

FOR SALE

South Main St & Hwy 278

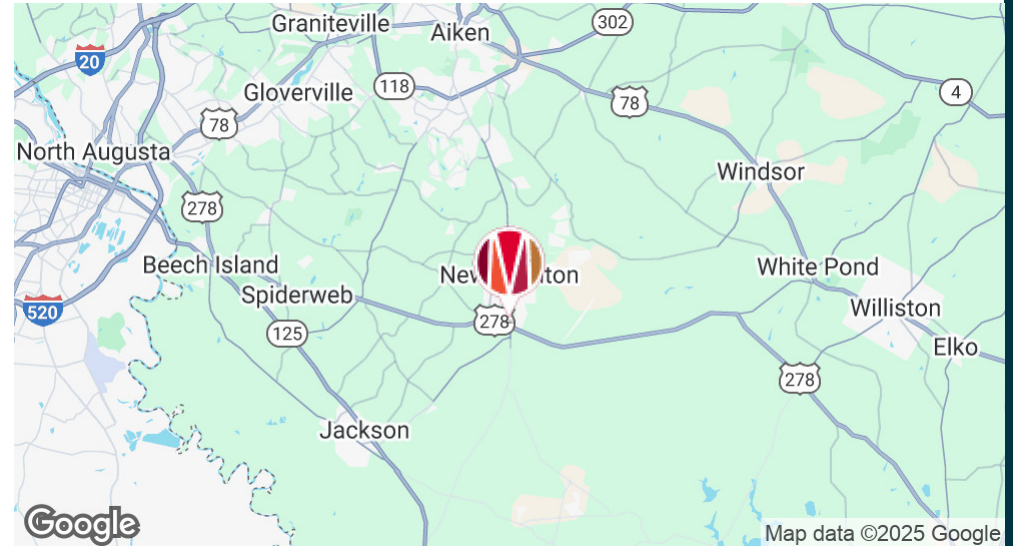
2523 Williston Rd, Aiken, SC 29803



**S MAIN STREET & HWY 278
AIKEN, SC 29803**



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$190,000
Lot Size:	1.77 Acres
Price/Acre:	\$107,345
Zoning:	UD

- 1.77 acres of commercial land
- Annual billboard income: \$6,000 (paid upfront)
- Priced at appraisal value — \$190,000
- Seller retains no easement rights
- Strong passive-income profile
- Excellent 1031 exchange candidate

PROPERTY OVERVIEW

This 1.77-acre commercial parcel presents a turnkey passive-income opportunity for investors seeking stability and simplicity. Offered at its 2023 appraised value of \$190,000, the property includes a well-positioned billboard that generates \$6,000 annually, paid upfront each year. With the income stream transferring directly to the buyer and the seller retaining no easement rights, new ownership gains full control and long-term preservation of value. The parcel's strategic location along a high-visibility corridor enhances its reliability as an income-producing asset. Whether used for long-term land banking, portfolio diversification, or as a strong 1031 exchange replacement, this tract offers consistent returns with virtually no management requirements.

Annual NOI: \$6,000 A rare blend of value, location, and effortless income—this site is well-suited for investors looking to acquire a clean, stable asset priced exactly at its independent appraisal.

LOCATION OVERVIEW

This 1.77-acre parcel is strategically positioned along a well-traveled commercial corridor in Aiken County, offering excellent visibility and consistent traffic exposure. The site sits within close proximity to major arterial routes connecting Aiken, North Augusta, and the surrounding region, making it a prime location for long-term land holding or income-producing investment. Nearby commercial activity, residential growth, and steady daily traffic contribute to strong billboard performance and sustained demand in the area. The location provides easy access to surrounding amenities, retail centers, and key transportation routes, further supporting its value as a stable passive-income asset.

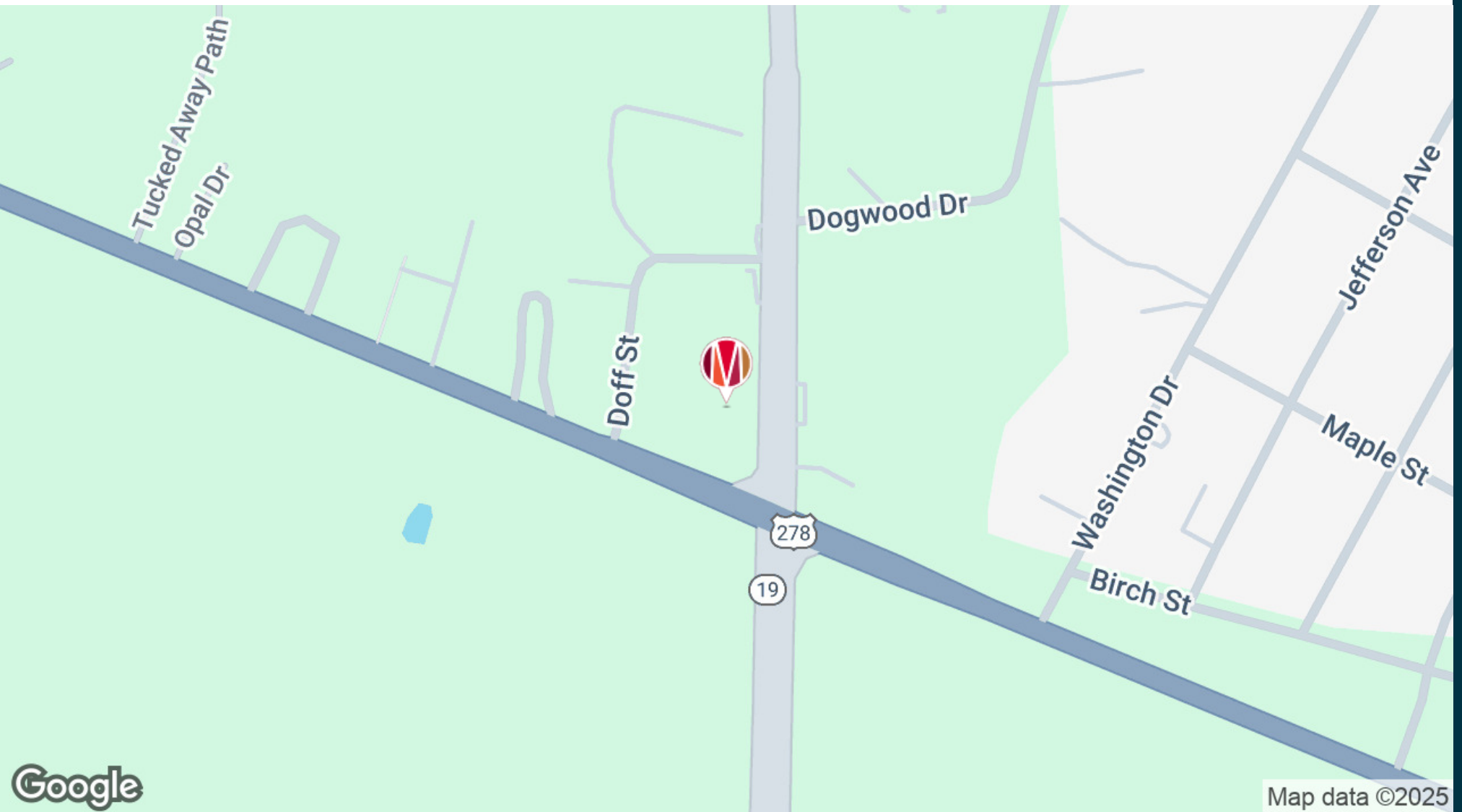
RETAILER MAP



ADDITIONAL PHOTOS



LOCATION MAP

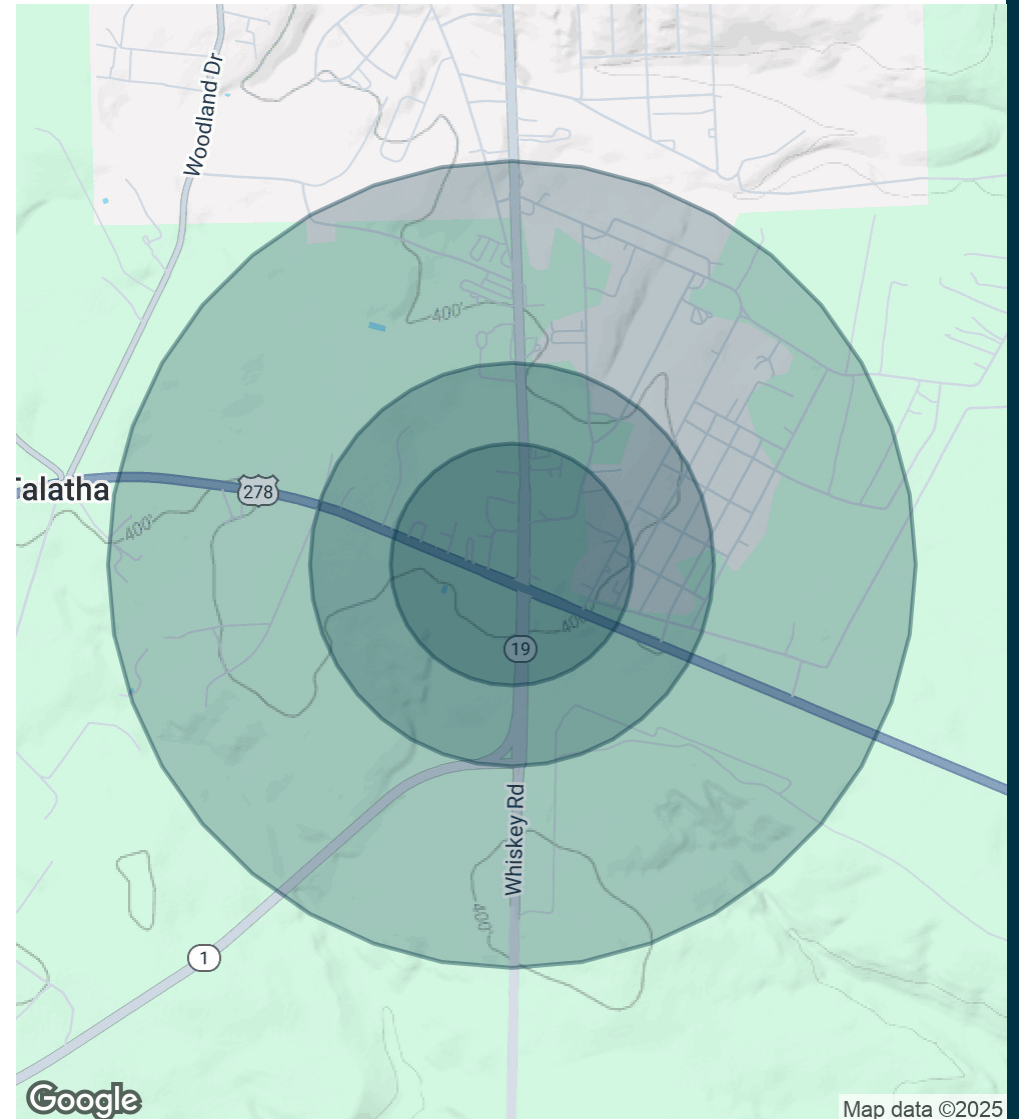


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	54	172	705
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	74	304
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$70,182	\$68,727	\$69,190
Average House Value	\$225,069	\$221,427	\$223,129

Demographics data derived from AlphaMap



TEAM PAGE

CURT HANNA



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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.