

MILLBROOK
ELEMENTARY SCHOOL

MINNIE B KENNEDY
MIDDLE SCHOOL

SOUTH AIKEN
HIGH SCHOOL

SUMMERALL MASTER PLAN

BRAND NEW MIXED USE AIKEN PROJECT

8 OUT-PARCELS AVAILABLE | 943 NEW RESIDENTIAL UNITS

THREE CONNECTION POINTS LINKING EAST PINE LOG ROAD TO WHISKEY ROAD, IMPROVING TRAFFIC FLOW AND PROVIDING ALTERNATIVE BYPASS ROUTES.

POWDERHOUSE RD | 7,600 VPD

WHISKEY RD | 42,000 VPD

375 APARTMENTS

124 SINGLE FAMILY HOMES

50 TOWNHOMES

100 TOWNHOMES

166 TOWNHOMES

127 SINGLE FAMILY HOMES

OUTPARCELS AVAILABLE

AIKEN MALL
REDEVELOPMENT
256 UNITS
146K SF RETAIL



OFFERING MEMORANDUM | FOR GROUND LEASE OR BTS



Meybohm
COMMERCIAL

OFFERING MEMORANDUM TABLE OF CONTENTS

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

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

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EXECUTIVE SUMMARY



RETAIL OPPORTUNITY

WHY THESE SITES?



LOCATION IN AIKEN

Highly Desirable Area



MIXED USE DEVELOPMENT

942 Number of New Units



MALL REDEVELOPMENT

Adjacent to the Mall Redevelopment



PAD READY PADS

Sites Graded with Utilities



STRONG RETAIL ANCHORS

Publix, Lowes, CFA, Target



NEW ACCESS ROADS

Connectors to E Pine Log | Whiskey



ZONING

Approved Commercial Use

OFFERING OVERVIEW

Meybohm Commercial is pleased to exclusively present eight commercial pads within Summerall, a master-planned community located in Aiken, South Carolina. The development is located along Whiskey Road, one of the city's most active retail corridors, and is directly connected to the new Powderhouse Connector Road. This new roadway will serve as a bypass between Whiskey Road and East Pine Log Road, helping to reduce congestion and improve access throughout South Aiken.

The community will include 251 single-family homes, 375 apartment units, and 316 townhomes, with the commercial pads positioned at the entrance. Sites range from approximately 0.97 to 5.25 acres. All pads are zoned Planned Commercial, fully entitled, and delivered with utilities in place. The site features a planned roundabout, multiple points of access to Whiskey Rd and E Pine Log Rd, and connection to both South Aiken High School and Kennedy Middle School.

Nearby retailers include Publix, Lowe's, Target, Chick-fil-A, Olive Garden, and others. The property is also located near the Aiken Mall redevelopment, which will bring 256 apartment units and over 146,000 square feet of new retail construction. These commercial pads are well positioned to benefit from new traffic patterns and continued residential growth in the area.

The new connector is expected to create a meaningful new traffic corridor between Whiskey Road and E. Pine Log Road, improving circulation, reducing congestion at existing intersections, and positioning the commercial pads along a new route that will serve both surrounding residential growth and diverted corridor traffic. Conservative estimates assume at least 10K VPD on Powderhouse connector rd



[Powderhouse Connector Traffic Study](#)



[S Centennial Connector Report](#)

LOCATION OVERVIEW

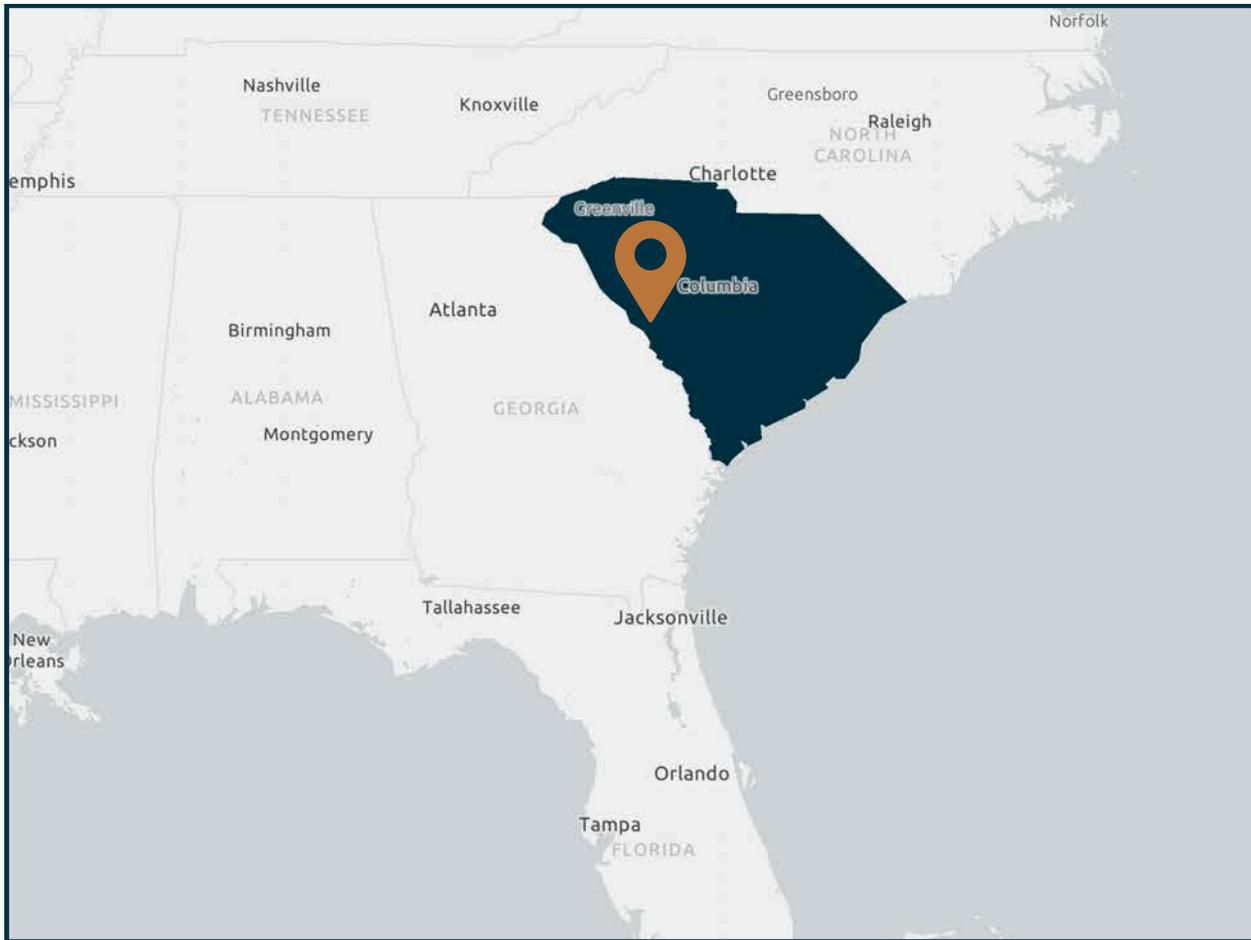
HIGH INCOME TRADE AREA



NOTABLE FEATURES

WITHIN AIKEN

- Summerall Master Plan 942 New Units
- Mall Redevelopment 256 Units | 146K SF Retail
- Publix 1.1M Visits | 423/1,371 Ranking
- Target 788K Visits | 415/1,739 Ranking
- Woodside Community 3K Units | 4 Golf Courses
- Elementary - High School 1.4 Miles
- Downtown Aiken, SC 3.5 Miles
- Savannah River Site 8.8 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	4,188	30,896	52,257
Median HH Income	\$66,482	\$84,221	\$78,902
2020-2025 Growth	6%	3%	3%
HouseHolds	2,073	14,298	23,390



SUMMERALL MASTER PLAN

PARCEL LEGEND



PARCEL LEGEND			
Lot	Size	Status	Ideal Use
1	1.15 AC	Available	Retail
2	1.01 Ac	Available	Retail
3	0.97 Ac	Available	Retail
4	1.55 Ac	Available	Retail
5	2.20 Ac	Available	C-Store
6	1.67 Ac	Available	Retail
7	1.13 Ac	Available	Retail
8	5.25 Ac	Available	Gym, Retail, Medical

Pads can be developed into single tenant or multi-tenant buildings depending on the tenant and additional demand for retail strip center spaces.


















MILLBROOK
ELEMENTARY SCHOOL

MINNIE B KENNEDY
MIDDLE SCHOOL

SOUTH AIKEN HIGH
SCHOOL




















AIKEN MALL
REDEVELOPMENT
256 UNITS
146K SF RETAIL








WOODSIDE COMMUNITY
3,000 HOME COMMUNITY
4 GOLF COURSES






LOWES
foods



NORTH VIEW



ENTRY POINT TO
WOODSIDE COMMUNITY
3,000 HOME COMMUNITY
4 GOLF COURSES

**AIKEN MALL
REDEVELOPMENT**
256 UNITS
146K SF RETAIL

375 APARTMENTS
124 SINGLE FAMILY HOMES
100 TOWNHOMES
RETAIL OUT-PARCELS

MILLBROOK
ELEMENTARY SCHOOL E PINE LOG RD | 28,400 VPD

MINNIE B KENNEDY
MIDDLE SCHOOL

SOUTH AIKEN
HIGH SCHOOL

ROUNDABOUT

POWDERHOUSE
CONNECTOR RD

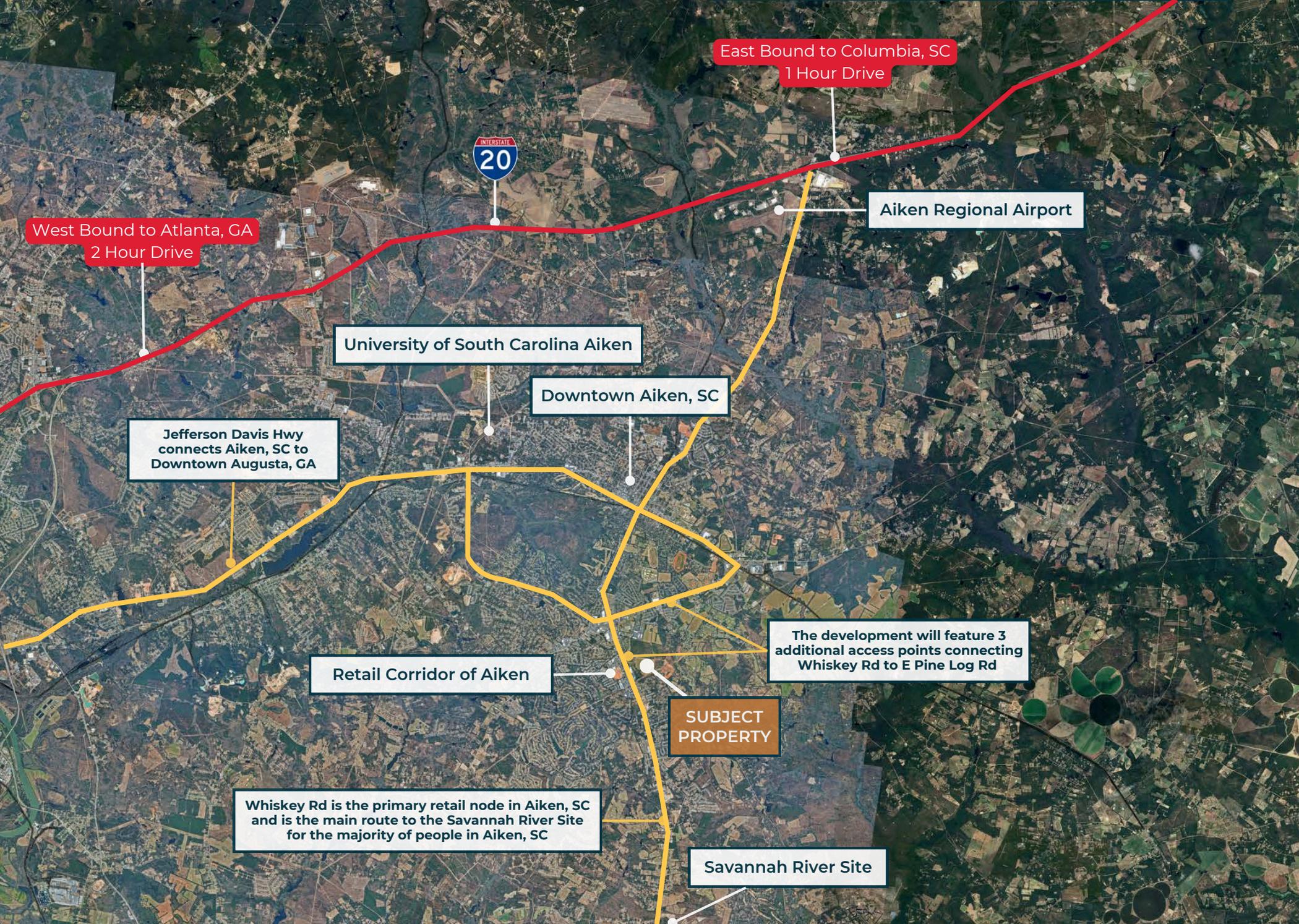
WHISKEY RD | 42,000 VPD





ENTRY POINT TO
WOODSIDE COMMUNITY
3,000 HOME COMMUNITY
4 GOLF COURSES





East Bound to Columbia, SC
1 Hour Drive

West Bound to Atlanta, GA
2 Hour Drive

Aiken Regional Airport

University of South Carolina Aiken

Downtown Aiken, SC

Jefferson Davis Hwy
connects Aiken, SC to
Downtown Augusta, GA

The development will feature 3
additional access points connecting
Whiskey Rd to E Pine Log Rd

Retail Corridor of Aiken

**SUBJECT
PROPERTY**

Whiskey Rd is the primary retail node in Aiken, SC
and is the main route to the Savannah River Site
for the majority of people in Aiken, SC

Savannah River Site





SITE MAPS



SUMMERALL MASTER PLAN

SITE PLAN



SUMMERALL MASTER PLAN

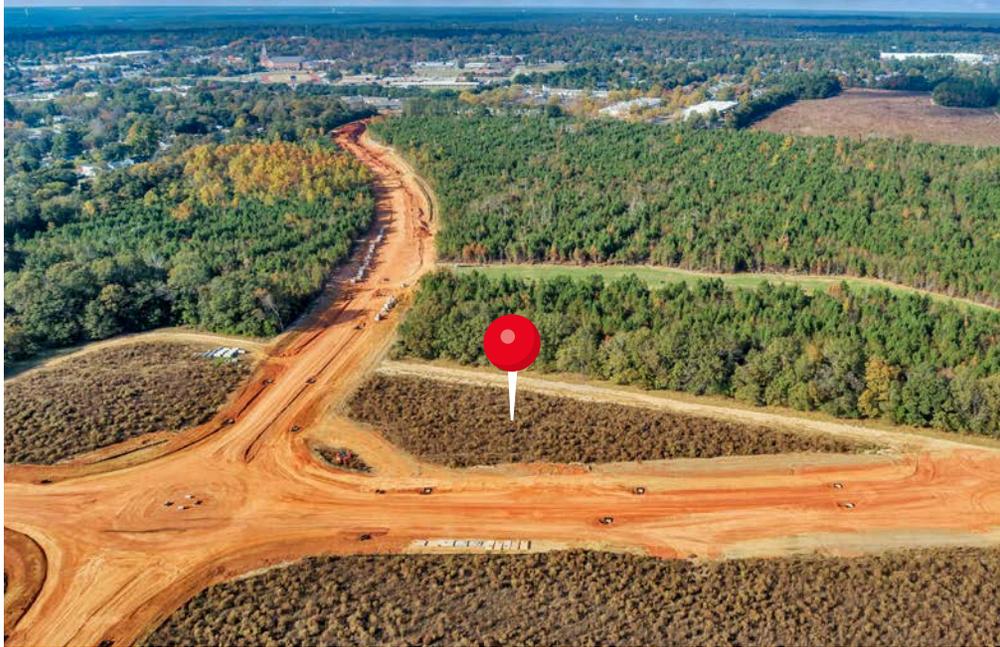
ZOOMED IN SITE PLAN



SUMMERALL MASTER PLAN ZONING MAP



PROGRESS PICTURES



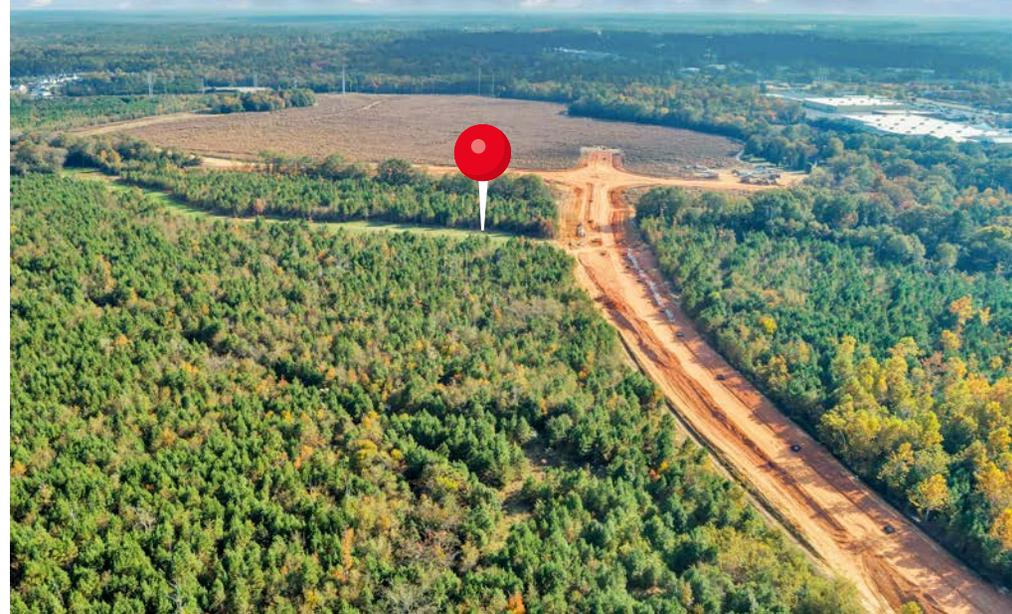
PROGRESS PICTURES



PROGRESS PICTURES



PROGRESS PICTURES



VIEW FROM WHISKEY



VIEW FROM WHISKEY



VIEW FROM WHISKEY



VIEW FROM WHISKEY





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.**



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.



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
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- 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

**For inquiries,
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