

SCAN THE
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THIS LISTING
ONLINE



7 AC FOR SALE

3101 Whiskey Road | Aiken, SC 29803

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706 • 736 • 1031

ZONE | UD

PRICE | \$1,155,000



7 AC



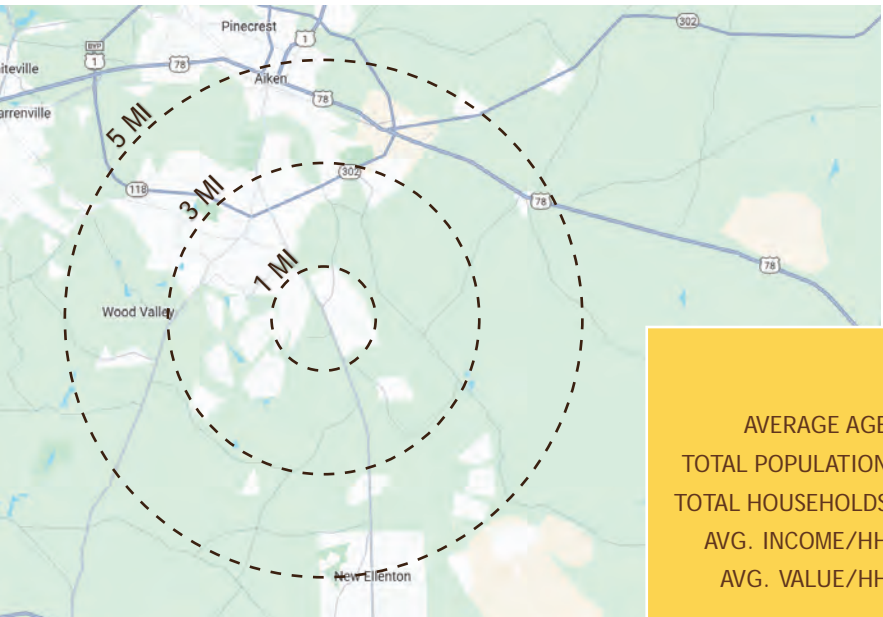
JORDAN TROTTER
COMMERCIAL REAL ESTATE

This 7 acre parcel is located on the main commercial thoroughfare in Aiken. The property is on the corner of Whiskey Road and Sizemore Circle.

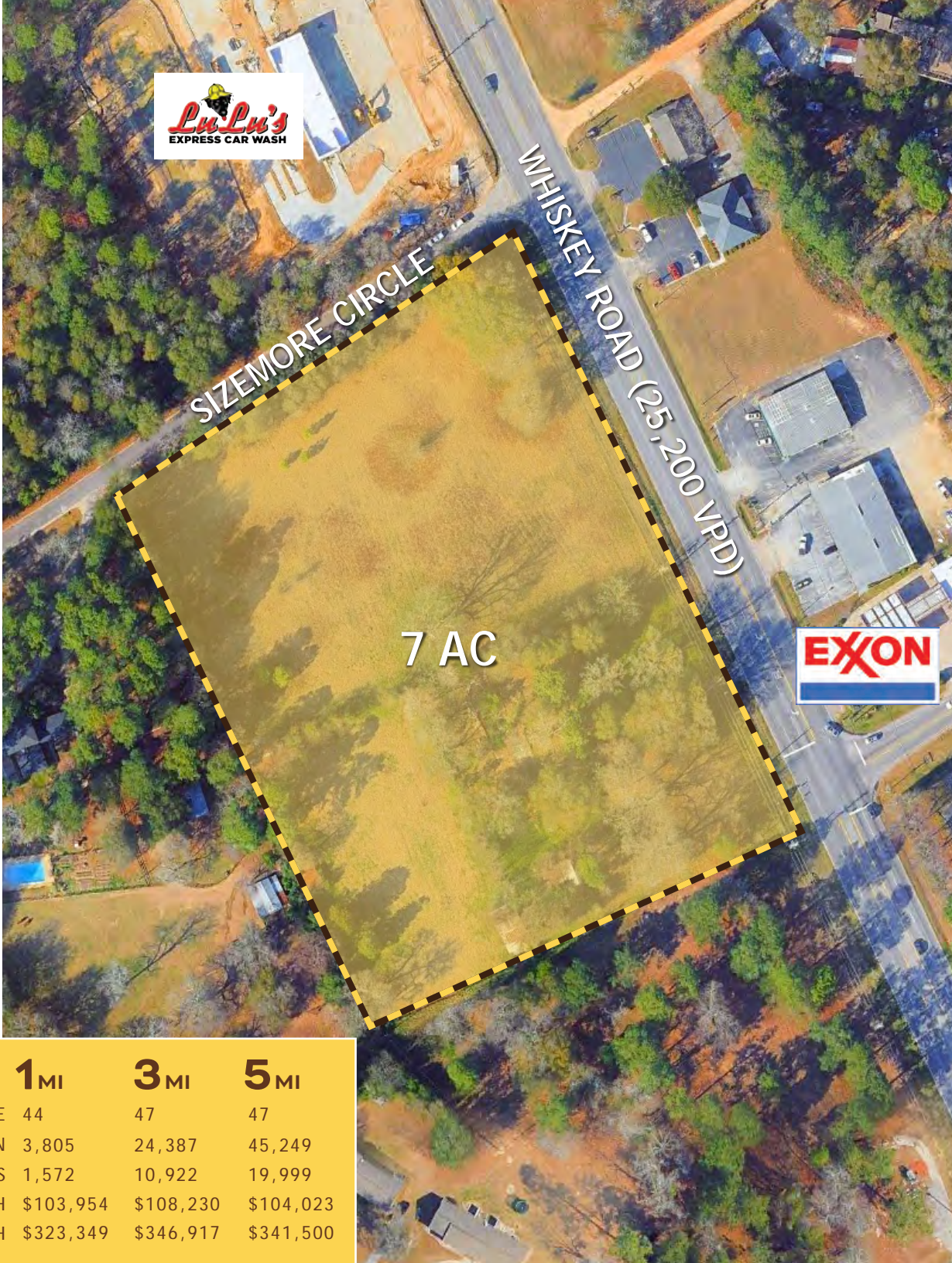
This 7 acre parcel is relatively flat and located on the busy corner of Whiskey Road and Sizemore Circle. The owner is willing to subdivide the property or do a build to suit. All utilities available.

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- Approximately 7 acres on Whiskey Road
 - Relatively flat topo
- Traffic Counts of 25,200 VPD on Whiskey Road
- Great location for retail, c-store or restaurant



	1MI	3MI	5MI
AVERAGE AGE	44	47	47
TOTAL POPULATION	3,805	24,387	45,249
TOTAL HOUSEHOLDS	1,572	10,922	19,999
AVG. INCOME/HH	\$103,954	\$108,230	\$104,023
AVG. VALUE/HH	\$323,349	\$346,917	\$341,500





Logos in the top right cluster:

- Walmart
- Applebee's
- DOLLAR GENERAL
- FRESH
- TYLER'S
- McDonald's
- Pizza Hut
- Moe's
- Palm Beach Tan

Logos in the upper middle cluster:

- Home Depot
- Kroger
- BIG LOTS
- Advance Auto Parts
- Regions
- Wells Fargo
- Preclaim
- Vinyl Lume

Logos in the middle right cluster:

- H&R Block
- McDonald's
- South State Bank
- Dunkin'
- Allegra
- Five Guys
- Staples
- Krispy Kreme
- Wendy's
- Aspen Dental
- Marby's Hair
- the Vitamin Shoppe

Logos in the middle left cluster:

- Bath Body Works
- Jiffy Lube
- Firestone
- pop shelf
- Old Navy
- Academy
- Ross Dress For Less
- First Community Bank
- petco
- TJ-maxx
- KAY
- Home Depot

Logos in the lower middle right cluster:

- Publix
- Domino's
- IHOP
- Olive Garden
- The UPS Store
- Regal Cinemas
- Zaxby's
- Krispy Kreme
- Outback
- Goodyear
- Orange Theory
- Red Lobster
- beekun
- Discount Tire
- NTB

Logos in the lower left cluster:

- Wells Fargo
- SRP
- Food Lion
- Circle K
- Piedmont
- Subway
- Krispy Kreme

Logos in the lower middle left cluster:

- CVS
- Burger King
- Arby's
- at&t
- Taco Bell
- Wendy's
- Verizon Wireless
- OCharleys
- Dollar Tree
- Walmart
- Firehouse Subs
- Cook Out
- Sonic Drive-Ins

Logos in the lower right cluster:

- Longhorn Steakhouse
- Lowe's
- Hobby Lobby
- Mattress Warehouse
- Aldi

Logos in the bottom middle cluster:

- Waffle House
- GameStop
- Subway
- PetSmart
- Target
- Chili's
- Security Federal Bank
- Five Below

Logo in the bottom right cluster:

- Lowe's

U SITE

Logo in the bottom right cluster:

- LuLu's Express Car Wash

Logo in the bottom right cluster:

- Advance Auto Parts

Logo in the bottom right cluster:

- DOLLAR GENERAL

AIKEN COUNTY STATISTICS



River Region Population:
177,649



Annual Growth Rate:
1.3%



Average Commute:
25 mins



Medium Income:
\$69,182



Unemployment Rate:
3.4%

Major Industry: Savannah River Nuclear Solutions (11,635 employees - expanding by 2,000 permanent jobs in 2035), CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Travel: Area has 31 airports within a 50 mile radius
CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Healthcare: Aiken Regional Medical Center (1,117 employees)

Education: Aiken County Public Schools (3,346 employees)

