

WHISKEY RD DEVELOPMENT

AIKEN'S NEWEST MIXED-USE OPPORTUNITY

COMMERCIAL LOTS 1-6 GL OR BTS | REAR LOT 7 FOR SALE



SHARED FULL MOTION ACCESS

Whiskey rd | 25,200 vpd

Pomerothouses rd | 6600 vpd

FUTURE BANK

CIRCLE K

LuLu's

FOR SALE

6 OUT-PARCELS GROUND LEASE OR BUILD-TO-SUIT

SHARED DETENTION POND

THE MAGNOLIA 60 UNIT APARTMENT COMPLEX

AIKEN MALL REDEVELOPMENT
256 UNITS
146K SF RETAIL

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

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

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DEVELOPMENT OPPORTUNITY

WHY THESE SITES?



PREMIUM LOCATION

Primary Retail Node in Aiken, SC



TRAFFIC COUNT

25,200 Vehicles Per Day



ACCESS

Full Motion on Whiskey Rd



DEMOGRAPHICS

Strong Population Count



SURROUNDED BY GROWTH

Residential & Commercial Dev.



GROCERY STORE ANCHOR

Brand New Lowes Food



ZONING

UD, Urban Development

OFFERING SUMMARY

Address	00 Whiskey Rd, Aiken, SC 29803
Tax Parcel ID	123-10-06-005, 123-10-06-002
Total Size	±21.98 Acres
Use	Commercial, Residential, Grocery, Hotel
Utilities	On-Site

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±21.98-acre development tract in Aiken, SC, strategically positioned along the highly trafficked Whiskey Road corridor.

Located directly across from a new Lowe's Foods development and adjacent to a recently completed townhome project, this is the last large development-ready tract on Whiskey Road and offers strong potential for a mixed-use development.

The current site plan shows six commercial outparcels along the front of the property, which are available for ground lease or build-to-suit only. The rear portion of the site is available for sale and can be developed for residential, grocery, or hotel use.

The property benefits from full-motion access on Whiskey Road, with a primary entrance aligned with Lowe's Foods, providing excellent visibility and efficient access. Nearby national retailers include Publix (the most visited location in the Central Savannah River Area), Target, Lowe's, Chick-fil-A, and a major mall redevelopment, supporting a wide range of commercial and mixed-use concepts.

LOCATION OVERVIEW

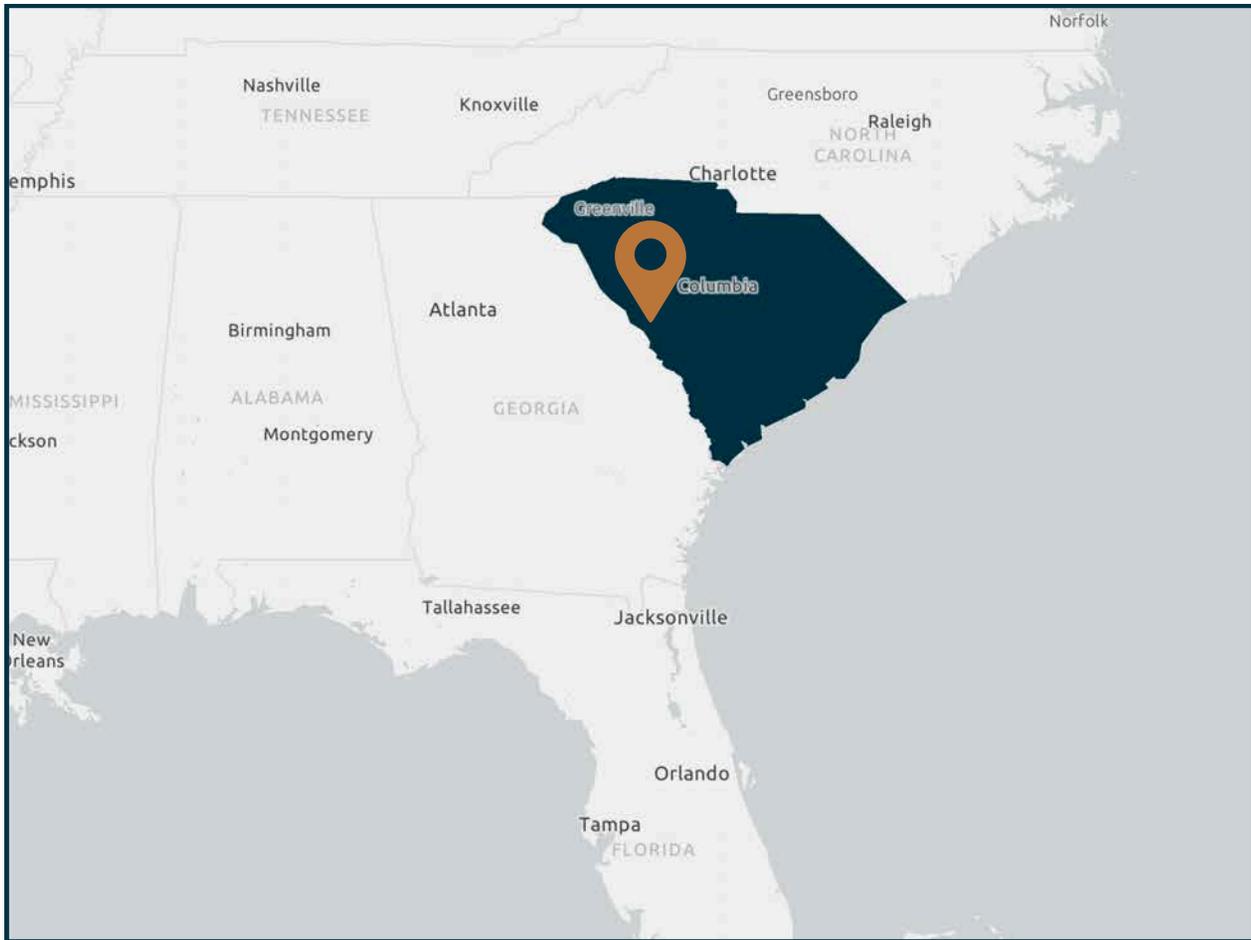
HIGH INCOME TRADE AREA



NOTABLE FEATURES

WITHIN AIKEN

- Lowes Food 745K Visits | 7/80 Ranking
- 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	3,827	27,370	44,403
Median HH Income	\$80,253	\$85,387	\$83,849
2020-2025 Growth	2.2%	4.4%	3.5%
HouseHolds	1,810	12,561	20,257

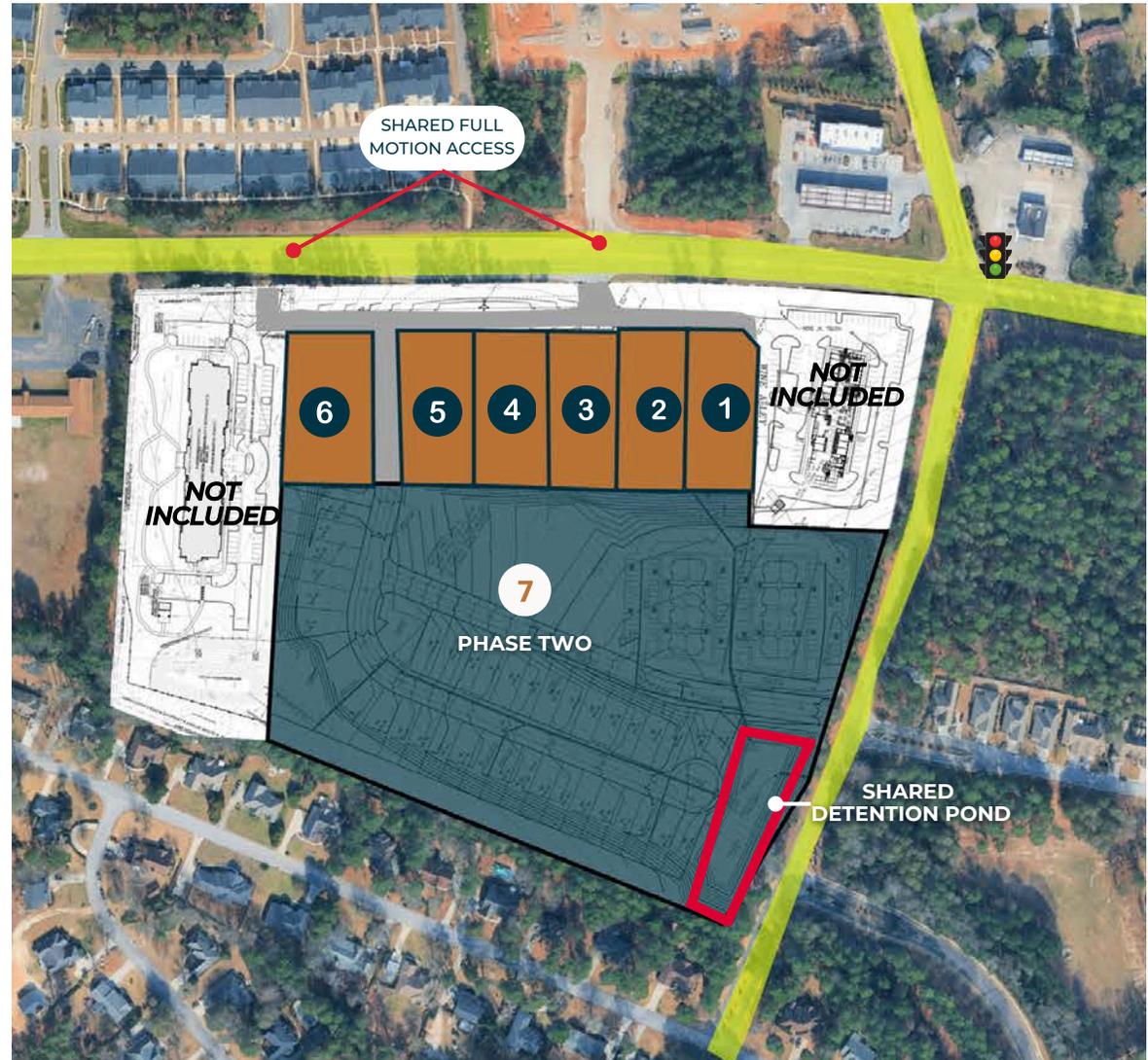


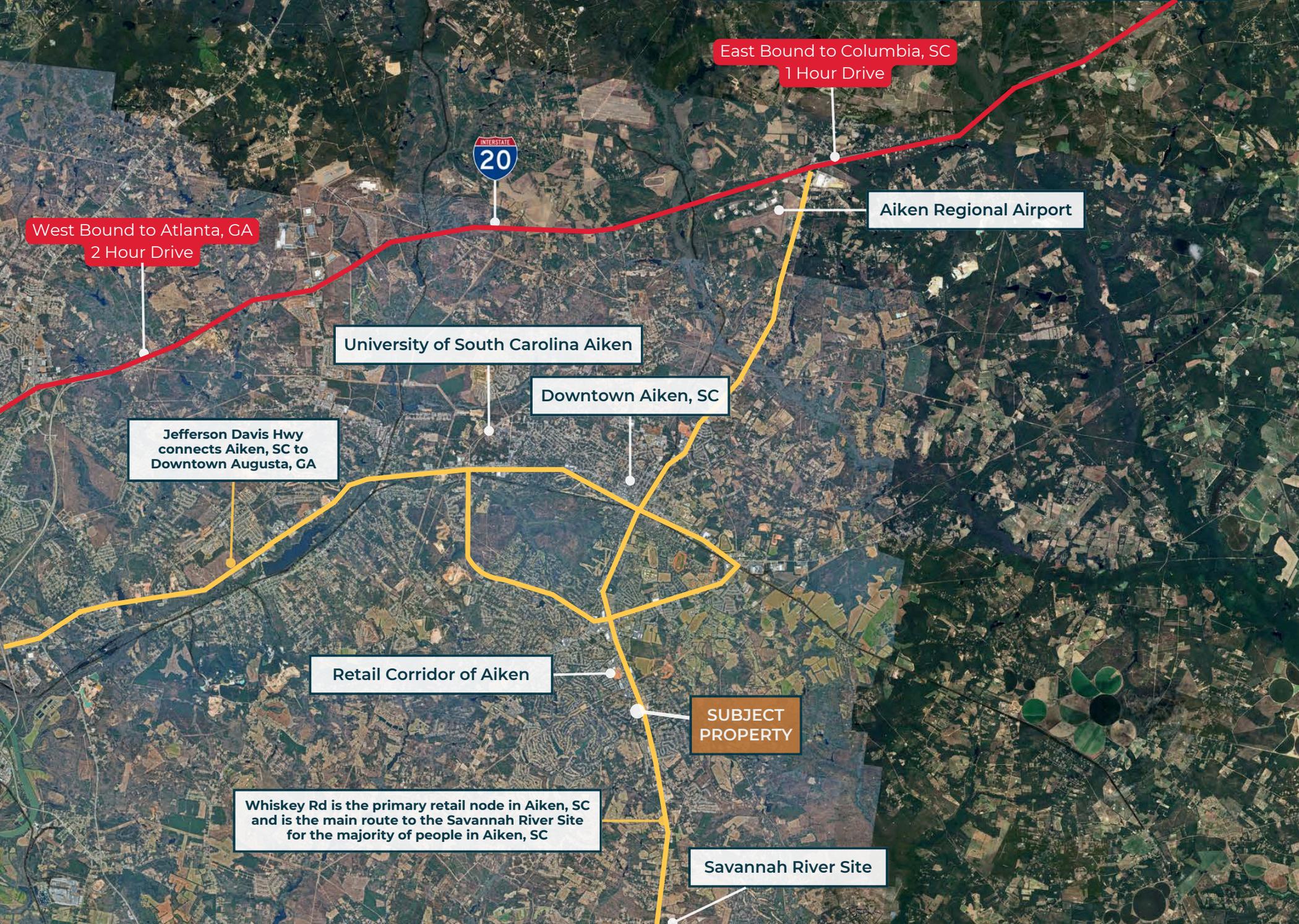
WHISKEY RD DEVELOPMENT

PARCEL LEGEND



PARCEL LEGEND			
Lot	Size	Availability	Ideal Use
1	0.88 AC	GL / BTS	Retail
2	0.88 AC	GL / BTS	Retail
3	0.88 AC	GL / BTS	Retail
4	0.88 AC	GL / BTS	Retail
5	0.88 AC	GL / BTS	Retail
6	0.70 AC	GL / BTS	Retail
7	15.70 AC	For Sale	Residential, Grocery, Hotel





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

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



AIKEN MALL
REDEVELOPMENT
256 UNITS
146K SF RETAIL



7

1

2

3

4

5

6



FUTURE
BANK



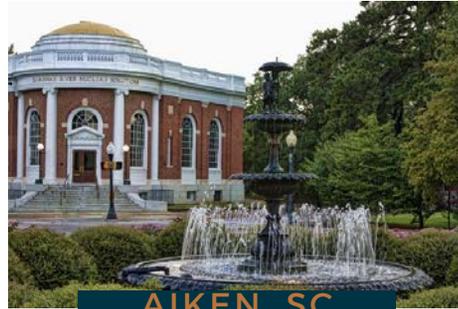
WHISKEY RD DEVELOPMENT CONCEPTUAL SITE PLAN OUTLINED



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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