

GROUND LEASE OR BUILD-TO-SUIT

AIKEN MSA | 2± AC OF LAND AVAILABLE

2601 Jefferson Davis Hwy, Warrentville, SC



PROPERTY FEATURES

- 2± AC available
- High-traffic location with strong daily vehicle flow
- Traffic Counts: Jefferson Davis Hwy | 25,000± VPD
- Excellent access and prominent visibility
- Significant daytime population
- Located near the Aiken County Career & Technology Center
- Zoning: Aiken County Highway Corridor Overlay District
- TMS: 051-09-02-008
- Contact broker for pricing

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,836	16,050	39,262
No. of Households	1,086	6,298	15,420
Avg. HH Income	\$89,950	\$89,388	\$88,912
Daytime Population	1,616	6,920	16,691
Total Businesses	80	194	555

For more information, contact:

LILY ALBERTSEN | ASSOCIATE BROKER

843 203 1152

lalbertsen@twinriverscap.com

TWIN RIVERS CAPITAL

656 Ellis Oak Avenue, Suite 201

Charleston, SC 29412

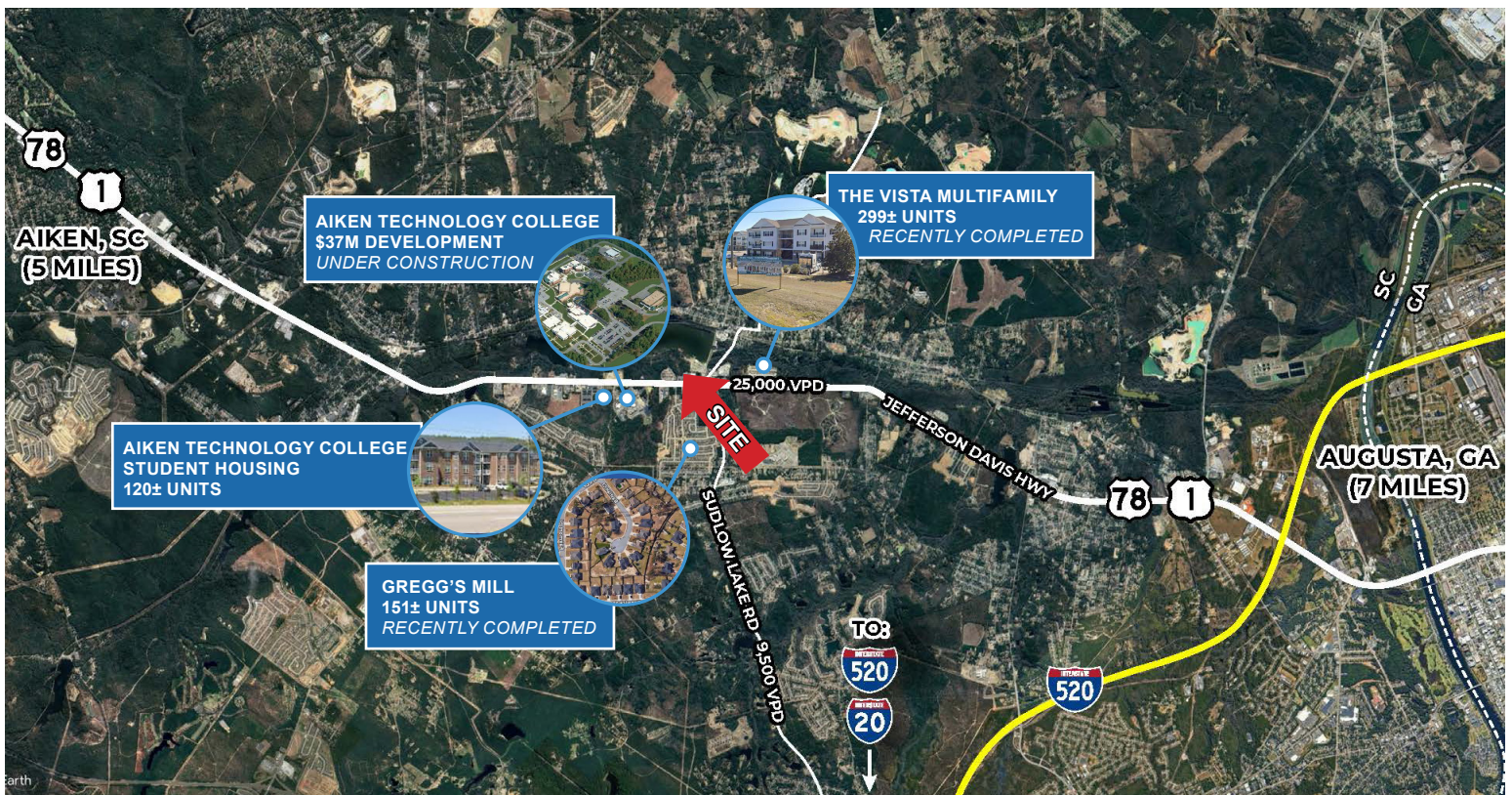
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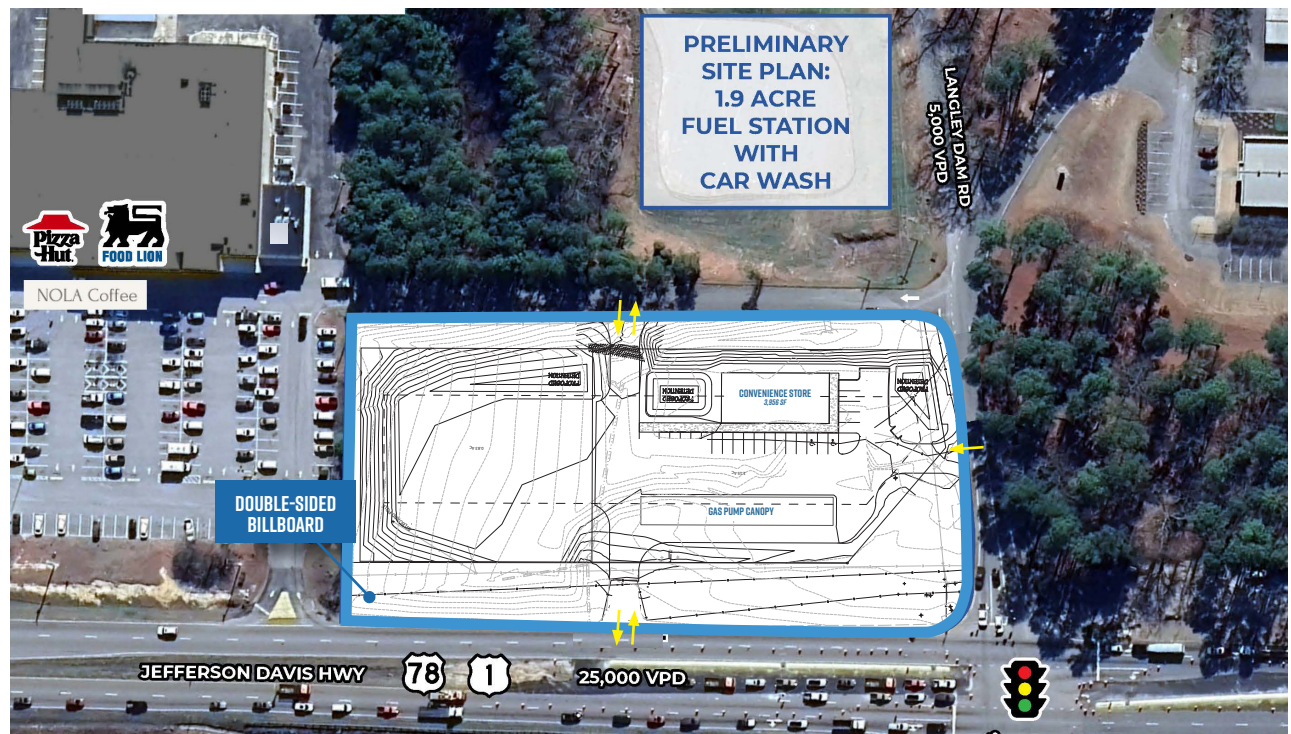
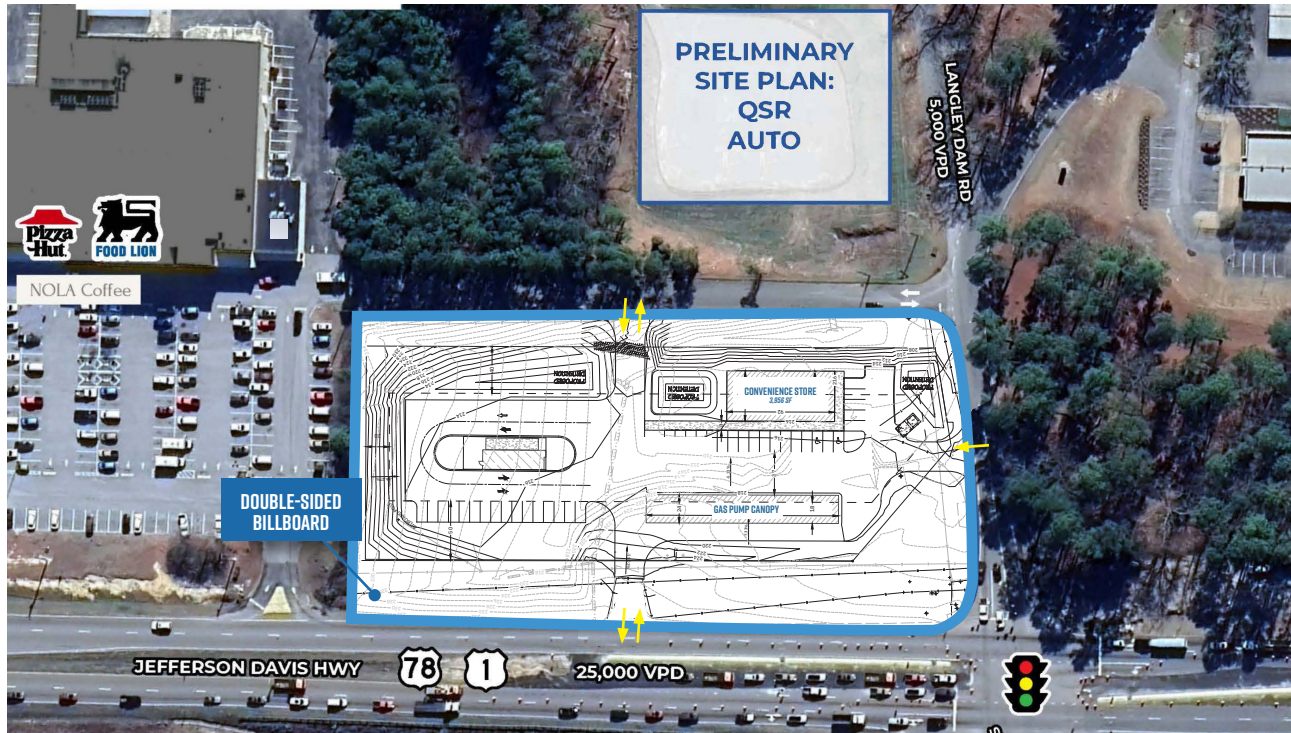
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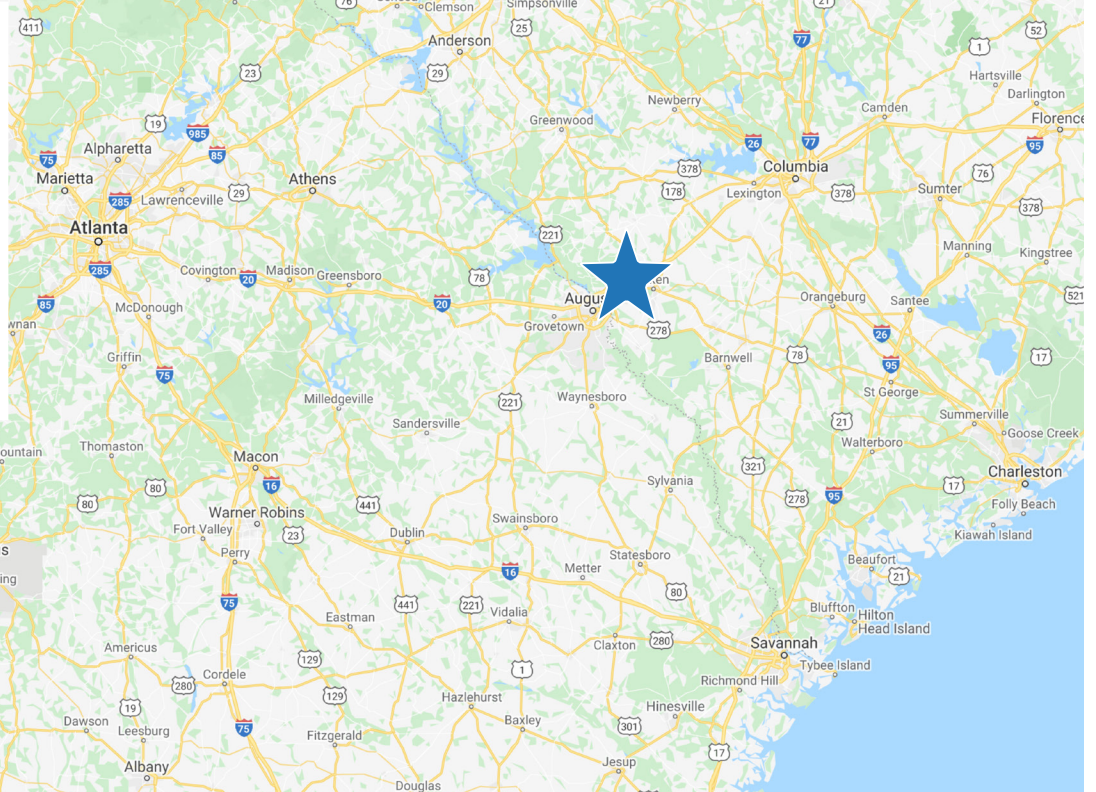
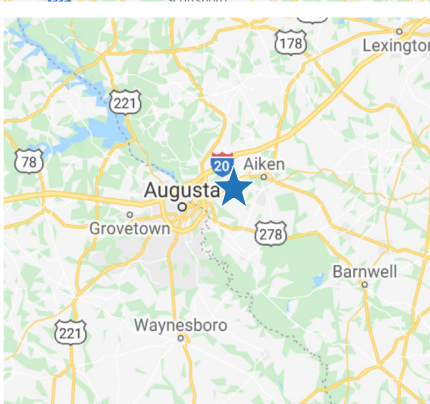
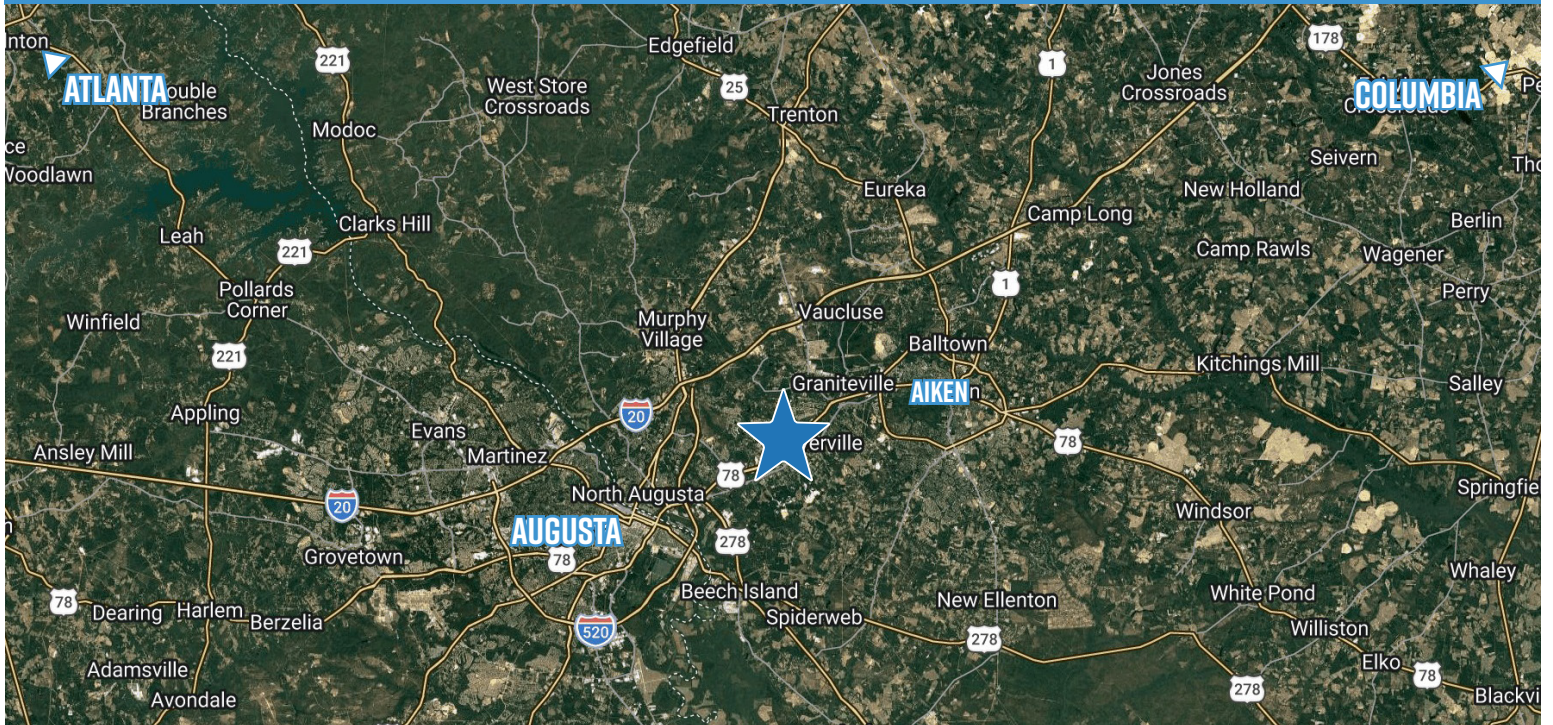
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