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7 AC FOR SALE

3101 Whiskey Road | Aiken, SC 29803

TRIPP WILSON
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ZONE | UD

PRICE | \$1,155,000



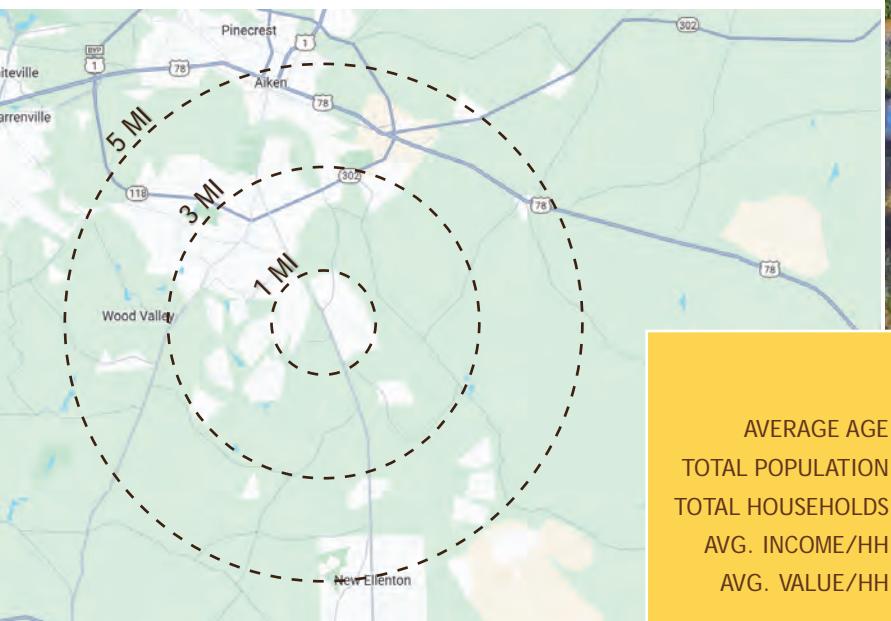
JORDAN TROTTER
COMMERCIAL REAL ESTATE

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



1 MI	3 MI	5 MI
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





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)

