

LAND AVAILABLE FOR DEVELOPMENT

2445 Charleston Highway | Aiken, SC 29801

\$650,000

ZONE | UD

1.91 AC

APN | 137-14-07-002, 137-14-07-003

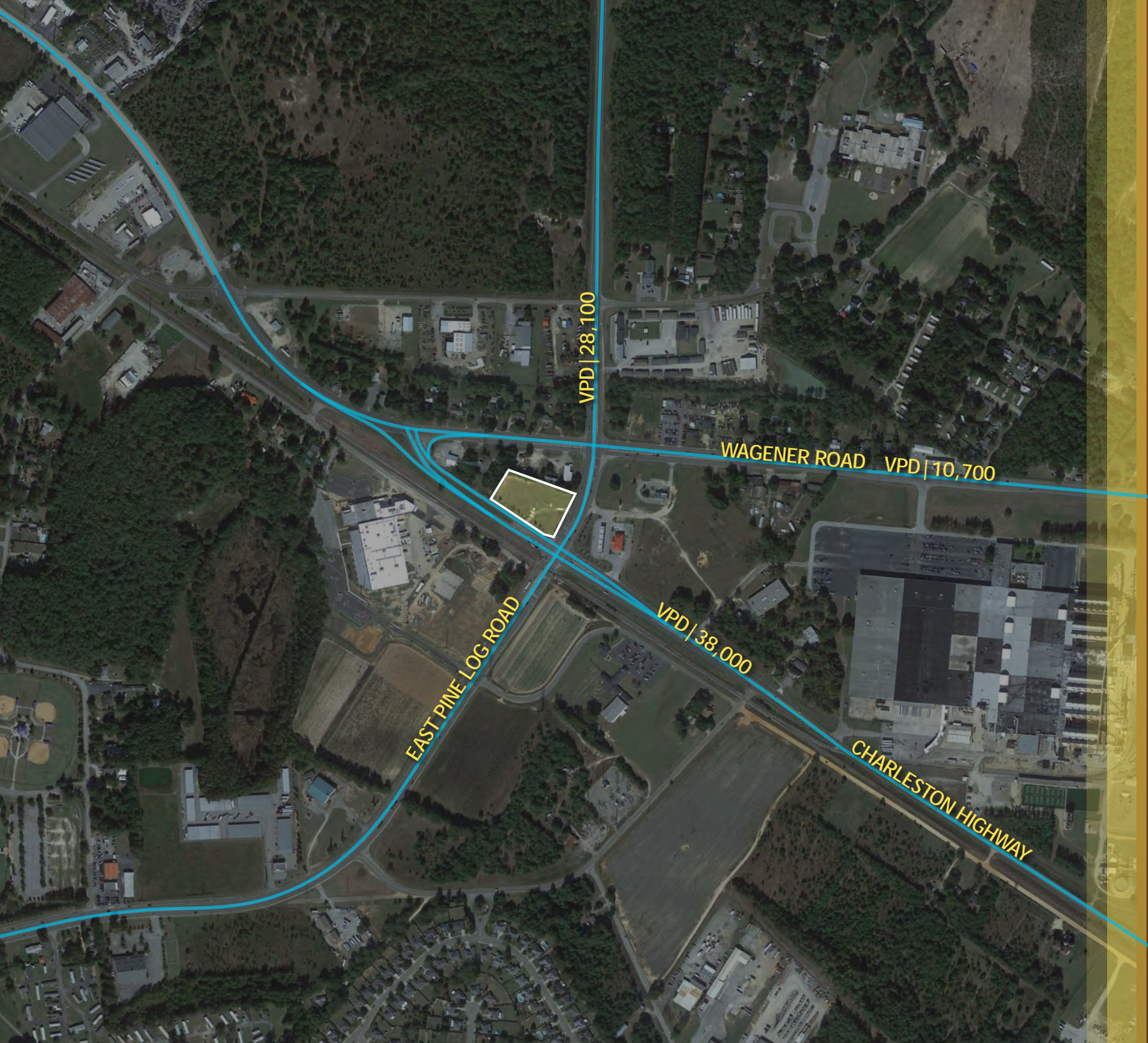
WIL KACOS

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Highlights

Fantastic location! This site is 1.91 acres at the corner of Pine Log Road and Charleston Highway with a 38,000+ VPD on the AM side for both Charleston Highway and Pine Log Road. It is a great lot for a C-Store or a QSR!

- Perfect location for QSR or C-store
- AM side for both Charleston Hwy and Pine Log Road
- 4 large employers within 1/2 mile of site



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JSITE

AIKEN

Citizens Park

Palmetto Golf Club

Aiken Regional Medical Centers



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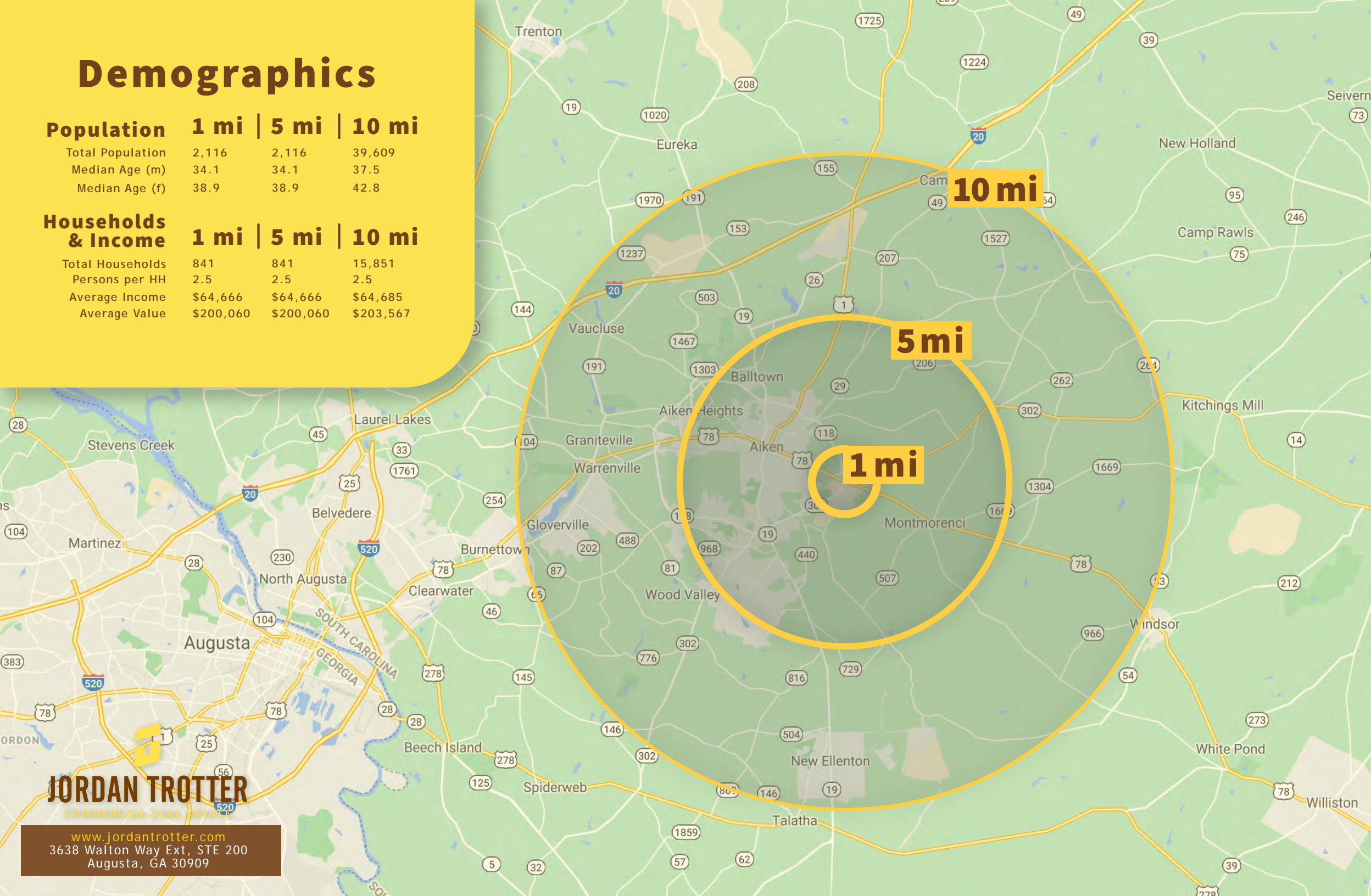
Demographics

Population 1 mi | 5 mi | 10 mi

Total Population	2,116	2,116	39,609
Median Age (m)	34.1	34.1	37.5
Median Age (f)	38.9	38.9	42.8

Households & Income 1 mi | 5 mi | 10 mi

Total Households	841	841	15,851
Persons per HH	2.5	2.5	2.5
Average Income	\$64,666	\$64,666	\$64,685
Average Value	\$200,060	\$200,060	\$203,567



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