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ONLINE



RETAIL CENTER FOR SALE

1163 York St NE | Aiken, SC 29801

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ZONE | GB

7,713 SF ON 1.07 AC

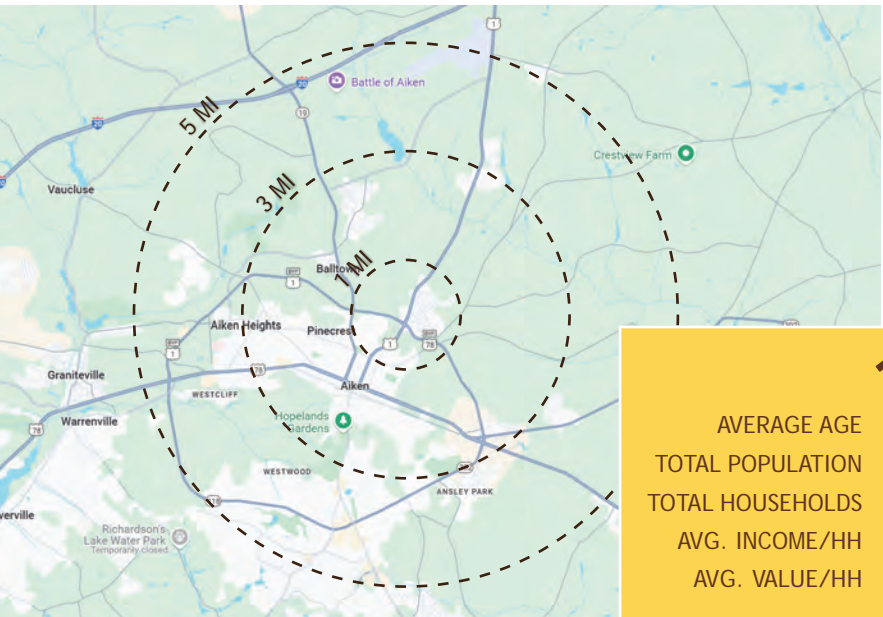
PRICE | \$925,000



JORDAN TROTTER
COMMERCIAL REAL ESTATE

1163 York Street NE in Aiken, SC is a commercial property featuring a 7,713 SF strip center facing York Street (US 1). The property is just North of Downtown Aiken (approximately 1.5 miles). York Street NE sees a daily traffic count of 16,000. This is a heavily populated area, with 30,000 people living within a 10 minute drive. Nearby retailers include, McDonalds, Burger King, Waffle House, Popeye's, Advanced Auto Parts, KJ's Market, Circle K, CVS, Sonoco, and Dominos.

This 7,713 SF retail building offers 3 suites ranging from 1,200 - 4,080SF. The property offers ample dedicated parking and easy access to York Street.

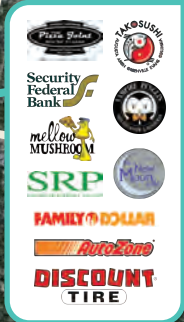
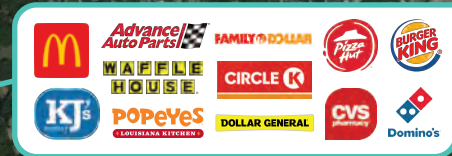


	1 MI	3 MI	5 MI
AVERAGE AGE	37	43	43
TOTAL POPULATION	3,703	17,181	41,587
TOTAL HOUSEHOLDS	1,319	7,053	17,765
AVG. INCOME/HH	\$44,113	\$65,365	\$78,328
AVG. VALUE/HH	\$116,132	\$213,097	\$252,126

DOLLAR GENERAL



U SITE



UNIVERSITY OF SOUTH CAROLINA AIKEN

AIKEN REGIONAL MEDICAL CENTER

JEFFERSON DAVIS HIGHWAY/AUGUSTA AIKEN ROAD

HITCHCOCK WOODS

HOPELAND GARDENS

PALMETTO GOLF CLUB

CITIZENS PARK

HITCHCOCK PARKWAY

PINE LOG ROAD

SILVER BLUFF ROAD

WHISKEY ROAD

E PINE LOG ROAD

CHARLESTON HIGHWAY

RICHLAND AVENUE E

RUDY MASON PARKWAY

AIKEN HIGH SCHOOL

UNIVERSITY PARKWAY

COLUMBIA HIGHWAY

VAUCLUSE ROAD

AIKEN COUNTY STATISTICS



River Region Population:
177,649



Annual Growth Rate:
1.3%



Average Commute:
25 mins



Medium Income:
\$69,182



Unemployment Rate:
3.4%

Major Industry: Savannah River Nuclear Solutions (11,635 employees - expanding by 2,000 permanent jobs in 2035), CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Travel: Area has 31 airports within a 50 mile radius
CB&I AREVA MOX (3,000 employees), Carlisle Tire & Wheel (3,500 employees), Kimberly Clark (1,250 employees), Bridgestone Americas Tire Operation (1,525 employees)

Healthcare: Aiken Regional Medical Center (1,117 employees)

Education: Aiken County Public Schools (3,346 employees)

