



2799 Whiskey Road | Commercial Development

AIKEN, SOUTH CAROLINA 29803

19,256
VPD · WHISKEY RD

+/-5.4 Acres
TOTAL SITE

±26,400 SF
MULTI-TENANT SPACE

\$114,862
AVG HH INCOME · 1 MI.

BTS | GL
DEAL STRUCTURES

SITE HIGHLIGHTS

19,256 VPD
Traffic · Whiskey Road

+/-5.4 Acres
Total Site Area

Direct Access
Two Curb Cuts · Whiskey Rd

Future Commercial Zoning
City of Aiken

AVAILABLE SPACE

TYPE	SIZE / NOTES
Multi-Tenant	±26,400 SF
11 Units	±2,400 SF ea.
Pad Sites	1-2 Available
0.75-1.5 AC ea.	BTS / GL
Total Site	+/-5.4 Acres

DEAL STRUCTURE

BUILD-TO-SUIT

GROUND LEASE

TARGET TENANTS

- QSR BANKS
- URGENT CARE
- AUTO PARTS
- FAST CASUAL MEDICAL
- PERSONAL SERVICES
- SPECIALTY RETAIL

MARKET DEMOGRAPHICS

184,667	Aiken County Pop.
33,899	City of Aiken Pop.
\$114,862	HH Income · 1 Mi.
\$121,824	HH Income · 2 Mi.
\$121,227	HH Income · 3 Mi.
47 Years	Median Age · 3 Mi.

CONCEPTUAL SITE PLAN



★ CONCEPTUAL ONLY — CAN BE MODIFIED TO ADDRESS SPECIFIC TENANT NEEDS ★

CORRIDOR CO-TENANCY

Walmart Supercenter · Kroger · Home Depot · Starbucks · Chipotle · Chick-fil-A · Cracker Barrel · Olive Garden · Target · PetSmart · Aspen Dental · Lowe's · Publix

GROWTH CORRIDOR

1,500-1,700 new residential units planned in south Aiken, directly supporting long-term retail demand. The Savannah River Site — one of the region's largest employers — drives consistent daily commuter traffic through this corridor.

