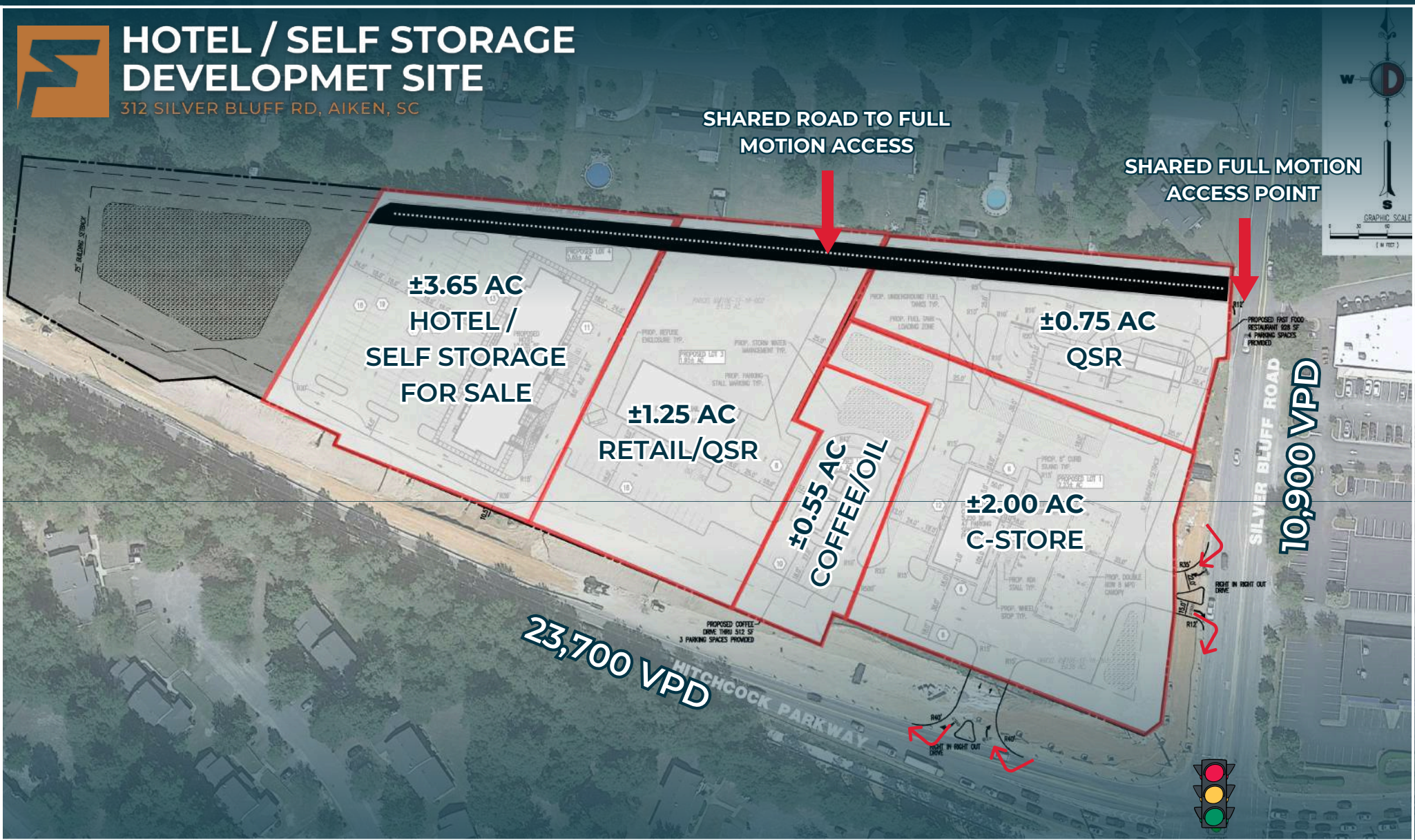




HOTEL / SELF STORAGE DEVELOPMENT SITE

312 SILVER BLUFF RD, AIKEN, SC



OPPORTUNITY DETAILS

| | | | |
|--------------------------|------------------------------|---------|-------------------------------|
| Size | ±3.65 Acres | Site 1: | ±2.00 Ac C-Store Pad GL/BTS |
| Sale Price: | Contact Broker | Site 2: | ±0.75 QSR Pad GL/BTS |
| Access: | Shared Full Motion 2x RIRO | Site 3: | ±0.55 Coffee Pad GL/BTS |
| VPD: | 34,600 Combined | Site 4: | ±1.25 Retail/QSR Pad GL/BTS |
| 10 Min Drive Time Demos: | 31K Pop. \$82K MHI | Site 5: | ±3.65 Pad For Sale |

OFFERING MEMORANDUM

PAD 5 - HOTEL/SELF STORAGE FOR SALE
SIGNALIZED CORNER | FULL MOTION ACCESS
36,800 COMBINED VPD | RETAIL DEVELOPMENT



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SECTION **01** EXECUTIVE SUMMARY

SECTION **02** SITE OVERVIEW

SECTION **03** SITE PLAN

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

- Lease Rate
- Lease Term
- DD Time Frame
- Lease Gurantor
- Special Stipulations

DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



LOCATION

Signalized Intersection



TRAFFIC COUNT

34,600 Vehicles Per Day



ACCESS

Shared Full Motion Access



STRONG SYNERGY

Established Retail Corridor



PART OF LARGER DEV.

Will be Neighbors to Retailers



UTILITIES

On-Site Utilities



ZONING

Zoned for Commercial Use

OFFERING SUMMARY

| | |
|------------------|-----------------------------------|
| Address: | 312 Silver Bluff Rd, Aiken, SC |
| Total Site Size: | 9.79 Acre Site |
| Sale Price: | Pad 5 Only, Contact Broker |
| Lease Rate: | Pads 1-4, Contact Broker |
| Pad Size: | ±0.55 - ±3.65 Acres |
| Access: | Shared Full Motion Entry, 2x RIRO |

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present pad 5 for sale. Located at 312 Silver Bluff Rd, Aiken, SC, this property boasts a combined traffic count of 34,600 VPD at a signalized intersection. The site offers one shared full-motion access and two right-in/right-out access points for optimal ingress and egress. Additionally, there are 4-Retail Pad Development opportunities for ground lease or build-to-suit.

The development includes five flexible pad sites designed to accommodate various retail layouts and sizes:

- **Pad 1:** 2-acre convenience store site
- **Pad 2:** 0.75-acre quick-service restaurant (QSR) site
- **Pad 3:** 0.55-acre coffee / oil change site
- **Pad 4:** 1.25-acre retail / QSR site
- **Pad 5:** 3.65-acre hotel / self-storage (For Sale)

Each pad benefits from a shared retention pond and shared access, ensuring functionality and convenience for tenants.

This prime development is located in Aiken's main retail corridor, directly across from Academy Sports, TJ Maxx, and Tidal Wave, and near Kroger, Home Depot, Walmart, and other major retailers. As one of the last available retail development sites in this bustling corridor, it represents a rare and valuable opportunity for retailers seeking a prominent location in Aiken, SC.

5 PAD DEVELOPMENT SITE DETAILS



5 PAD DEVELOPMENT RETAIL MAP

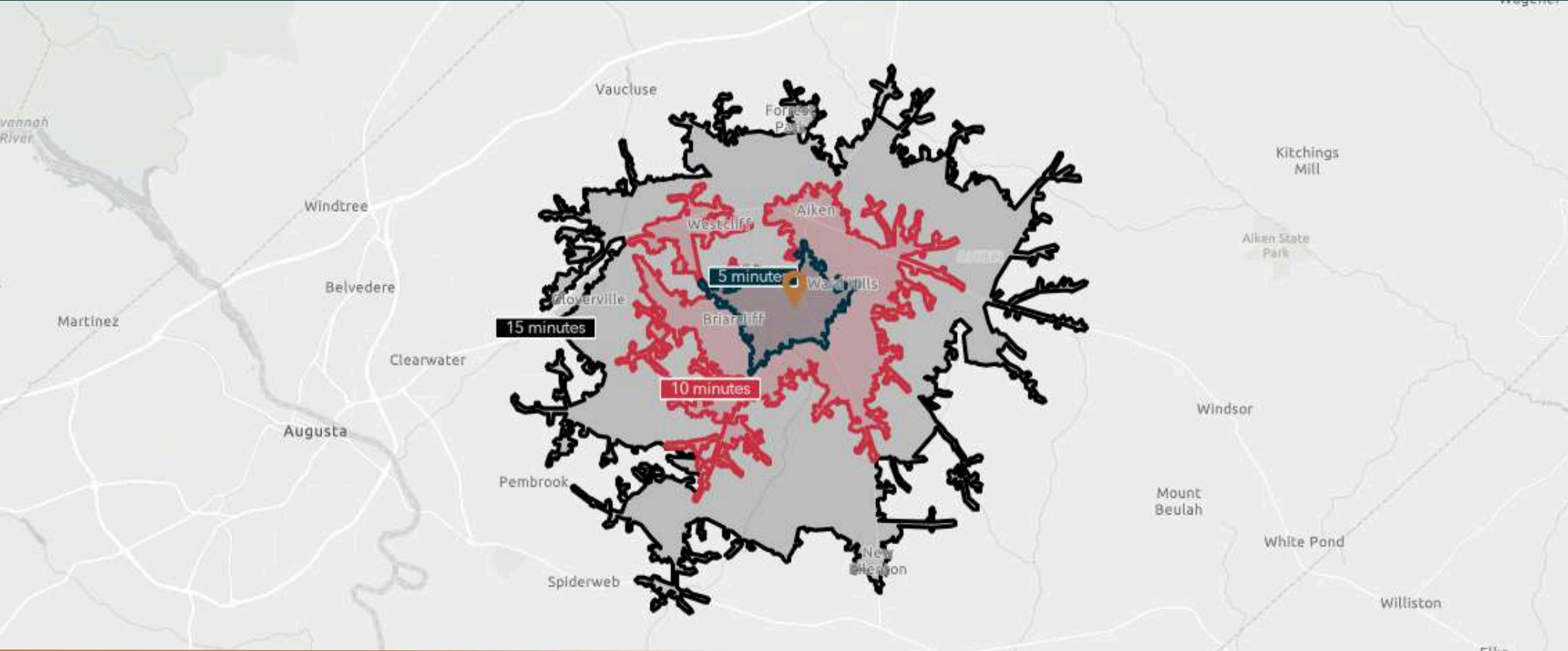


5 PAD DEVELOPMENT RETAIL MAP



5 PAD DEVELOPMENT

DRIVE TIME DEMOGRAPHICS



| Drive Time Radii | 5 Min | 10 Min | 15 Min |
|------------------|----------|----------|----------|
| Population | 12,303 | 32,605 | 71,935 |
| Median HH Income | \$83,270 | \$80,783 | \$76,294 |
| Median Age | 45.8 Yrs | 47.7 Yrs | 44.3 Yrs |

**For Inquiries,
contact us.**



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HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data