiken
336 Unit New Apartment
Development

Aiken- Barnwell
Mental Health Center

2.63 ACRE PAD

Parker's
kitchen

FULL MOTION
ACCESS POINT

10,000 VPD

CLASSIC
COLLISION

3/4 ACCESS POINT

JEFFERSON DAVIS HWY 24,000 VPD





The Chalkmine Golf Course

U of SC
Aiken

The Parker at Aiken
336 Unit New Apartment
Development

AIKEN Regional
Medical Centers

Aiken- Barnwell
Mental Health Center

SUBJECT
PROPERTY

B & W Truck Center

Sam's
CLUB

Parker's
Kitchen

CLASSIC
COLLISION

O'Reilly
AUTO PARTS

DUNKIN'
DONUTS

McDonald's

BURGER
KING

K

DG

← DOWNTOWN AUGUSTA

24,000 VPD

JEFFERSON DAVIS HWY

TAKE 5
COMING SOON

sprint

Cumberland Village
Independent & Assisted Living

Lulu's
EXPRESS CAR WASH

Piedmont

FIREHOUSE
SUBS

Walmart

→ DOWNTOWN AIKEN



SITE MAPS

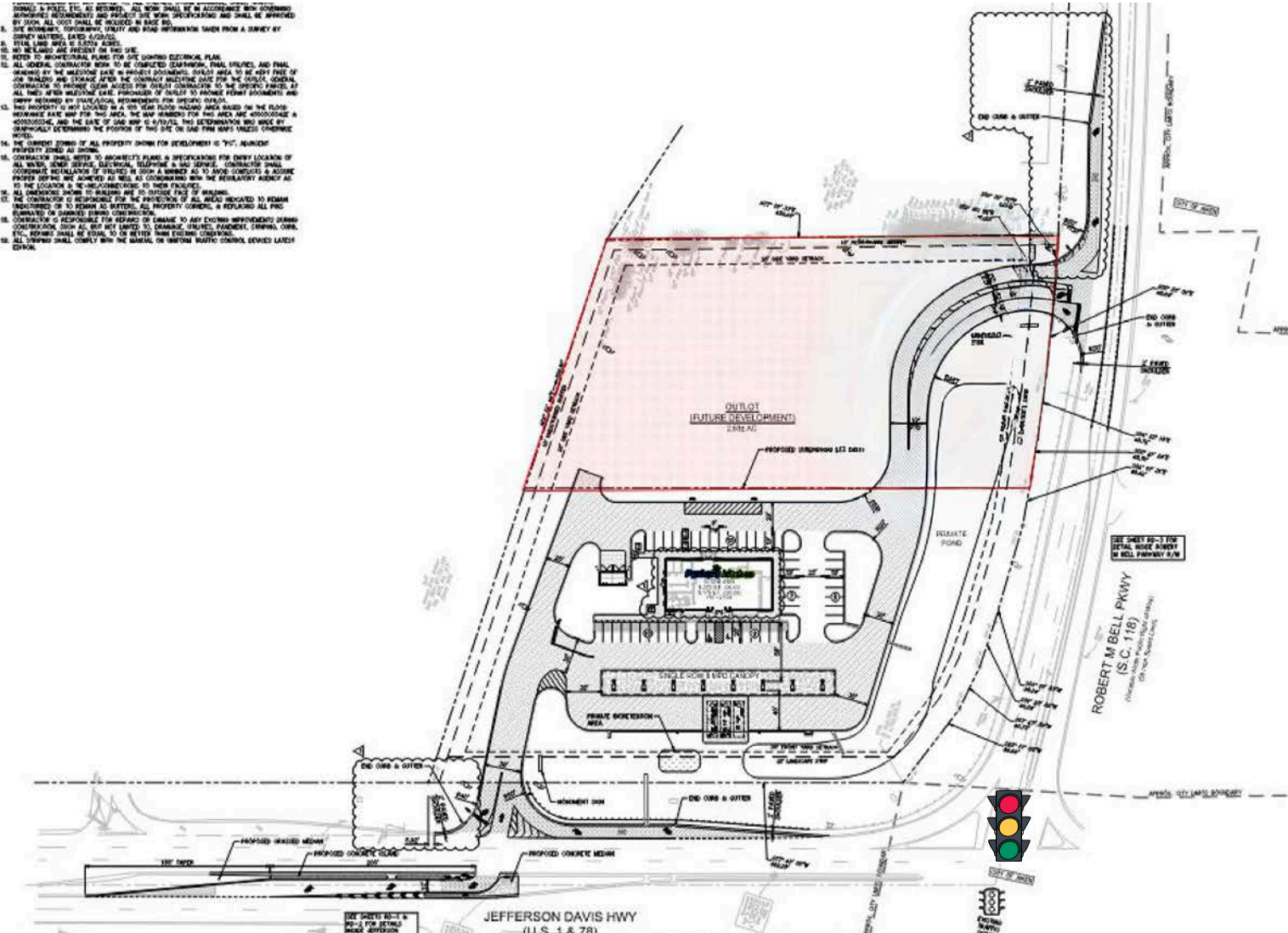


2.63 ACRE PAD



PAD READY RETAIL SITE SITE PLAN

NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY'S REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY DPW. ALL NOTES SHALL BE INCLUDED IN BASE BID.
2. THE EXISTING, TOPOGRAPHIC, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY COUNTY MATTERS, LAND ACROSS.
3. TOTAL LAND AREA IS 3.24 ACRES.
4. NO WETLANDS ARE PRESENT ON THIS SITE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE LAYOUTS, ELECTRICAL, PLUMBING, AND FINAL GRADING BY THE APPLICABLE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE LEFT FREE OF JOB MATERIALS AND STAGING AFTER THE CLOSING RECEIPT DATE FOR THE COUNTY. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE IMPROVED PARCELS AT ALL TIMES AFTER MAINTENANCE DATE. PROVISIONS OF OUTLOT TO REMAIN FORTH DOCUMENTS AND SHALL BE REMOVED BY THE APPLICABLE DATE.
6. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA AND ASSOCIATED A GEOLOGICAL AND THE DATE OF THE MAP IS ATTACHED. THIS INFORMATION WAS MADE BY CONTRACTOR DETERMINING THE POSITION OF THIS SITE ON THE FIRM MAPS. UNLESS OTHERWISE NOTED.
7. THE CURRENT ZONING OF ALL PROPERTY SHOWN FOR DEVELOPMENT IS "C-1", RESIDENTIAL PROPERTY ZONED AS SUCH.
8. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR EXIST LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL CONDUCT INVESTIGATION OF UTILITIES IN WORK AREA TO AVOID CONFLICTS & ASSURE PROPER DEPTH ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION OF THE UTILITIES TO THEIR PROFILES.
9. ALL UNDESIRABLE TREES TO BE REMOVED ARE TO BE REMOVED TO REMAIN UNDISTURBED UP TO 10 FEET ACROSS. ALL PROPERTY CORNERS & BOUNDARIES TO REMAIN UNDISTURBED OR SHOWN BY THE CONTRACTOR.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIR OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. SUCH AS BUT NOT LIMITED TO, CURBWAYS, DRIVEWAYS, SIDEWALKS, CEMENT, ETC. REPAIRS SHALL BE MADE TO OR BETTER THAN EXISTING CONDITIONS.
11. ALL WORK SHALL COMPLY WITH THE MANUAL ON UNIFORM BUDGET CONTROL, REVISED LATEST EDITION.



SITE ANALYSIS

PARKERS	5,175 S.F.
PARKING PROVIDED	49 SPACES
PARKING REQUIRED*	32 SPACES
* RESTAURANTS REQUIRE 1 SPACE/25 SEATS	
RETAIL REQUIRES 1 SPACE/200 S.F. OFA	
SITE AREA	3.24 AC.
OPEN SPACE PROVIDED	1.15± AC. (35.5%)
OPEN SPACE REQUIRED	0.81 AC. (25.0%)

NOTE: OPEN SPACE DOES NOT INCLUDE DETENTION POND AREA.

SITE AREA DEMISE

PARKERS	3.24± AC.
OUTLOT	2.81± AC.
SITE AREA	5.87± AC.

LEGEND FOR PROPOSED IMPROVEMENTS

[Symbol]	PROPOSED WALKWAY
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED CHAINLINK FENCE
[Symbol]	PAVED TRAFFIC DECELERATION
[Symbol]	PROPOSED PARKING GRADES
[Symbol]	PROPOSED SIDEWALK
[Symbol]	LEASING CITY IMPROVED PAVEMENT
[Symbol]	HEAVY DUTY ASPHALT PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	STANDARD ASPHALT
[Symbol]	ARCHITECTURAL CONCRETE USED TO ARCH PLANS FOR DETAILS AND DETAILS
[Symbol]	PUBLIC ROADWAY ASPHALT PAVEMENT

PAD READY RETAIL SITE

ACCESS MAP



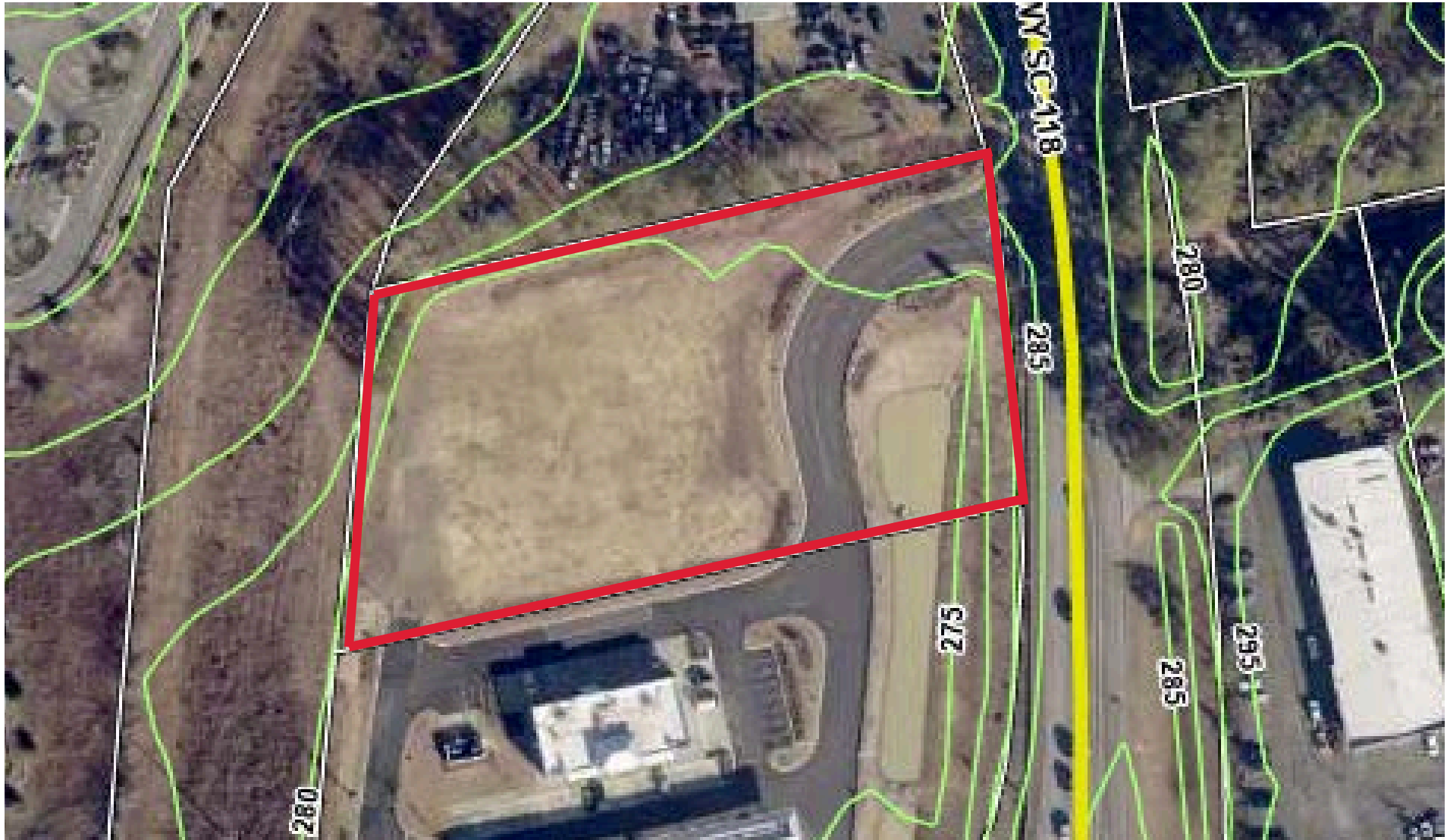
PAD READY RETAIL SITE

ZONING MAP



PAD READY RETAIL SITE

TOPOGRAPHY MAP (5' CONTOURS)



PAD READY RETAIL SITE

UTILITIES MAP





AREA OVERVIEW



WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. **South Carolina**
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

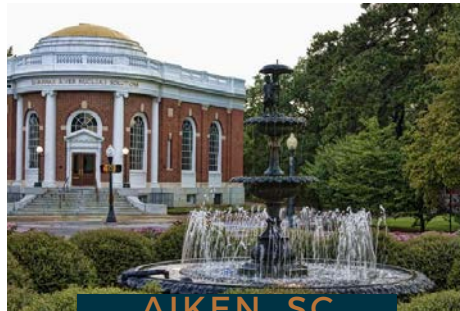
WHY? THE CSRA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to the CSRA.**



AUGUSTA, GA



AIKEN, SC

HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The CSRA 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.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in the CSRA is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.

2nd

Most
Populated
MSA in GA

611K

CSRA
Population

270K

CSRA
Labor Force

5.7%

Percentage
Unemployed

13K

Projected Job
Growth in Next
5 Years

27K

Projected Population
Growth in Next the
5 Years

**For inquiries,
contact us.**



www.finemgroup.com
jaceves@finemgroup.com
706.214.2927



JONATHAN ACEVES
VICE PRESIDENT
[JACEVES@MEYBOHM.COM](mailto:jaceves@meybohm.com)
706.214.2927