



VERSATILE SHOWROOM/WAREHOUSE

±11,500 SF INDUSTRIAL/FLEX SPACE

- \$1,125,000 Sale Price
- 25,600 VPD on Jefferson Davis
- Utilities on Site, Aiken County
- Zoned RUD for Commercial Use

OFFERING MEMORANDUM

1982 Jefferson Davis Hwy
Aiken, SC, 29829



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OFFER SUBMISSION

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


- Purchase Price
- Earnest Money
- Due Diligence Timeline
- Financing Method



EXECUTIVE SUMMARY



±11,500 SQUARE FEET INDUSTRIAL/FLEX SPACE

 **\$1,125,000**
List Price

ADDRESS

1982 Jefferson Davis
Hwy, Aiken, SC, 29829

TAX ID

050-19-01-003

FEATURES

Showroom
6 Offices
3 Kitchens

SIZE

11,500 Square Feet
3.00 Acre Lot

VERSATILITY

Easily Configured
For Multiple Uses

ZONING

RUD
Rural Urban
Development

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial proudly presents this ±11,500 sq. ft. industrial/flex space for sale in Graniteville, SC. Situated on a 3.00-acre lot with frontage on Jefferson Davis Hwy, it boasts excellent visibility and a high traffic count. Built in 2004, this property caters to various industrial/flex space needs. Featuring 6 offices, 3 kitchens, 1 apartment, 5 bathrooms, 1 showroom, and 1 warehouse, the layout caters to many potential users. This building, although being sold as an owner/user building could also be divided and leased to multiple tenants.



SALES DESCRIPTION / LOCATION DESCRIPTION

PROPERTY DESCRIPTION

The property currently has three tenants on a month to month basis with gross rents of \$4,500/month with 6,000 sf of space being occupied by the owner. This property could either be used completely by a new potential buyer, lease up the remaining 6,000 sqft of space, or keep the tenants and utilize the vacant space for themselves.

With plenty of office space, a large showroom, and a large warehouse, this property is an ideal property for a wide variety of users.

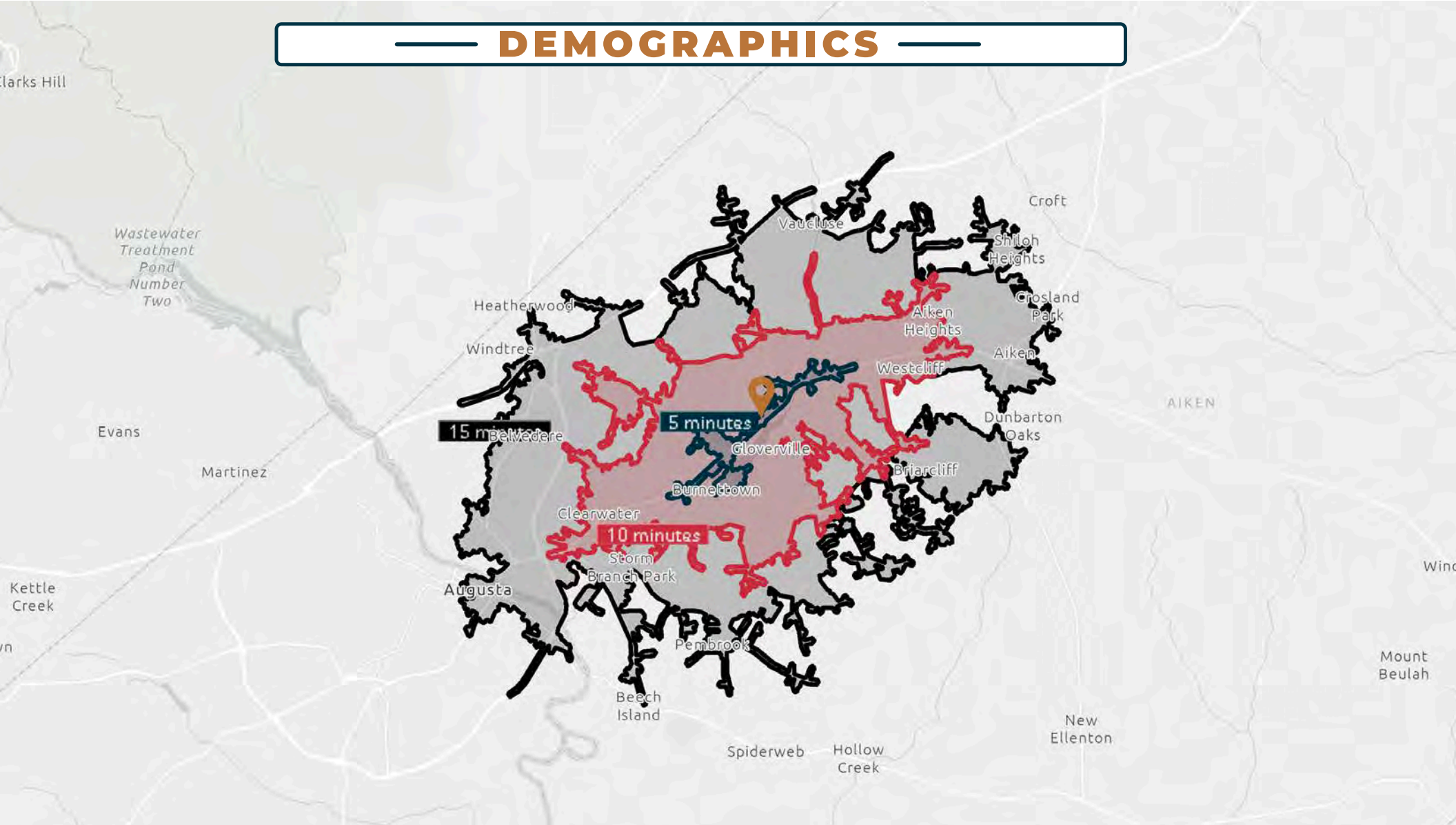


LOCATION DESCRIPTION

This property is located in Warrentville, SC off of Jefferson Davis Highway, and has a daily traffic count of 26,500. The property is located on a 3 acre site with ±11,500 SF of office and warehouse space. It is located just down the road from Aiken Technical College and a large shopping center, anchored by Food Lion.

Other notable businesses in the area include Midland Valley Golf Club, Pizza Hut, Dominos, and SRP. Also, down the street is Craig Mills Subdivision which is in the process of developing more single-family homes. Lastly, Jefferson Davis Highway is the main thoroughfare that connects Aiken, SC to Downtown Augusta, GA.

DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	2,040	25,623	71,717
Median HH Income	\$56,840	\$53,442	\$51,642
Median Age	41.2Yrs	40.4 Yrs	40.4 Yrs



Food Lion
Shopping Center

Aiken Technical
College

Downtown
Augusta

The Summits
Apartment





Graniteville

Miracle Chrysler
Dodge Jeep Ram

Jimmy Rooney State
Farm Insurance

Stokes Hodges Ford

Bobby's Bar-B-Que
Buffet



Palisades at Langley Pond
120 Units

Hillview Baptist Church

Phillip Hawkins Motor
Company





Langley Pond

Tiger Eye Self Storage

Ronnie's Hitches and Trailers

Blanchard Machinery



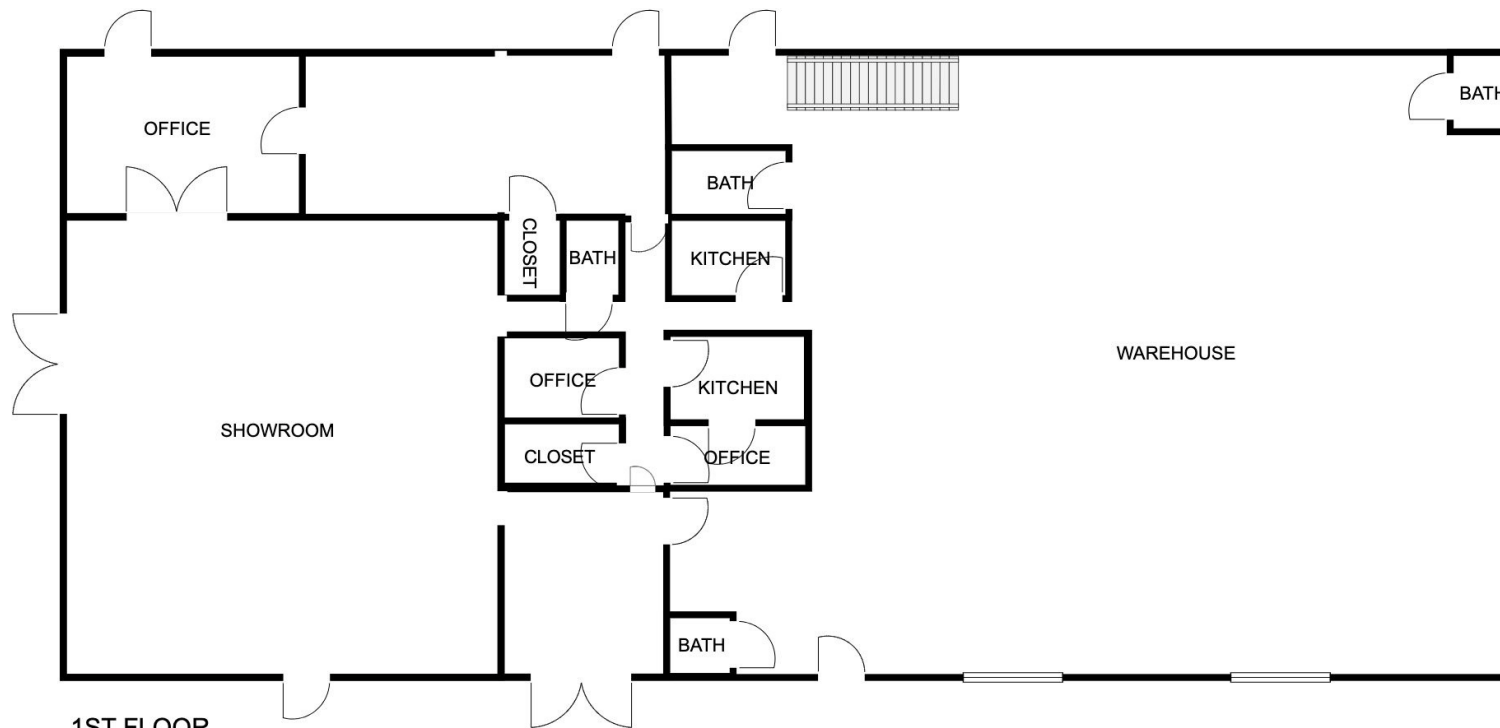


1982 JEFFERSON DAVIS HWY FLEX/INDUSTRIAL SPACE

- ±11,500 SF
- 500 SF OF OFFICE SPACE
- 11,000 SF OF WAREHOUSE AND SHOWROOM SPACE
- UPSTAIRS APARTMENT



2ND FLOOR



1ST FLOOR







THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate

MSA BUSINESS 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.



GEORGIA
CYBER CENTER



JOHN DEERE



U.S. Department
of Veterans Affairs



INDUSTRIAL/FLEX SPACE / OFFERING MEMORANDUM

AIKEN COUNTY, SC

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and a 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 has resulted in a city with great appeal as a retirement location.

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.



\$57,572

MHI



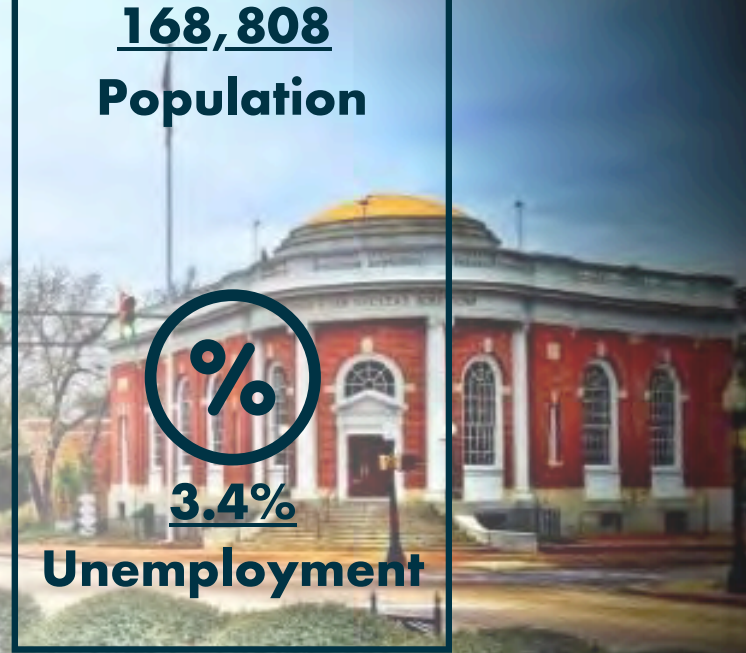
168,808

Population



3.4%


Unemployment



CYBER CITY

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 Augusta. 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.

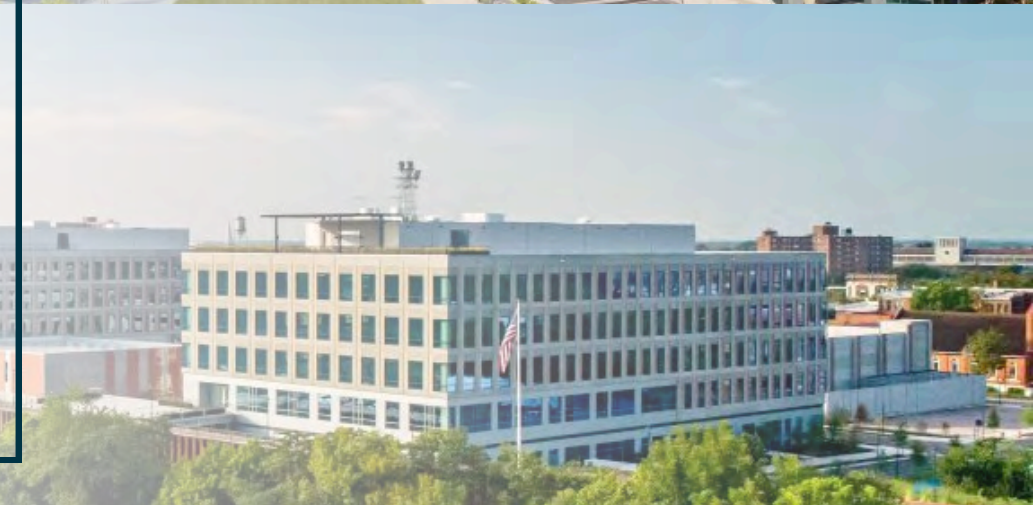
The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility 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.



Welcome to Fort Gordon
U.S. Army
Cyber Center of Excellence



**GEORGIA
CYBER CENTER**



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.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



MASTERS

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**For inquiries,
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HOW WE HELP OUR CLIENTS

REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on warehouse space, we are track space availabilities, tenant needs, off-market properties and more.



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 negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data