

FOR SALE

133-00-19-017
3.37 ac

1.03 ac

Aiken Gateway Commercial Land

West Frontage Road, Aiken, SC 29804

133-00-19-014
7.36 ac

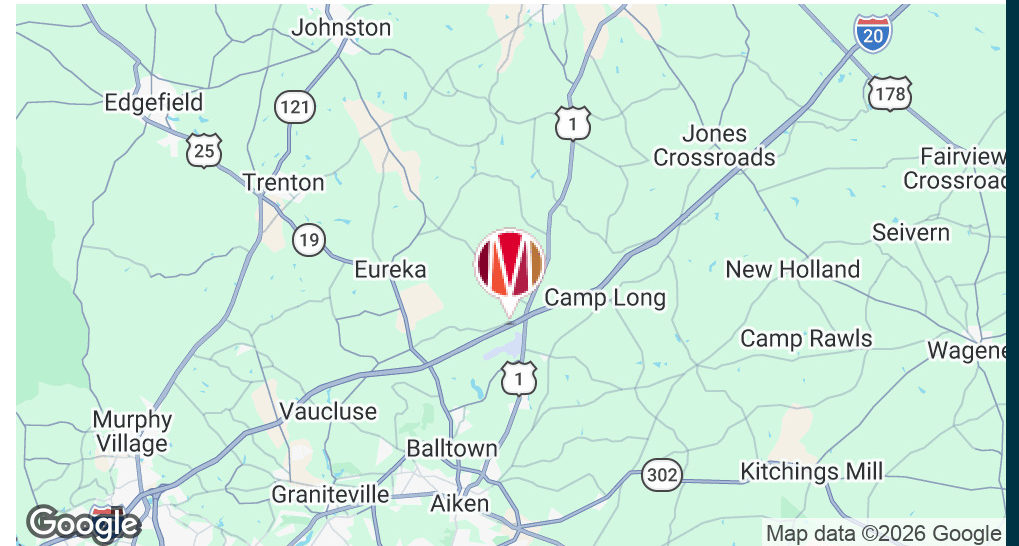
AIKEN COUNTY

HARVEY CT P-169

MBIA HWY N US-1



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$980,000
Lot Size:	11.74 Acres
Price/Acre:	\$83,475

- 11.74± acres comprised of three contiguous commercial parcels
- Prime location less than one mile from Interstate 20 (Exit 22)
- Frontage on West Frontage Road with excellent access to US Highway 1

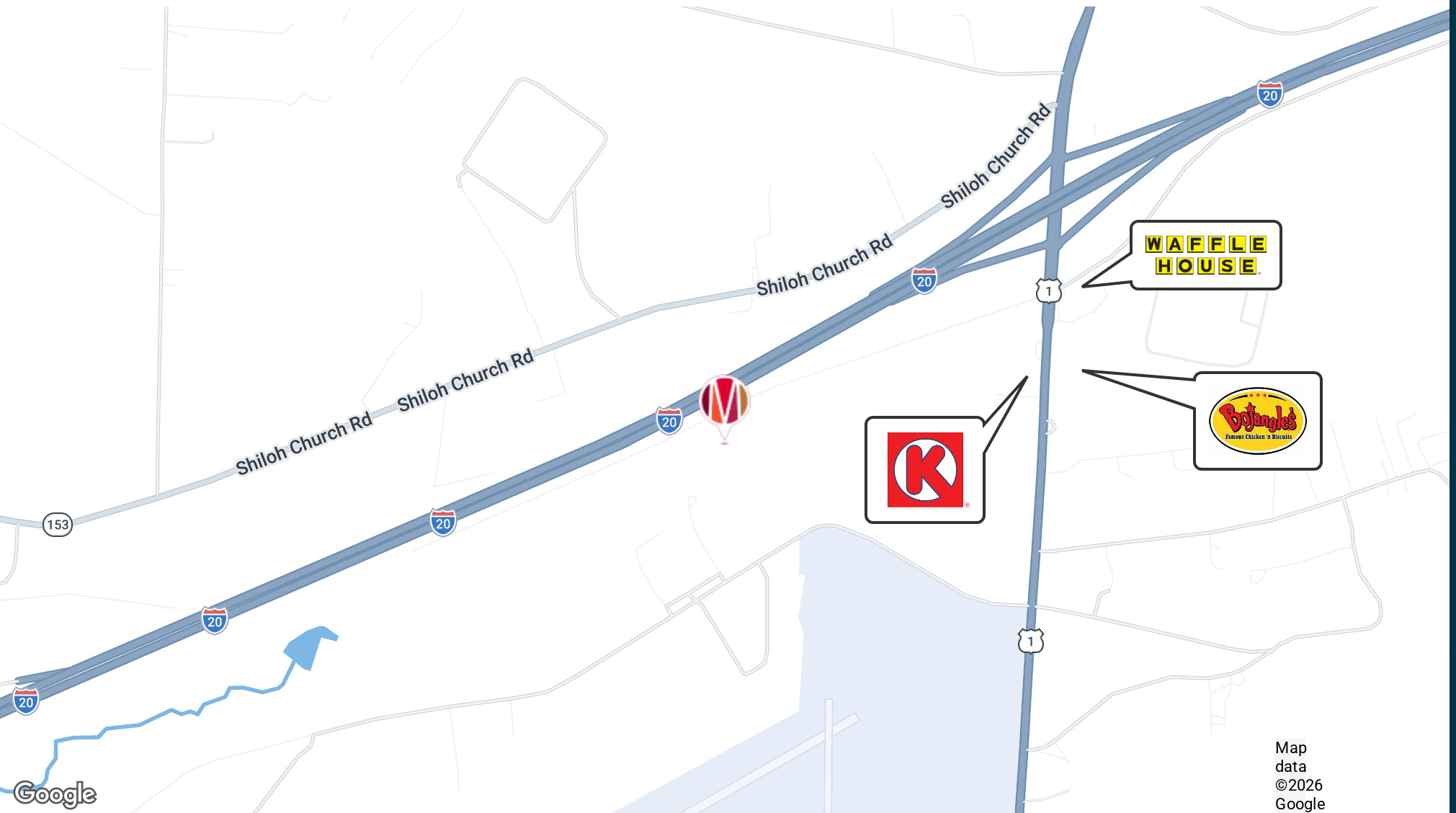
PROPERTY OVERVIEW

Prime 11.74± acre commercial development opportunity at the Interstate 20 gateway to Aiken. Comprised of three contiguous parcels with frontage on West Frontage Road, the property offers excellent access to I-20 (Exit 22) and US Highway 1, providing convenient connectivity to Aiken, Augusta, Columbia, and the greater CSRA. Surrounded by national retailers, restaurants, hotels, and expanding industrial employers, this highly visible site is ideally suited for retail, hospitality, office, industrial, medical, self-storage, or mixed-use development. A rare opportunity to acquire a significant commercial land assemblage in one of Aiken's fastest-growing corridors.

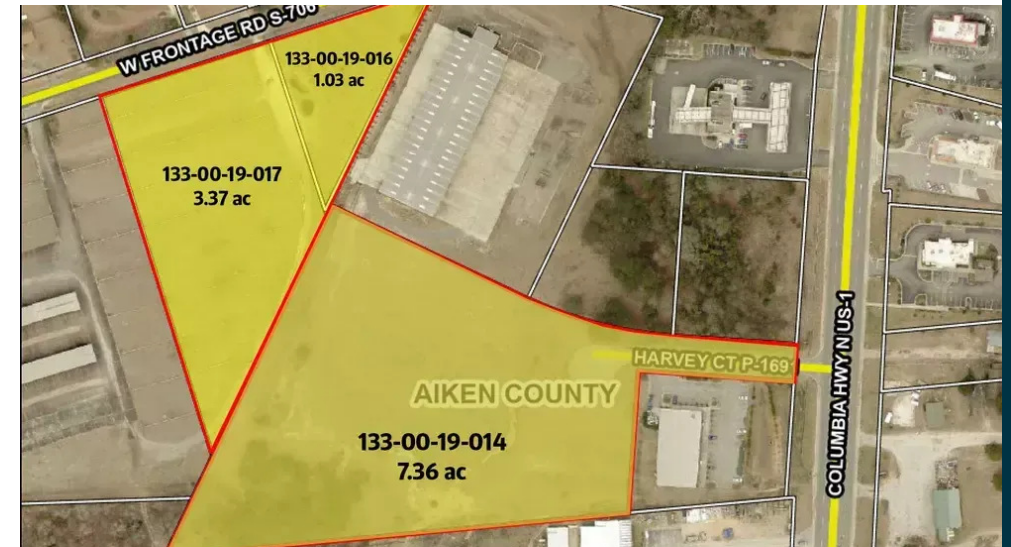
LOCATION OVERVIEW

Strategically located just off Interstate 20 at Exit 22 (US Highway 1/Columbia Highway), these three commercial parcels totaling 11.74 acres offer exceptional visibility and accessibility at the gateway to Aiken. The property fronts West Frontage Road with convenient access from both US Highway 1 and Harvey Court, providing multiple points of ingress and egress. Located less than one mile from Interstate 20, the site offers efficient connectivity to Aiken, Augusta, Columbia, and the greater Central Savannah River Area (CSRA).

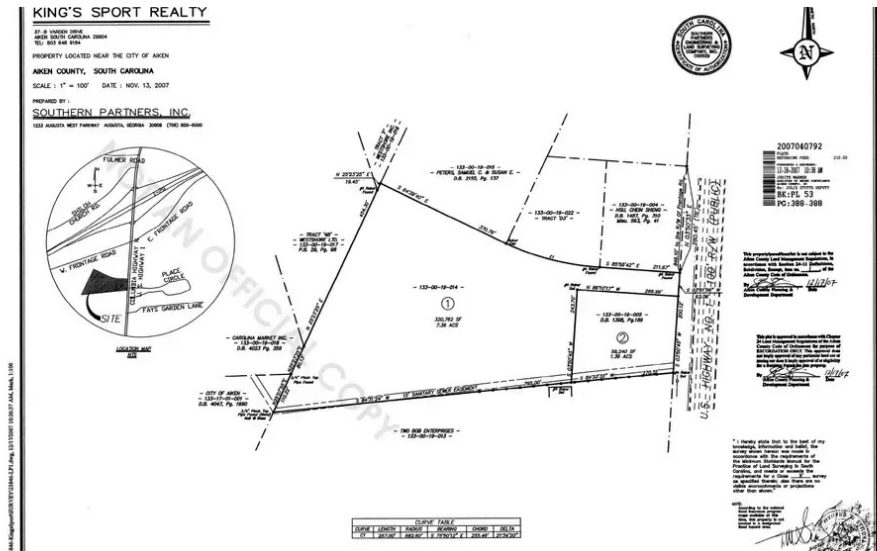
RETAILER MAP



ADDITIONAL PHOTOS



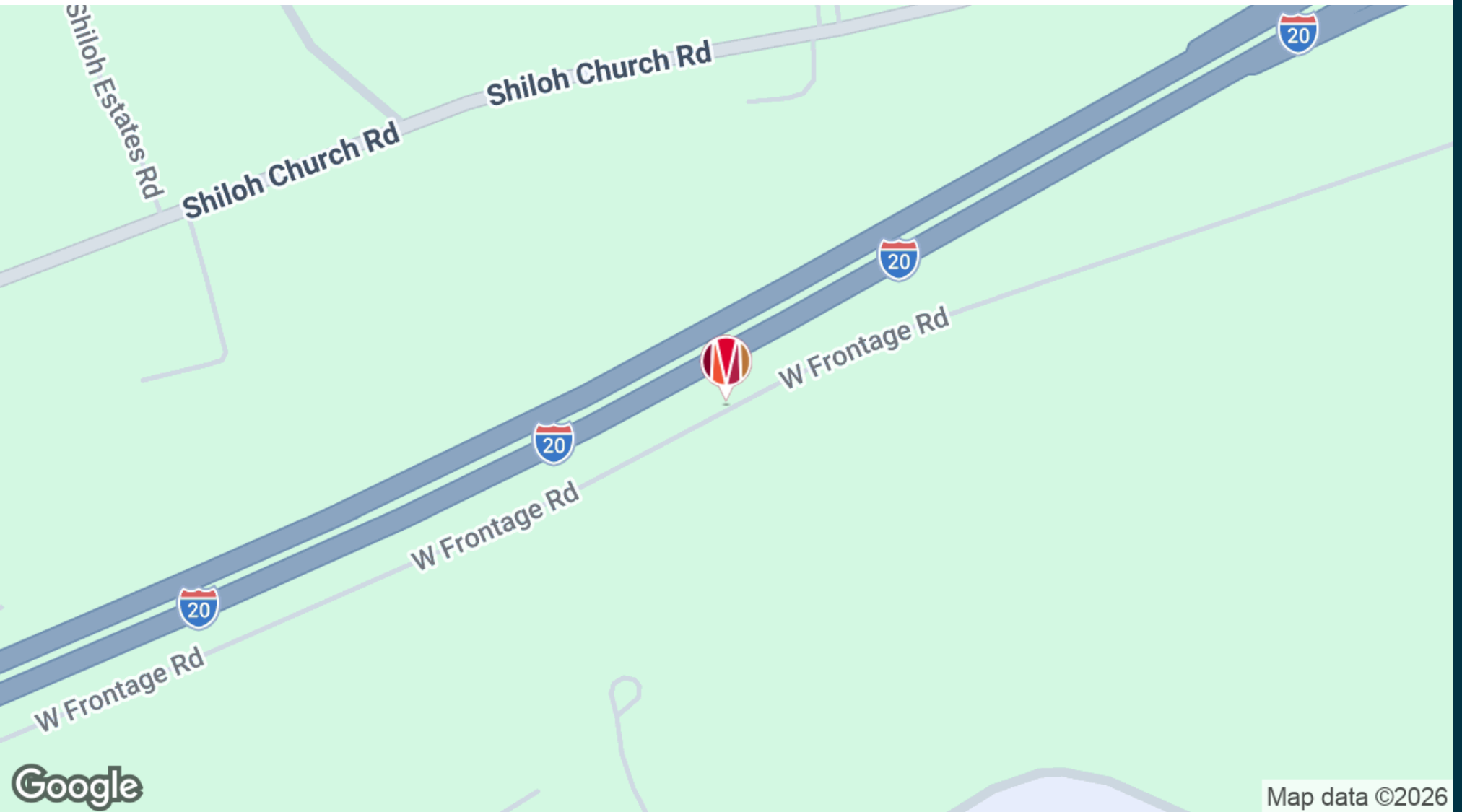
ADDITIONAL PHOTOS



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LOCATION MAP

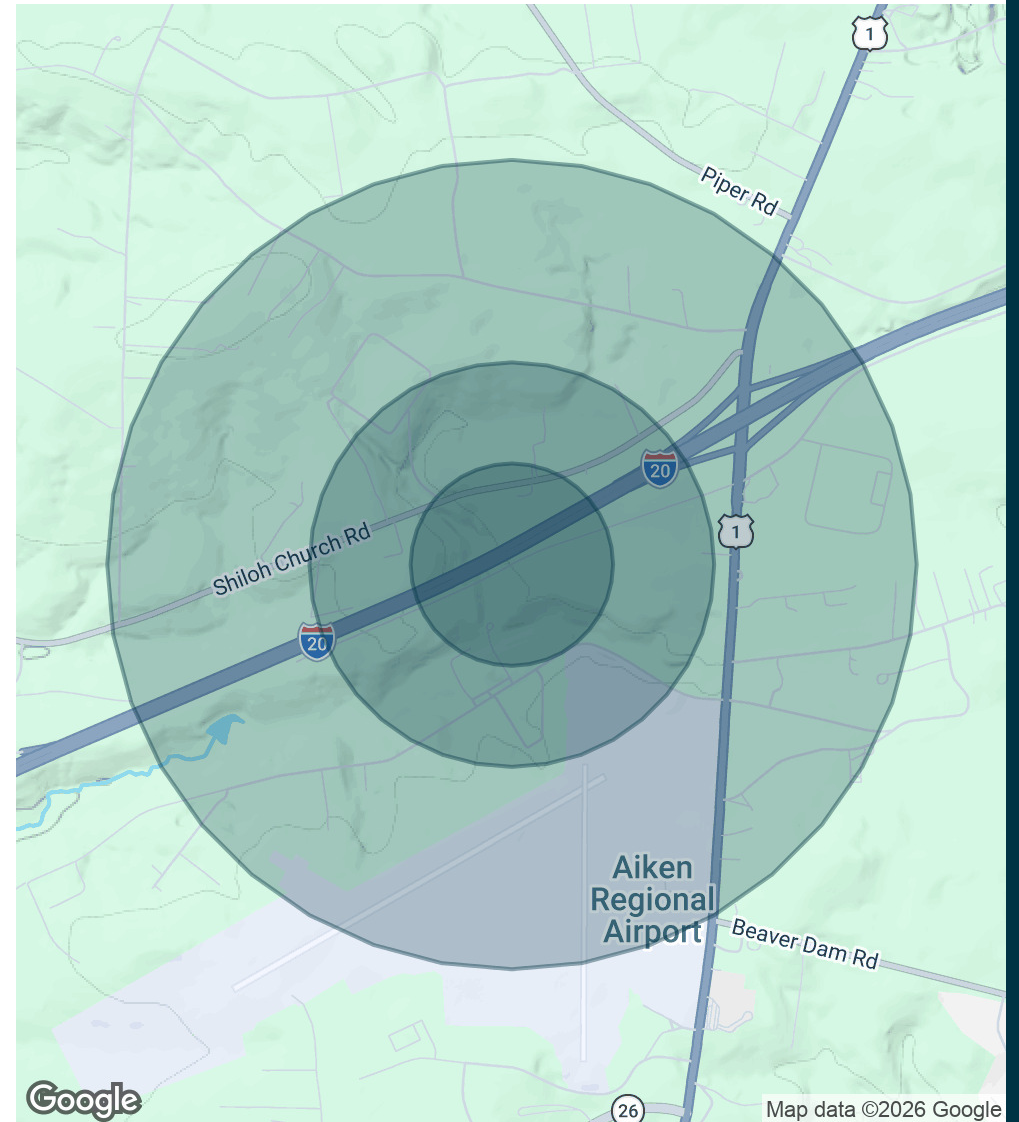


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	20	86	343
Average Age	43.2	39.6	39.2
Average Age (Male)	46.6	42.7	42.2
Average Age (Female)	42.4	38.8	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	35	139
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$87,480	\$78,572	\$77,967
Average House Value	\$217,911	\$180,225	\$177,306

2023 American Community Survey (ACS)



TEAM PAGE

CURT HANNA



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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.