

# 3939 RICHLAND AVENUE

AIKEN, SC 29801

Land  
For Sale



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Property Address: 3939 Richland Avenue, Aiken, SC 29801  
Price: \$295,000  
APN: 088-06-12-006  
Property Type: Land  
Lot Size: 0.44 AC

### PROPERTY OVERVIEW

This 0.44-acre property is strategically positioned at the hard corner of two major corridors in Aiken—Jefferson Davis Highway (24,900 AADT) and Hitchcock Parkway (10,900 AADT). The property features full access from Hitchcock Parkway and shared access with the American Hearth Inn from Jefferson Davis Highway.

An existing ATM and drive-thru is already in place, making this an excellent opportunity for financial institutions seeking to enhance convenience for current customers or expand market presence in Aiken.

This high-visibility, lighted corner is also well-suited for small-format retailers, such as oil change services or coffee shops, looking to capitalize on the strong traffic and easy access.

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### SALE HIGHLIGHTS

- Hard corner at Jefferson Davis Hwy (24,900 AADT) & Hitchcock Pkwy (10,900 AADT)
- Full access from Hitchcock; shared entry from Jefferson Davis Hwy
- Existing ATM drive-thru in place
- Suitable for small-format retail (coffee, oil change, etc.)
- High visibility at lighted intersection

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**Jordan Dyche**

Sales Associate

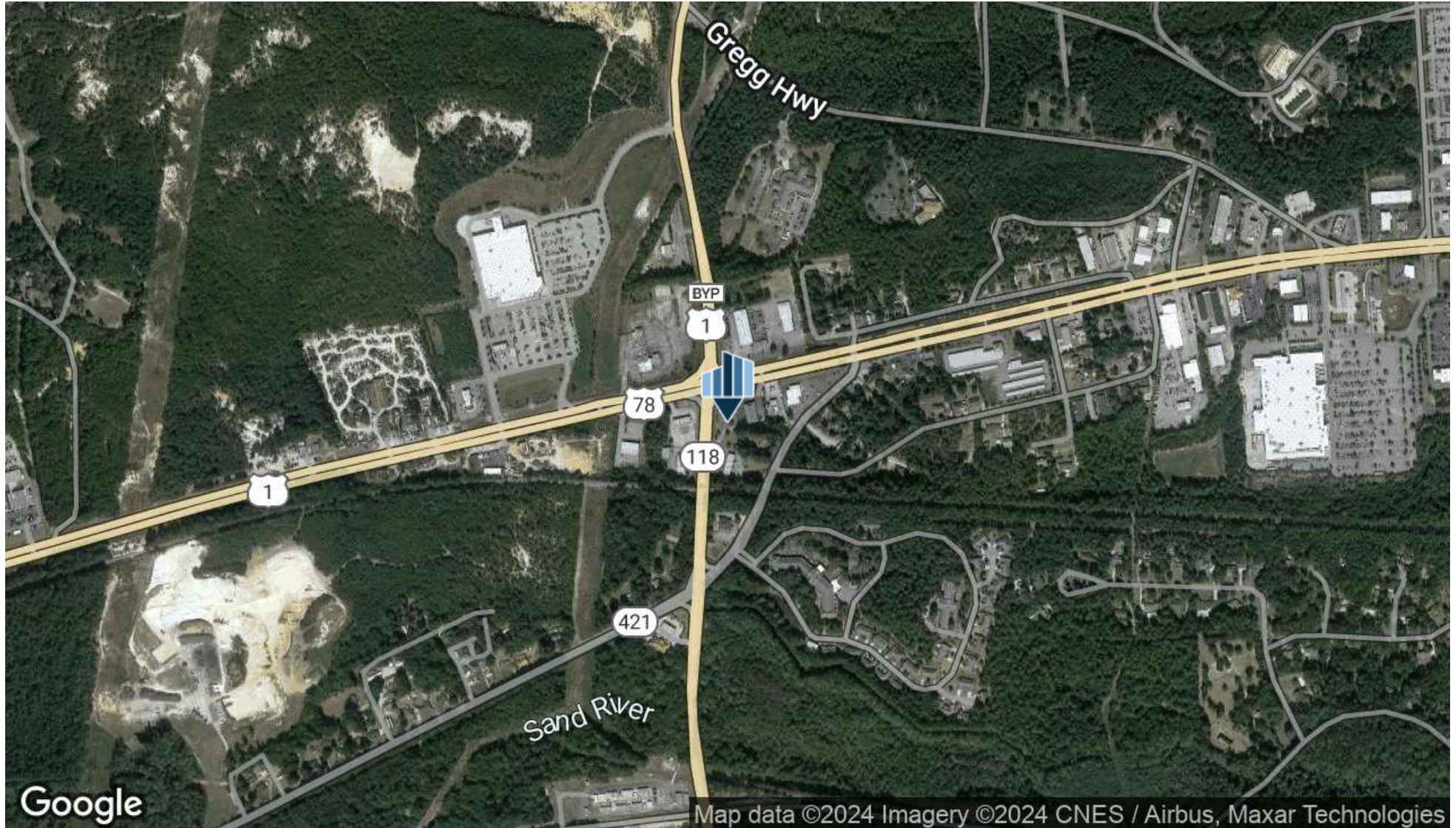
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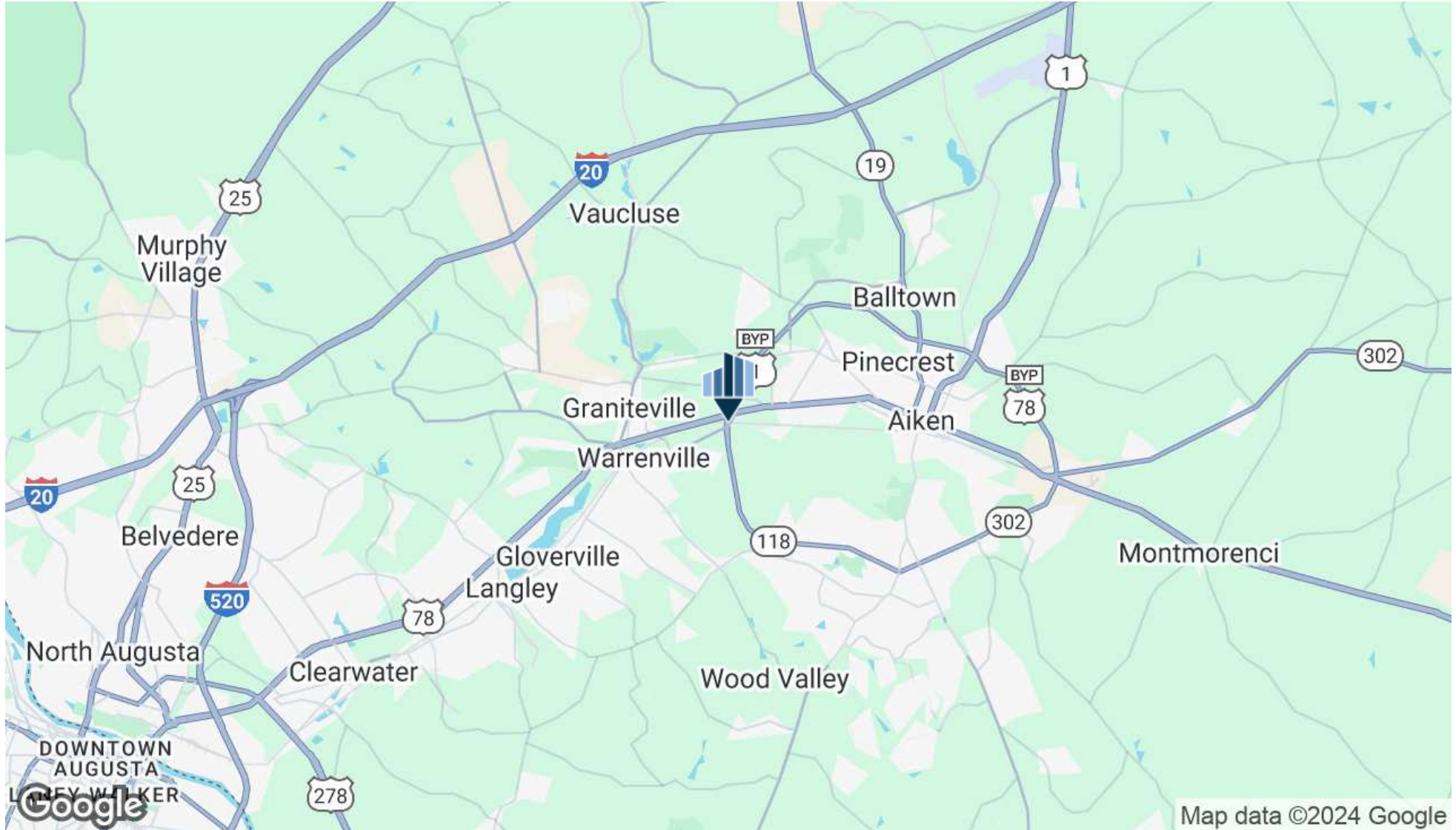
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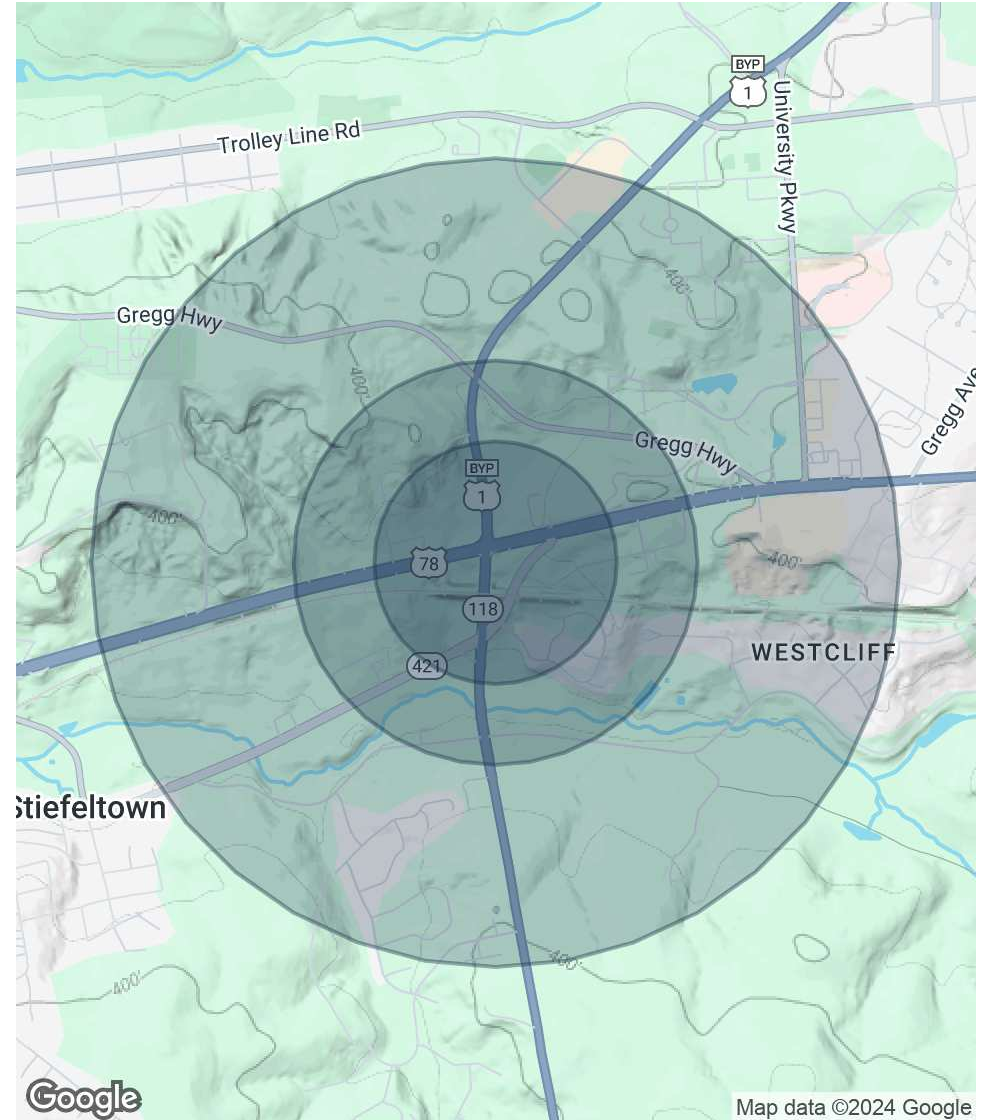
# Demographics

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	204	412	2,006
Average Age	54	52	45
Average Age (Male)	51	50	44
Average Age (Female)	56	54	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	168	717
# of Persons per HH	2.4	2.5	2.8
Average HH Income	\$110,700	\$105,205	\$85,183
Average House Value	\$566,343	\$501,929	\$348,083

*Demographics data derived from AlphaMap*



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