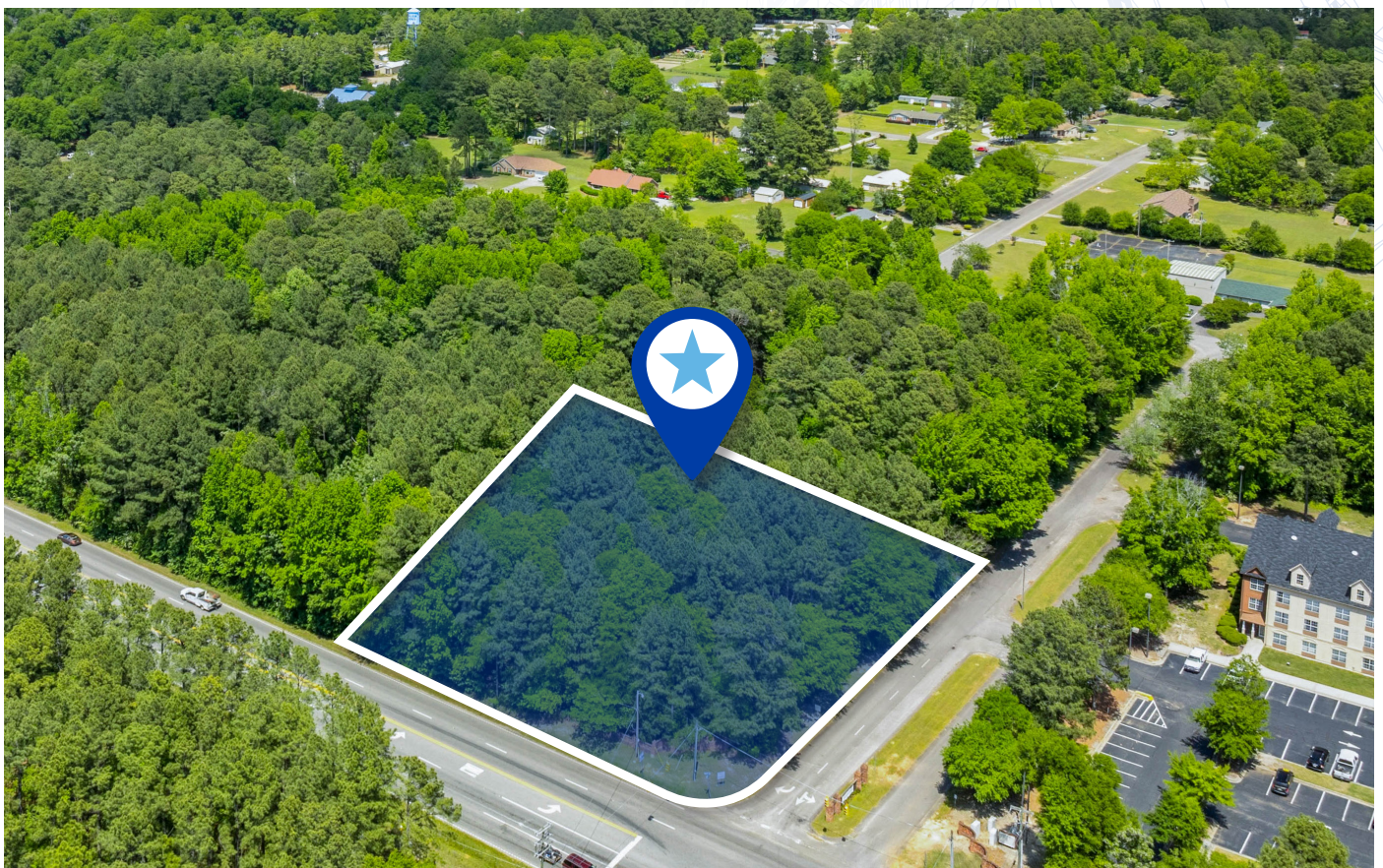


# Just Listed



# Aiken Development Site

3226 Whiskey Road, Aiken, South Carolina, 29803



**A +/-1.03-ACRE RETAIL/COMMERCIAL DEVELOPMENT SITE**



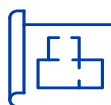
**+/-1.03 AC**  
*Acreage*



**UD - Urban Development**  
*Zoning*



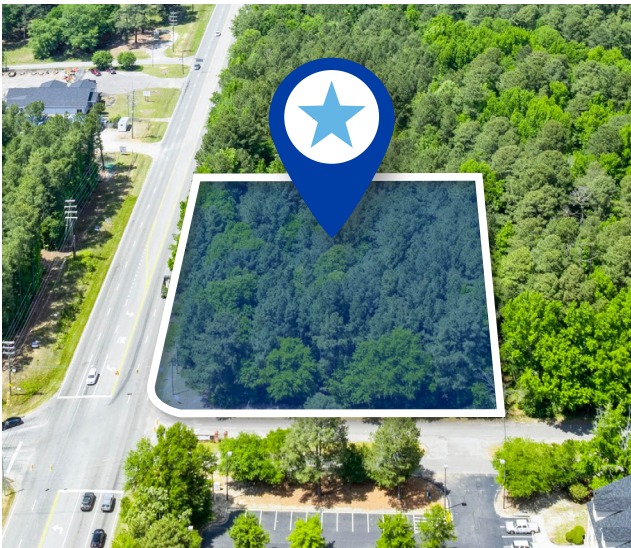
**Retail / Commercial**  
*Projected Site Use*



**+/-8,524 SF**  
*Projected NRSF (Retail)*

## PROPERTY SUMMARY

Northmarq is pleased to present **Aiken Development Site**, a +/- 1.03-acre potential Retail / Commercial development Site in Aiken, South Carolina. Aiken is the largest city in Aiken County, located just northeast of Augusta. The city is known for its pro-business climate, charming small-town appeal, and rich cultural roots. **Aiken Development Site** is conveniently located at the intersection of Whiskey Road and Hunters Glen Road, providing increased visibility and connectivity for the Site. The Site provides the flexibility to meet the needs of any developer within close proximity to Augusta.



## QUICK FACTS

<b>ADDRESS</b>	3226 Whiskey Rd, Aiken, SC 29803
<b>OFFERING PRICE</b>	To Be Determined by Market
<b>ACREAGE</b>	+/-1.03 AC
<b>CURRENT USE</b>	Vacant Land
<b>PROJECTED NRSF (RETAIL)</b>	+/-8,524 SF
<b>PROJECTED SITE USE</b>	Retail / Commercial
<b>MILLAGE RATE</b>	238.24
<b>COUNTY</b>	Aiken
<b>ZONING</b>	UD - Urban Development

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