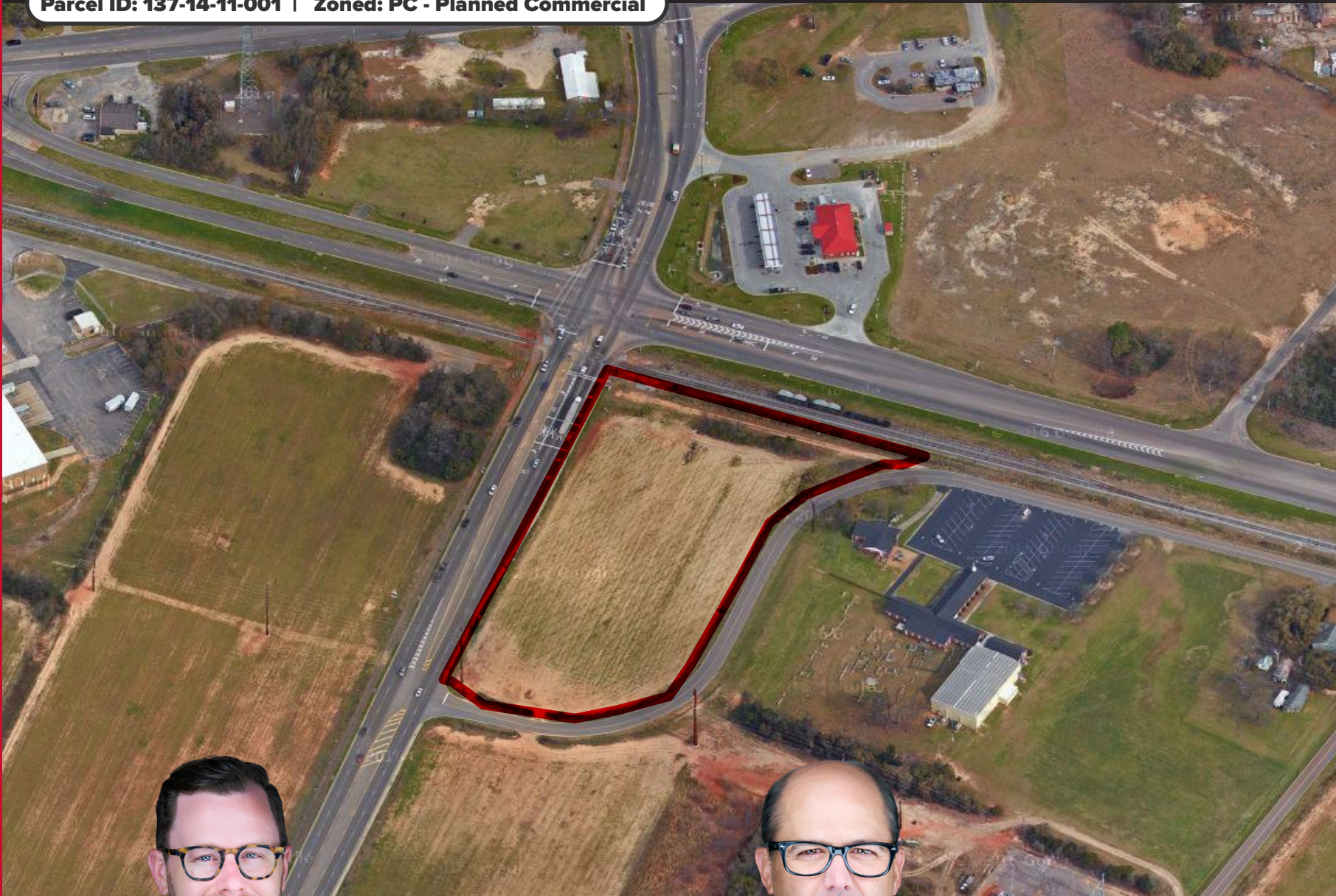


FOR SALE

E. PINE LOG ROAD, AIKEN SC | \$1,350,000.00

Parcel ID: 137-14-11-001 | Zoned: PC - Planned Commercial



JUD CONKLE

COMMERCIAL ASSOCIATE

O: 706.722.7331
C: 706.203.7879

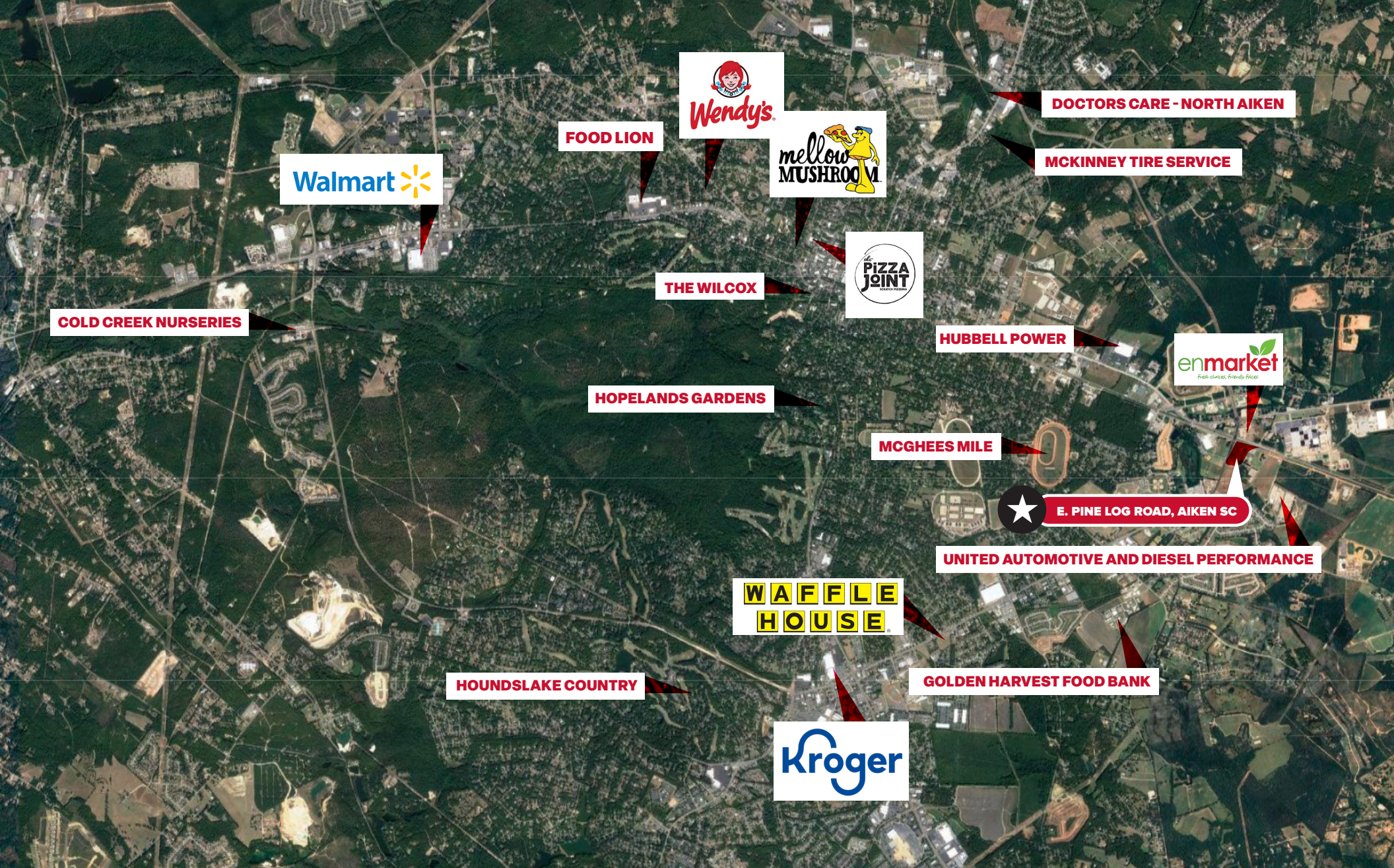


BRAD MERRY

COMMERCIAL ASSOCIATE

O: 706.722.7331
C: 706.833.3191

**BLANCHARD
AND
CALHOUN
REAL ESTATE CO.
COMMERCIAL**



E. PINE LOG RD

+30,200 VEHICLES PER DAY

WHISKEY RD

+29,700 VEHICLES PER DAY

CHARLESTON HWY

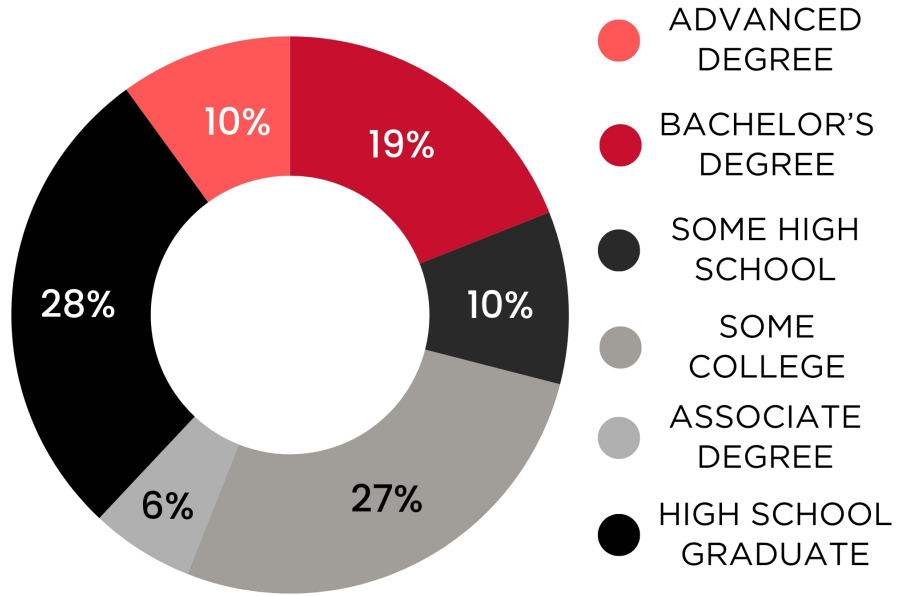
+10,800 VEHICLES PER DAY

RUDY MASON PKWY

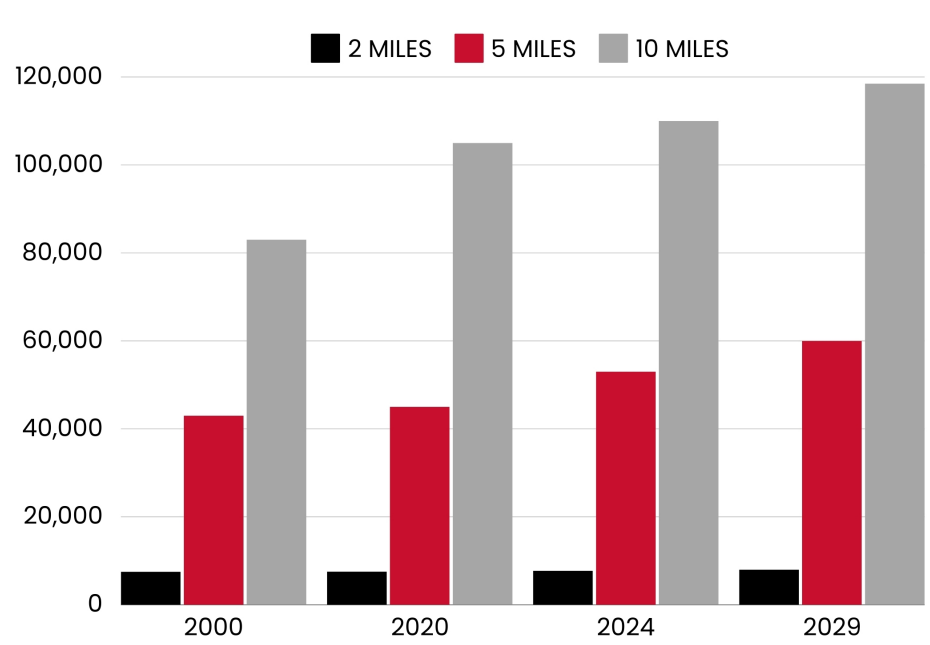
+15,900 VEHICLES PER DAY

PROPERTY DEMOGRAPHICS

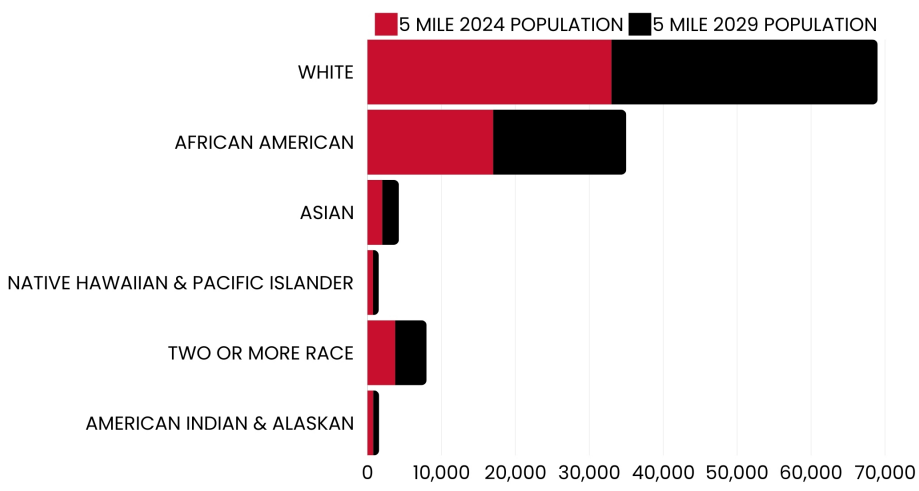
EDUCATIONAL ATTAINMENT



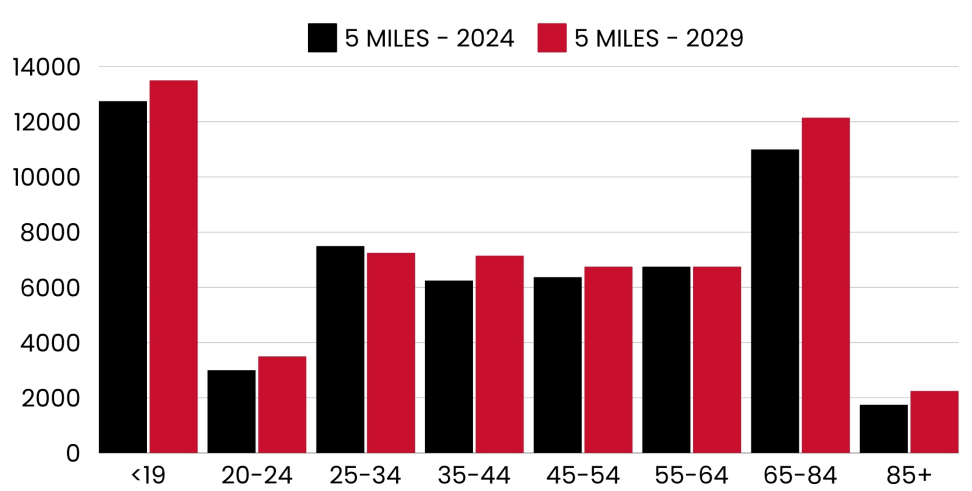
POPULATION



POPULATION BY RACE

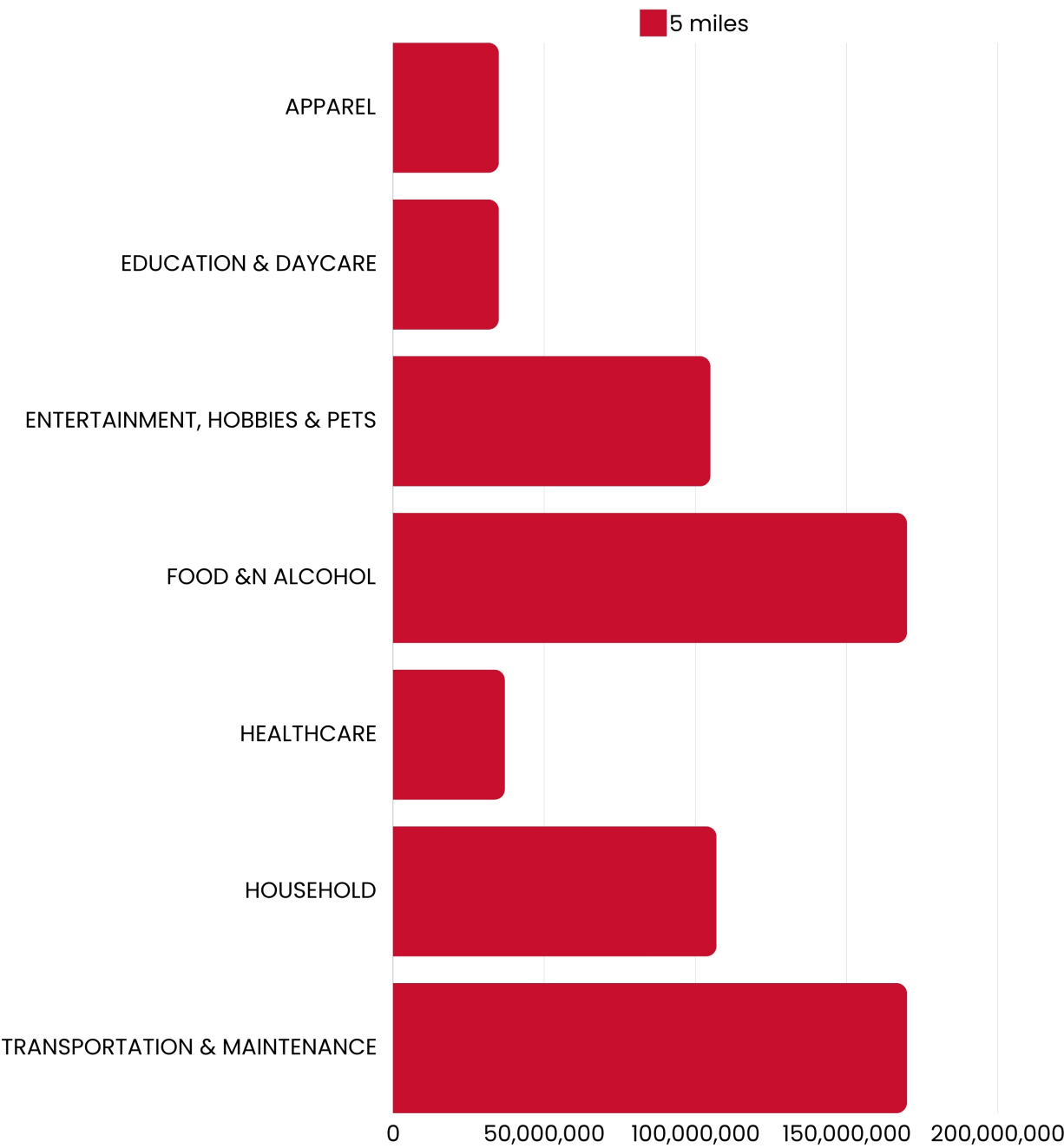


POPULATION BY AGE

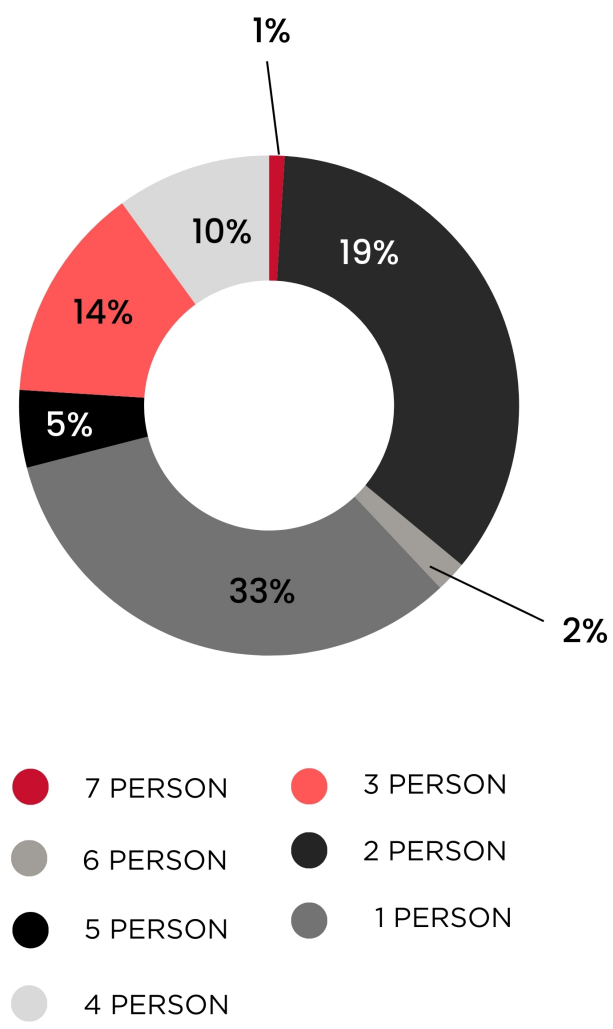


PROPERTY DEMOGRAPHICS

CONSUMER SPENDING

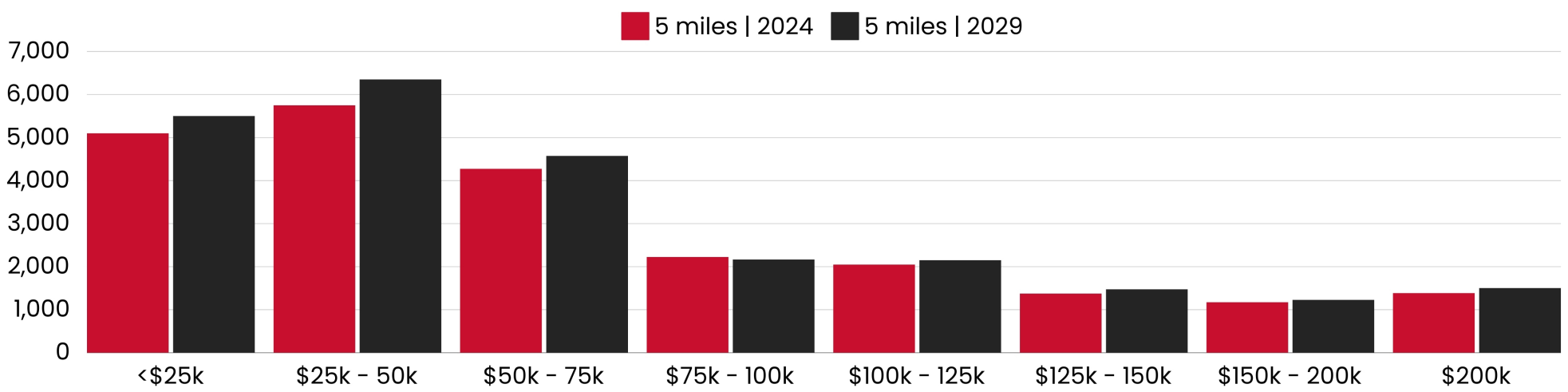


HOUSEHOLD SIZE

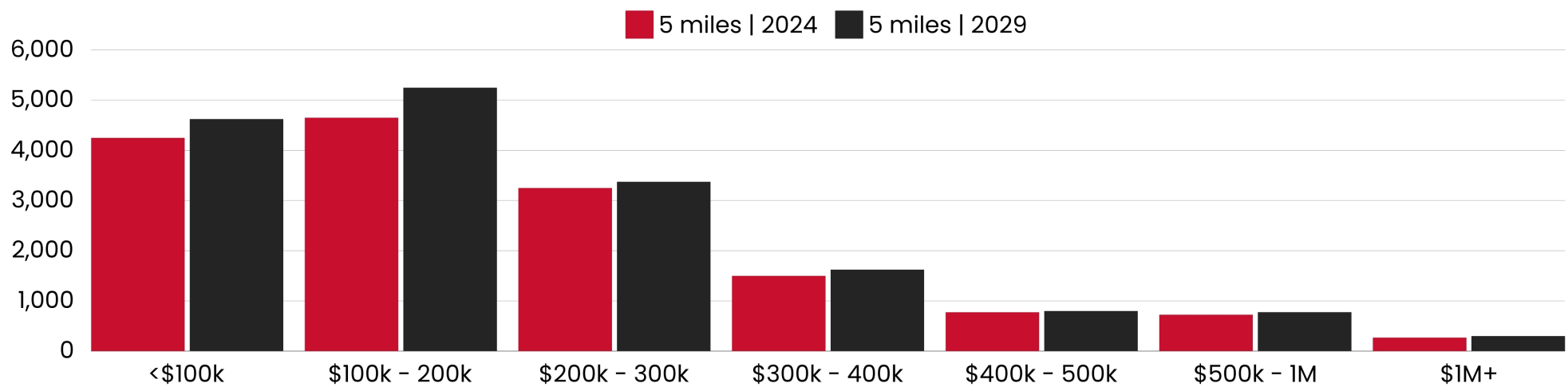


PROPERTY DEMOGRAPHICS

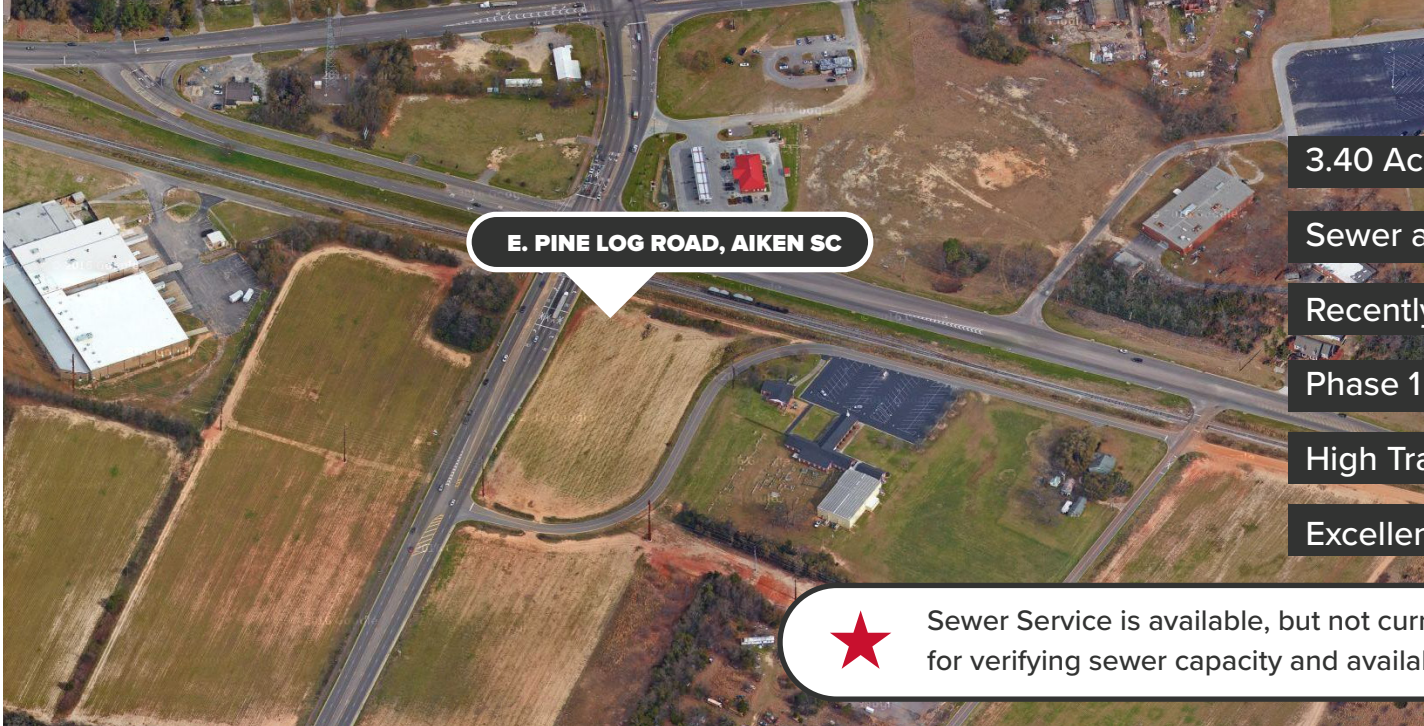
HOUSEHOLD INCOME



HOME VALUES



PROPERTY HIGHLIGHTS



Parcel ID: 137-14-11-001

Zoned: PC - Planned Commercial

3.40 Acres

Sewer and Water Available

Recently Annexed into the City of Aiken

Phase 1 & 2 Studies Complete

High Traffic Counts

Excellent Location



Sewer Service is available, but not currently on site. Buyer shall be responsible for verifying sewer capacity and availability with the City of Aiken, SC.

3.4 Acres of prime corner commercial property in Aiken, SC. The site is flat and level, with sewer and water utilities in place, along with clean Phase 1 & 2 Studies having already been performed. Recently annexed into the City of Aiken, the property sits on the Corner of E. Pine Log Road (+30K VPD) and Charleston Hwy (+10K VPD), with heavy frontage on both roads. Previous concept plans call for a curb cut on E. Pine Log Road and an additional curb cut on Levels Church Road. Located less than a quarter-mile from the Aiken-Barnwell County Industrial Park, 1 Mile to Citizens Park, 2 Miles to Autoneum Automotive North America, and 3 Miles from Aiken's Equestrian Center. Excellent location for QSR, C-Store, Quick-Service Oil Change or any other general commercial development.



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**CHECK OUT
OUR OTHER
LISTINGS**