



E FRONTAGE ROAD



COLUMBIA HIGHWAY



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# TRACT OF LAND AVAILABLE

0 East Frontage Road | Aiken, SC 29805

|                        |          |           |
|------------------------|----------|-----------|
| FOR SALE   \$2,260,000 | 86.95 AC | ZONE   UD |
|------------------------|----------|-----------|

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E FRONTAGE ROAD

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COLUMBIA HIGHWAY

This tract of land is approximately 86.95 acres located 0.3 miles East of I-20 Exit 22. It is directly adjacent to Shaw Industries Aiken facility. Sewer and water are available on site. 1,365' of frontage on E Frontage Road.

- Industrial property that would be a good location for any distribution, manufacturing, multi-tenant use
- Located in between Augusta and Columbia
- 1.25 miles from the entrance of Aiken Airport
- Visibility to I-20

**U SITE**

AIKEN REGIONAL AIRPORT

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COLUMBIA HIGHWAY

AUGUSTA-AIKEN ROAD

AIKEN



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## Population

Total Population  
Median Age (m)  
Median Age (f)

**1 mi**

**5 mi**

**10 mi**

|      |       |        |
|------|-------|--------|
| 49   | 3,052 | 14,408 |
| 37.5 | 31.5  | 36.8   |
| 42.4 | 31.5  | 42.3   |

## Households & Income

Total Households  
Persons per HH  
Average Income  
Average Value

**1 mi**

**5 mi**

**10 mi**

|          |          |          |
|----------|----------|----------|
| 19       | 884      | 5,256    |
| 2.6      | 3.5      | 2.7      |
| \$38,767 | \$30,203 | \$31,377 |
| \$73,129 | \$71,601 | \$87,248 |

