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WHISKEY ROAD

LEASE AND DEVELOPMENT OPPORTUNITY

2940 Whiskey Road, Aiken, SC

LEASING AND DEVELOPMENT OPPORTUNITIES

PROPOSED SPACE AVAILABLE

- **Inline and Outparcel Opportunities**
- **Build-to-Suit Options**

PROPERTY HIGHLIGHTS

- Excellent visibility and exposure
- Surrounded by Businesses and Housing Developments
- Build-to-Suit
- Located on Primary Thoroughfare
- 20 Acre Mixed Use Development
- Zoned PUD

PROPERTY OVERVIEW

Located across the street from the Holiday Inn Express, 0.7 miles south of Aiken Mall, and 2 miles south of the intersection of Whiskey Rd. and Pine Log Rd, site of several shopping centers and standalone restaurants. The property features great traffic at the signalized corner of Whiskey (23.4K VPD) and Powerhouse Roads. 20.04 acres in total, the property is zoned UD allowing for a variety of potential uses. Ideal development location for grocery store, strip center, general retail or multifamily. Surrounding growth and usage includes both retail and multifamily.



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2952 Whiskey Road, Aiken, SC

Aiken is the largest city and the county seat of Aiken County, with a population of 30,869. Located in close proximity to the Savannah River Site (SRS), one of the area's largest employers with currently 11,000 employees and growing. Aiken is known for horse racing and serves as the host of the Imperial Cup in March and the Holiday Cup in October, each drawing around 30,000 spectators. Aiken is also home to the Aiken Thoroughbred Racing Hall of Fame Museum, as a tribute to the sport and the many champion horses trained in the Aiken facilities.

Over the last few years, Aiken has seen an increase in housing development. Within two miles from this site, Woodside Plantation has 1,000 additional luxurious homes/homesite being built and Anderson Pond has 600 acres of land being developed.

This site is also located on a business thoroughfare of Whiskey Road, which is home to many businesses and retail centers.





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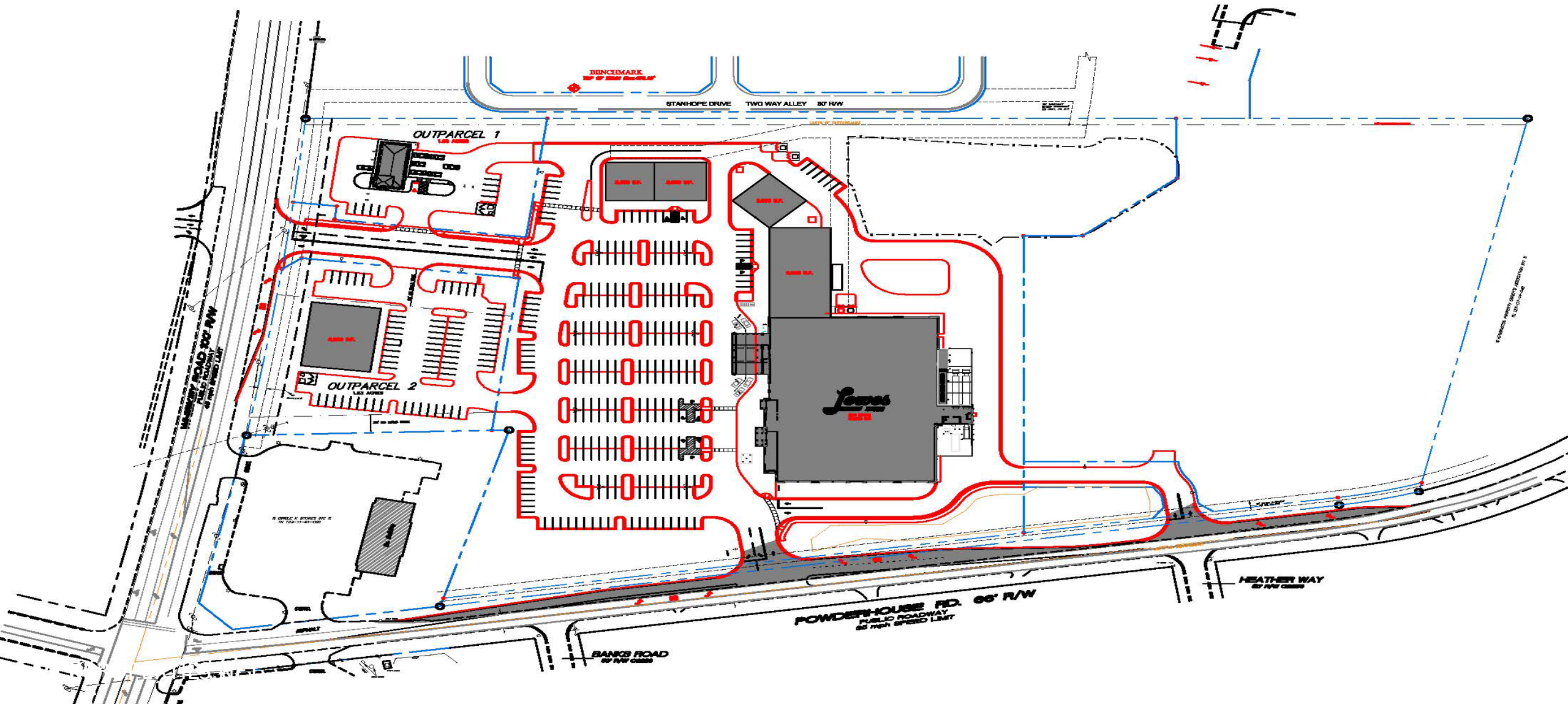
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DEMOGRAPHIC SNAPSHOT

93,818

2022 Population Within
Ten Miles

39,100

2022 Households
Within Ten Miles

\$91,353

2022 Average
Household Income
Within Five Miles

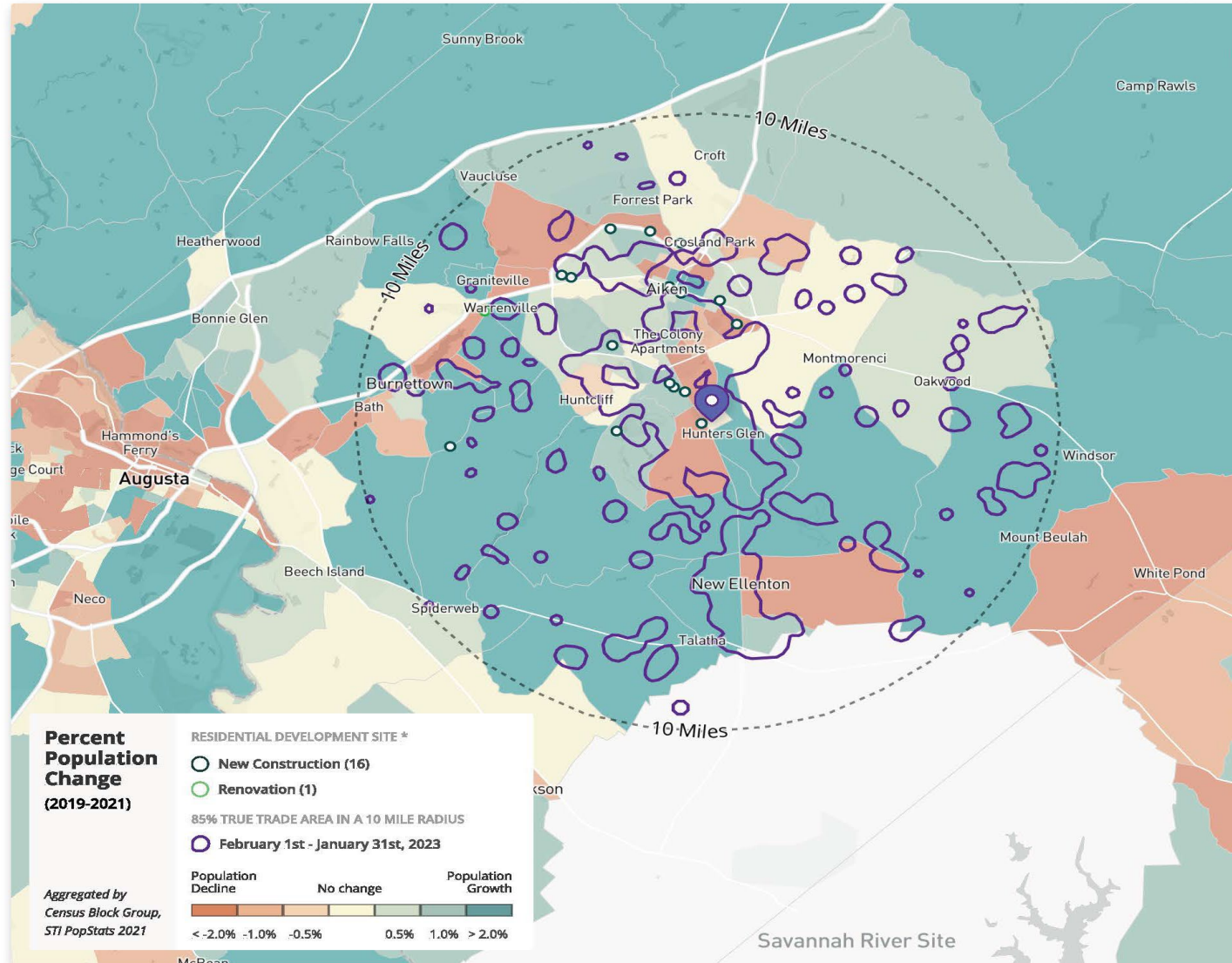
\$98,099

Projected 2026
Average Household
Income Within Five
Miles



2952 Whiskey Road Aiken, SC

2952 Whiskey Rd, Aiken, SC 29803



Trade Area Demographic Trends

	2019	2021	2026 (Forecast)
Population	40,807	41,136 ↑ 0.8%	41,773 ↑ 1.5%
Population Density (per sq mi)	436	440 ↑ 0.8%	447 ↑ 1.5%
Households	17,070	17,205 ↑ 0.8%	17,475 ↑ 1.6%
Household Median Income	\$58,860*	\$62,164 ↑ 5.6%	\$66,756 ↑ 7.4%
Median Age	45.4*	42.0 ↓ -7.5%	41.7 ↓ -0.7%

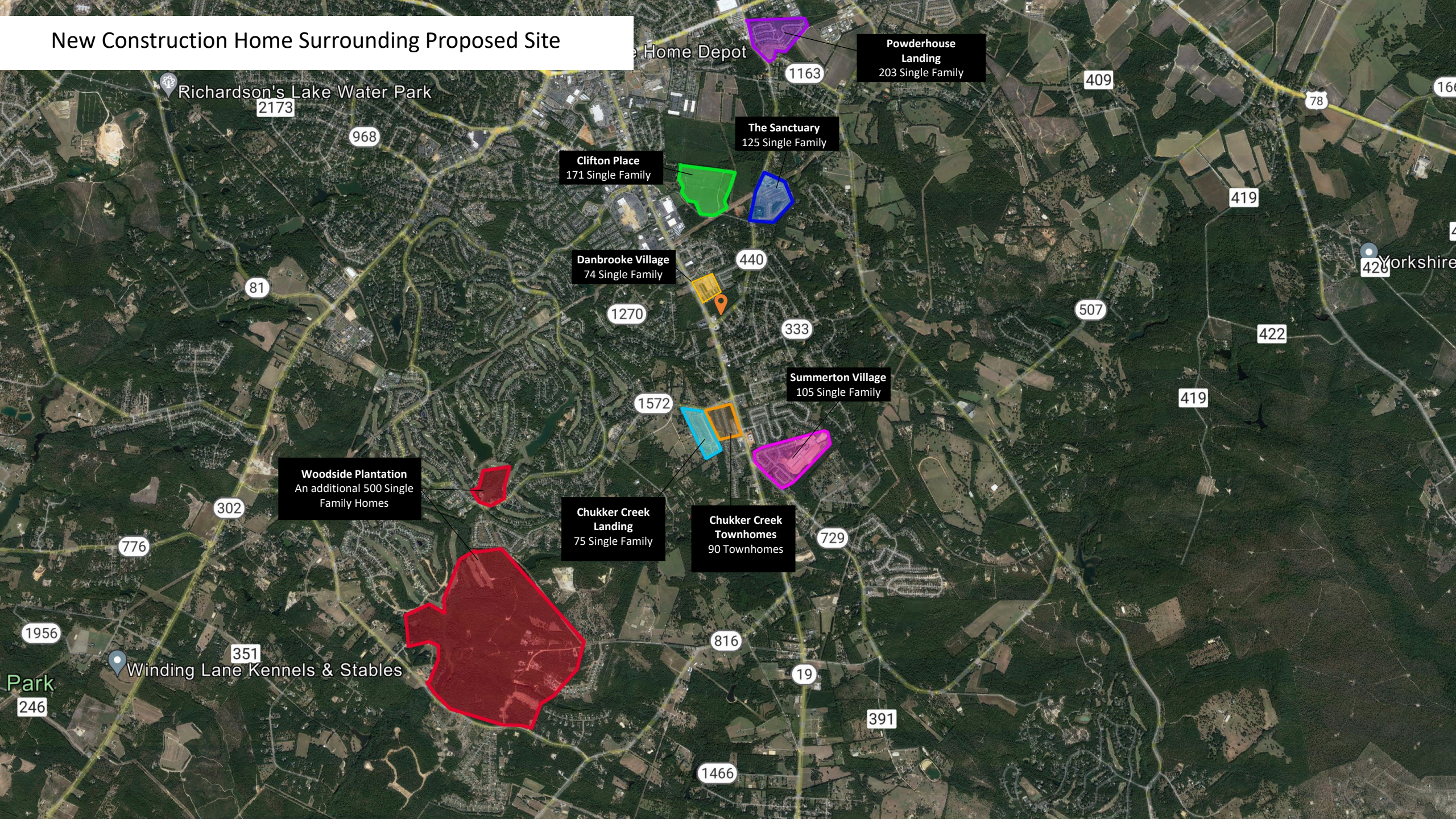
Residential Development Sites

17 Planning	0 Under Construction	0 Completed within last 12 months
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*Residential Development Map Locations represent current BCI BuildCentral data for planned, in progress, and recently completed residential development projects within a 10 mile radius of 2952 Whiskey Road, Aiken, SC 29803.

*Median Household Income and Median Age data obtained from Census 2019 (ACS).

New Construction Home Surrounding Proposed Site



Richardson's Lake Water Park

Home Depot

Powderhouse Landing
203 Single Family

The Sanctuary
125 Single Family

Clifton Place
171 Single Family

Danbrooke Village
74 Single Family

Summertown Village
105 Single Family

Woodside Plantation
An additional 500 Single Family Homes

Chukker Creek Landing
75 Single Family

Chukker Creek Townhomes
90 Townhomes

Winding Lane Kennels & Stables

1956
246

351

1466

2173

968

1163

409

78

419

81

1270

440

333

507

422

426

302

776

1572

729

419

1956

816

19

391

16

4

Yorkshire

Park



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