



17.63 ACRES | 6,760 TOTAL SF
2X RI, RO | UD ZONING | 17,700 VPD

3635 WHISKEY ROAD, AIKEN, SC



PROPERTY DETAILS

| | | | |
|------------------------|-------------|--------------------------------|------------------------|
| Sale Price | \$1,700,000 | Zoning | UD Aiken County |
| Lot Size | 17.63 Acres | Traffic Counts | 17,700 VPD |
| Building Size | 6,760 SF | Access | 2X Right In, Right Out |
| Price/Acre | \$96,426 | 3 Mile Population | 16,355 |
| Distance to Aiken Mall | 2.5 Miles | 3 Mile Median Household Income | \$89,395 |

OFFERING MEMORANDUM

FOR SALE: \$1,700,000 | \$96,426/ACRE
17.63 ACRES | 2 BUILDINGS | 6,760 SF
17,700 VPD WHISKEY RD



OFFERING MEMORANDUM TABLE OF CONTENTS

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

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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EXECUTIVE SUMMARY



AIKEN COUNTY LAND & BUILDING

WHY THIS PROPERTY?



BUILDING SIZE

5,200 SF Flex | 1,560 SF Retail



LAND SIZE

17.63 Acres



ZONING

UD | Urban Development



ACCESS

2X Right In, Right Out Access



TRAFFIC COUNTS

17,700 VPD on Whiskey Rd



UTILITIES

Sewer Located Nearby

PROPERTY SUMMARY

| | |
|----------------------|------------------------------|
| Address | 3635 Whiskey Road, Aiken, SC |
| Total Building Size | 6,760 SF |
| Daily Traffic Counts | 17,700 VPD |
| Lot Size | 17.63 Acres |

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 3635 Whiskey Road in Aiken, South Carolina for sale. This offering includes 17.63 acres along Whiskey Road with two existing buildings totaling 6,760 SF of developed space.

The property features a 5,200 SF flex/industrial building constructed in 1974 with a drive-in and a dock level door. This building includes 1,600 SF of recently completed construction. Additionally, a 1,560 SF retail/office building constructed in 1994 is positioned near the road frontage. Both buildings are in good condition.

The property offers frontage along one of Aiken's primary commercial corridors, strong visibility, right-in/right-out access, and approximately 17,700 vehicles per day. Zoned UD – Urban Development, the site is well suited for a variety of future uses including retail, residential-oriented development, or a mixed-use concept that benefits from corridor exposure and surrounding growth. Sewer is nearby at Loudon Drive and features rolling topography.

3635 Whiskey Road is positioned along a primary commercial corridor in Aiken, South Carolina, providing visibility and access within an established south Aiken growth corridor. The property benefits from frontage on Whiskey Road, right-in/right-out access, and traffic counts of approximately 17,700 vehicles per day. The site is also supported by nearby residential neighborhoods and continued growth across the greater Aiken market, making it a strong candidate for users or developers seeking corridor frontage with accessibility to the broader trade area.

3635 WHISKEY ROAD

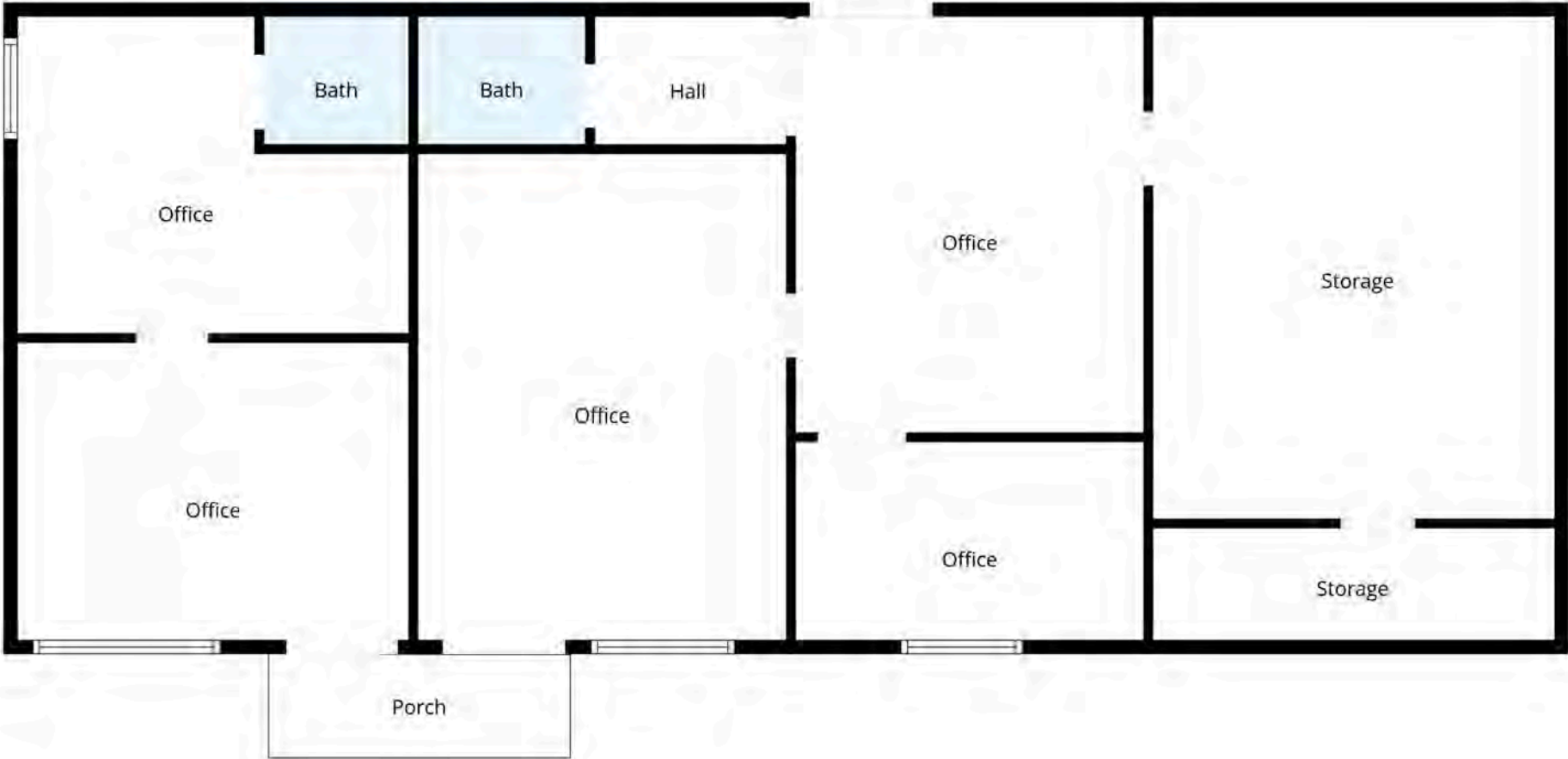
6,760 SF | 17.63 ACRE PROPERTY

PROPERTY OUTLINE



6,760 SF | 17.63 ACRE PROPERTY

RETAIL FLOOR PLAN



LOCATION OVERVIEW

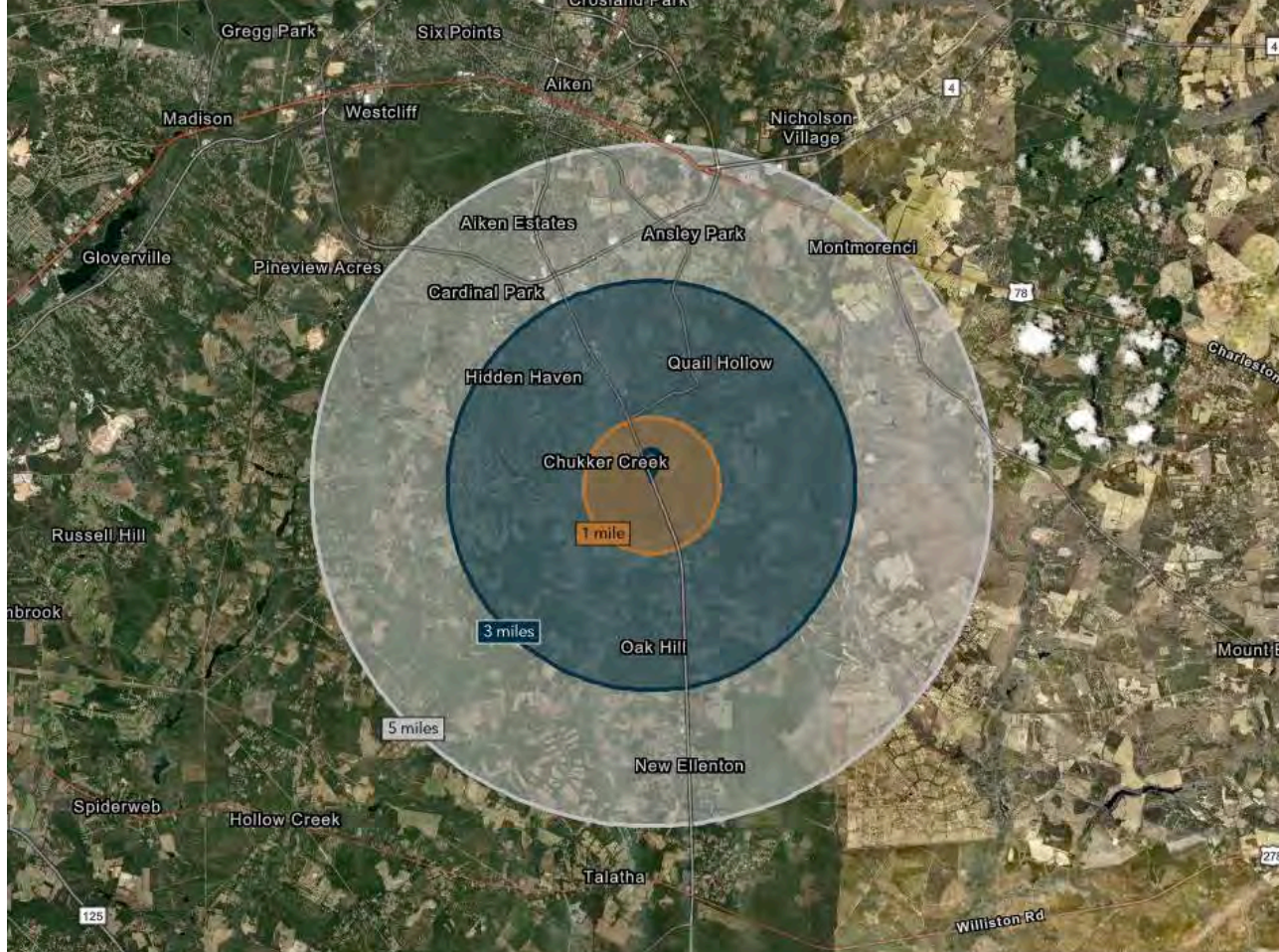
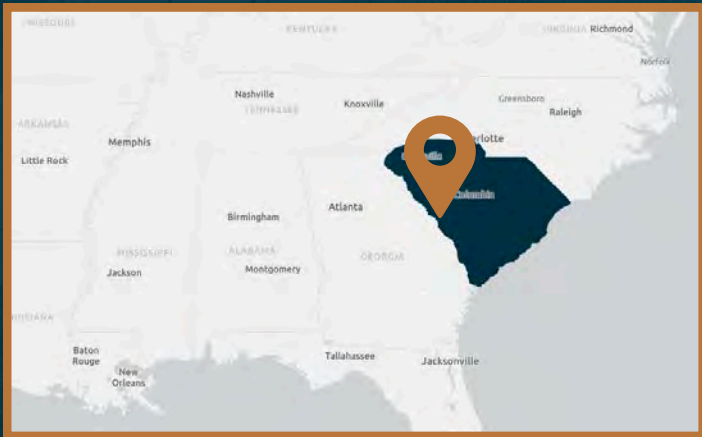
HIGH GROWTH TRADE AREA



NOTABLE FEATURES

WITHIN A 3 MILE DRIVE TIME

- Summerton Village Neighborhood 0.6 Miles
- The Barclay at Whiskey Rd 0.6 Miles
- Population Growth 5.14%
- Population 16.3K People
- Median Household Income \$89,395
- Lowe's Shopping Center 2.5 Miles
- Aiken Mall Redevelopment 2.5 Miles
- Chick Fil A 2.7 Miles



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|------------------|----------|----------|----------|
| Population | 2,360 | 16,355 | 40,752 |
| Median HH Income | \$99,518 | \$89,395 | \$85,178 |
| Median Age | 47.9 | 50.8 | 49.0 |
| Households | 996 | 7,398 | 18,631 |





Summerton Village

Southern Carolina Palms and More

Whiskey Rd
17,700 VPD

Aiken South Side Self Storage

Veterans of Foreign Wars

SUBJECT PROPERTY





Southern Carolina
Palms and More

Whiskey Rd
17,700 VPD

Aiken South
Side Self Storage

Veterans of
Foreign Wars

SUBJECT
PROPERTY

Courtney Camp
Highsmith, DMD





South Aiken High School

Summerall
Planned Community

Sanctuary
Neighborhood

Walmart

IHOP

MATTRESS
FIRM

LOWE'S

AIKEN MALL
REDEVELOPMENT
256 UNITS
146K SF RETAIL

PET SMART

planet
fitness

TARGET

TRACTOR
SUPPLY CO.

Danbrooke Village

Lowes
FOODS

CIRCLE K

Parkers
Kitchen

Public
Storage

Woodside Community

South Meadows
Neighborhood

Townhomes of Chukker Creek

Summerton Village

Chukker Creek Landing

Cornerstone Neighborhood

Talatha Gardens

SUBJECT
PROPERTY

South Carolina
Palms and More

Crossroads
Community

Google Earth

















AREA OVERVIEW



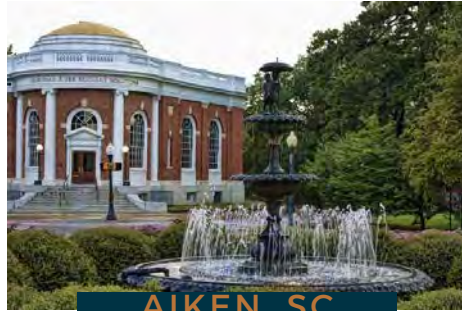
WHY? THE CSRA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Evans, GA, Augusta, GA, Aiken, SC and more, is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to the CSRA.**



AUGUSTA, GA



AIKEN, SC

HOME OF THE 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.



MASTERS



A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The CSRA 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.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in the CSRA is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.

2nd

Most Populated MSA in GA

611K

CSRA Population

270K

CSRA Labor Force

5.7%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in Next the 5 Years

WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:
- Top State Business Climate: SC#5

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created in Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

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