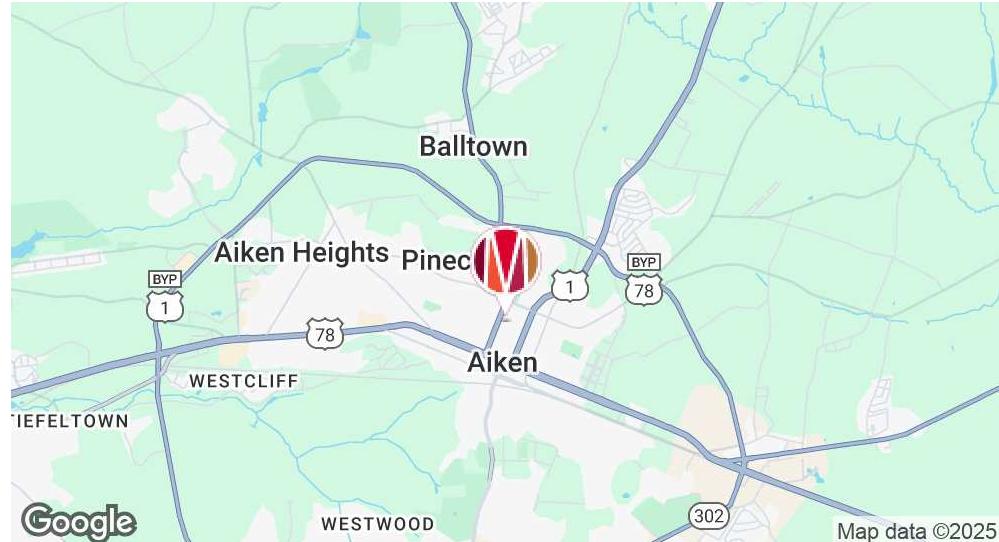


FOR SALE: 333 NEWBERRY ST NW, AIKEN SC 29801



OFFERING SUMMARY

Sale Price:	\$240,000
Building Size:	1,204 SF
Lot Size:	0.28 Acres
Year Built:	1975
Price/SF:	\$199.34

PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to offer this quaint little commercial cottage-type building nestled a few short blocks from beautiful downtown Aiken. This Newberry Street location is in a quiet neighborhood and within walking distance of two well-known primary care offices as well as a dentist's office. It has been used for a pharmacy business for many years and has undergone several renovations over the years. The roof and HVAC system is approximately ten years old. The building is approximately 1,200 square feet with a cute front porch. In addition, there is a drive up window that could be utilized by any number of commercial businesses such as an insurance agent or other professional application. The property has been well maintained and is waiting for just the right type of business to come along and move in. For showings, please contact the listing agent for instructions on how to gain access.

LOCATION OVERVIEW

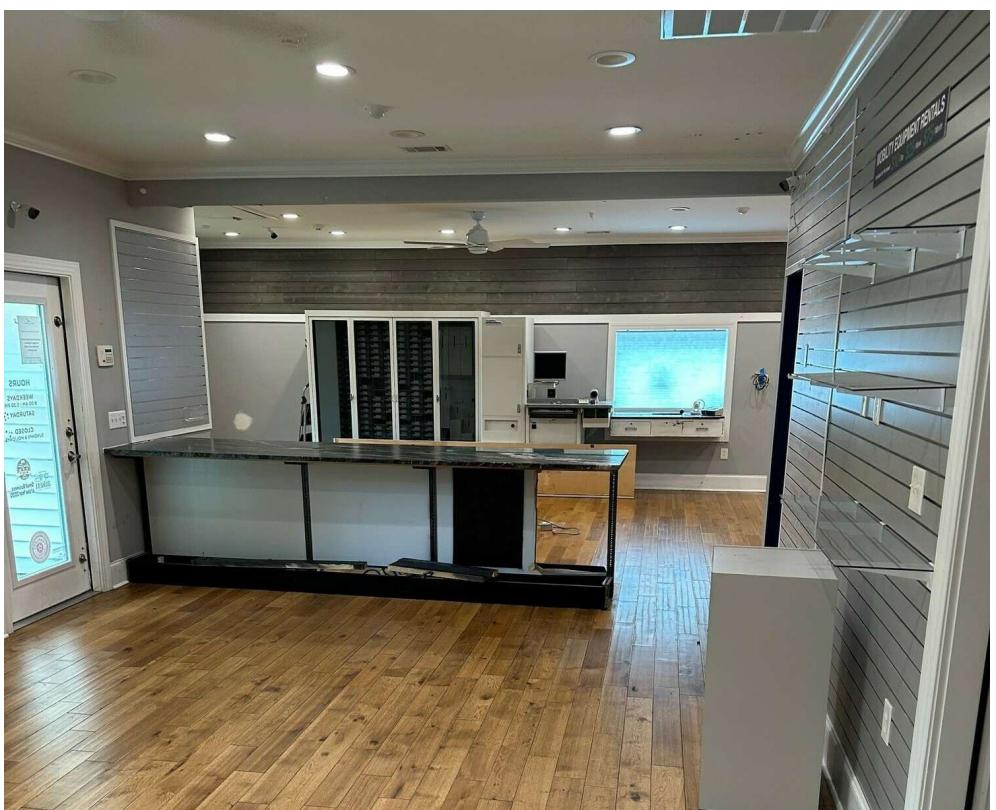
333 Newberry Street is on the North side of Downtown Aiken. Newberry Street is one block East and runs parallel with Laurens Street. Great location only 5-miles South of Interstate 20. Nestled in the heart of the city, the area offers a perfect blend of historic elegance and modern convenience. A stone's throw away from the property, Aiken Downtown Historic District beckons with its quaint boutiques, art galleries, and locally-owned cafes.

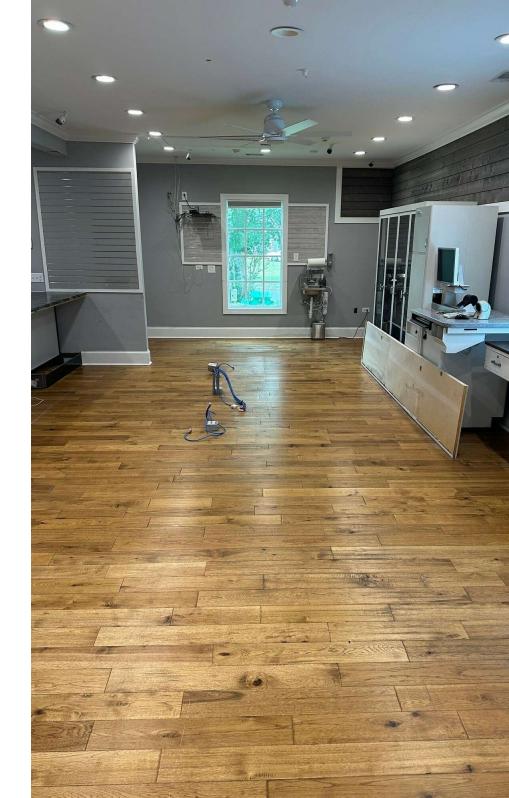
RETAILER MAP



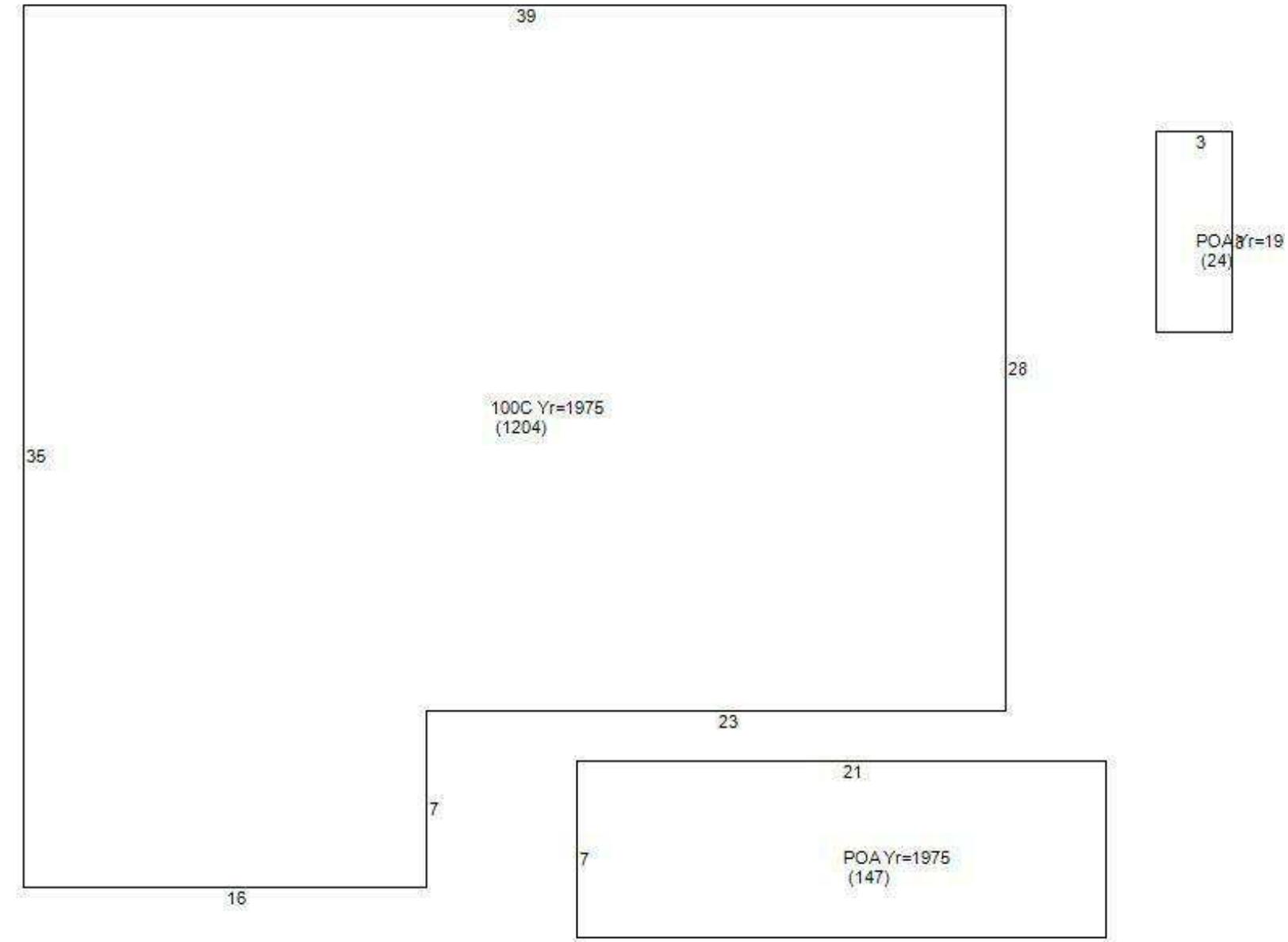
EXTERIOR PHOTOS



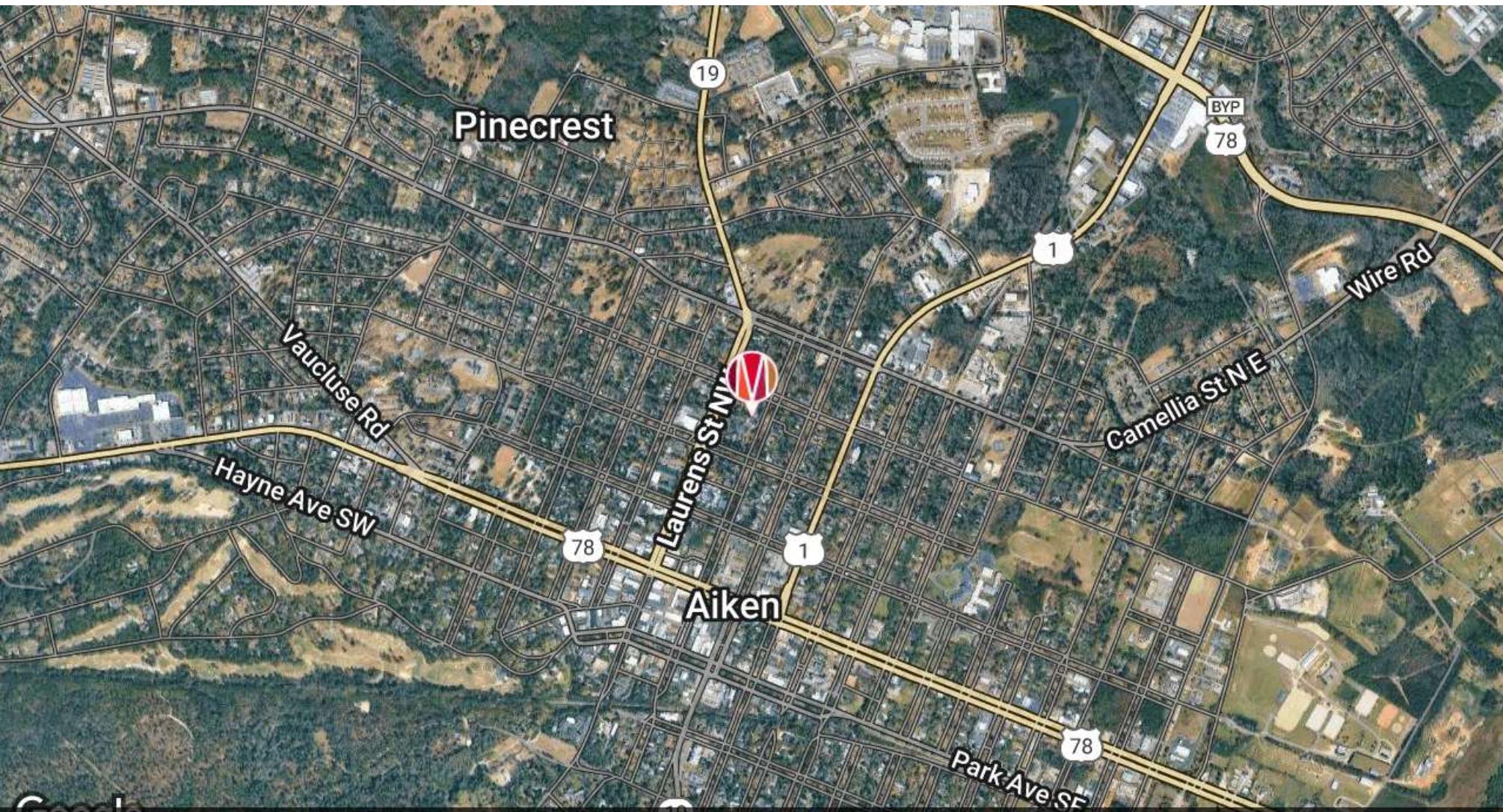








LOCATION MAP



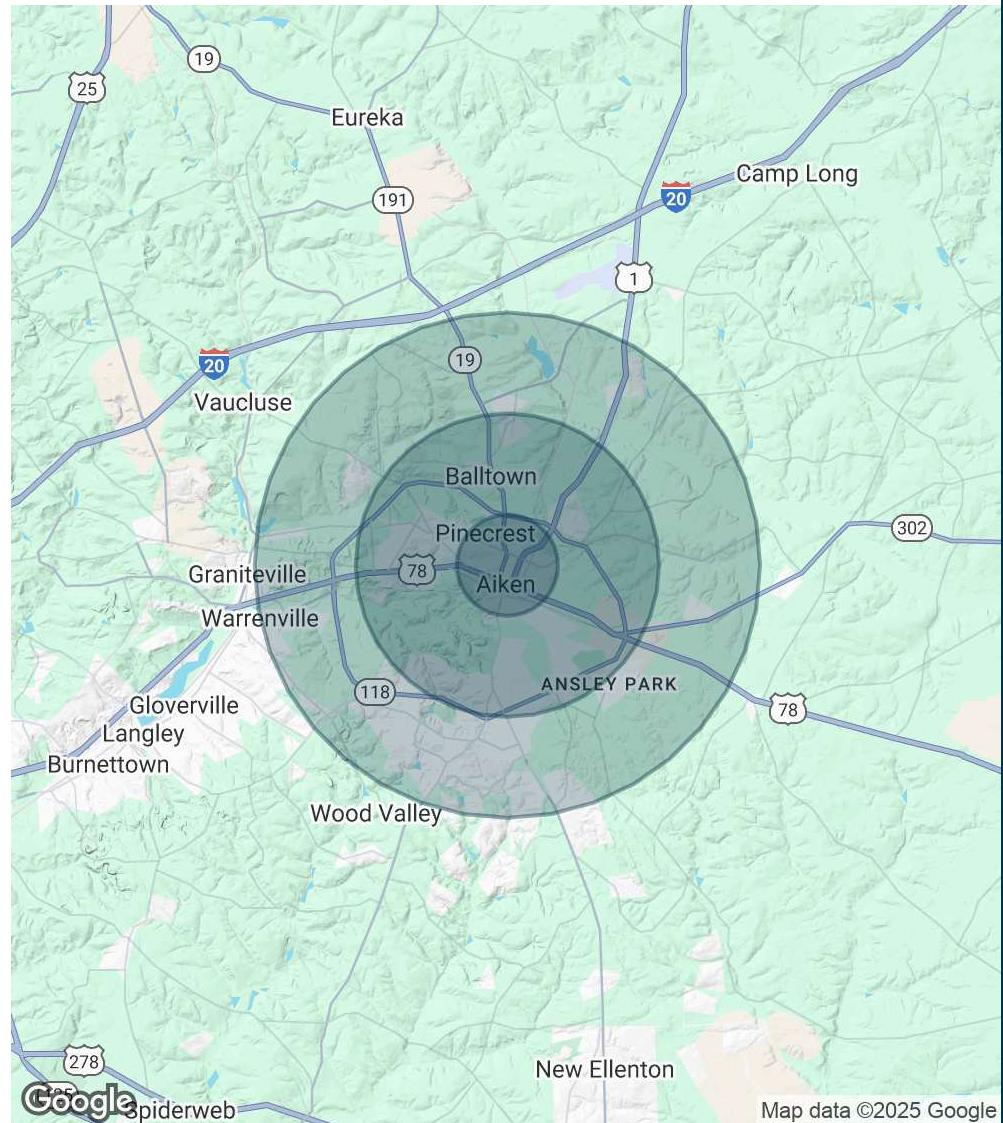
Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,807	23,088	49,921
Average Age	46	43	44
Average Age (Male)	43	41	42
Average Age (Female)	48	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,971	9,811	21,493
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$63,339	\$74,086	\$82,651
Average House Value	\$242,496	\$243,498	\$263,087

Demographics data derived from AlphaMap





DEAN NEWMAN

Vice President, Associate Broker

Dnewman@Meybohm.Com

Cell: 706.339.4379

PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and five grandchildren.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

SC #49942 // GA #281453

MEYBOHM COMMERCIAL PROPERTIES

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