2.63 ACRE RETAIL PAD SIGNALIZED CORNER

140 JEFFERSON DAVIS HWY, AIKEN, SC



PARCEL LEGEND			
Lot	**Size**	**Status**	**Ideal Use**
1	2.63 Acres	Available	QSR / Car Wash / Multi-Tenant Strip Center

OFFERING MEMORANDUM

2.63 ACRE RETAIL SITE FOR SALE OR LEASE
FULL MOTION & ¾ ACCESS | 33.5K COMBINED VPD
PAD READY SITE | ANCHORED BY SAM'S (972K VISITS)

FINEM GROUP
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM

TABLE OF CONTENTS

SECTION 01 EXECUTIVE SUMMARY

SECTION 02 SITE MAPS

SECTION 03 AREA OVERVIEW

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

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

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EXECUTIVE SUMMARY



RETAIL OPPORTUNITY

WHY THIS SITE?

LOCATION
Adjacent to Parker's & Sam's

TRAFFIC COUNT
33,500 Combined VPD

ACCESS
Full Motion & 3/4

STRONG SYNERGY
Established Retail Corridor

STRONG DEMOGRAPHICS
17.8K Pop. in 3 Mile Ring

TRAFFIC SIGNAL
Signalized Intersection

ZONING
PC (Planned Commercial)

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present a ±2.63-acre retail outparcel adjacent to Parker's Kitchen and Sam's Club (972K Annual Visits) in Aiken, South Carolina. Located just off Jefferson Davis Highway (±24,000 VPD) with direct access from Robert M. Bell Parkway (±10,000 VPD), this highly visible parcel offers regional co-tenancy and strong traffic volumes. The site benefits from full-motion access via Bell Parkway and 3/4 access from Jefferson Davis Highway. Approximately ±1.40 acres are available for vertical development, ideal for a single-tenant user or compact strip concept. Utilities are in place, and off-site infrastructure is minimal, positioning the site for near-term activation.

Strategically located in Aiken, SC—just across from Sam's Club and adjacent to Parker's Kitchen—the site benefits from strong regional traffic and national retail draw. Jefferson Davis Highway serves as a major commercial corridor, while nearby Robert M. Bell Parkway connects the site to the broader Aiken metro. The property is situated near Walmart Supercenter, Lowe's, and Aiken Mall redevelopment efforts, offering exposure to a robust trade area and growing retail demand in the South Carolina Midlands.

Sale Price: $1,050,000

Lease Rate: Contact Broker

LOCATION OVERVIEW

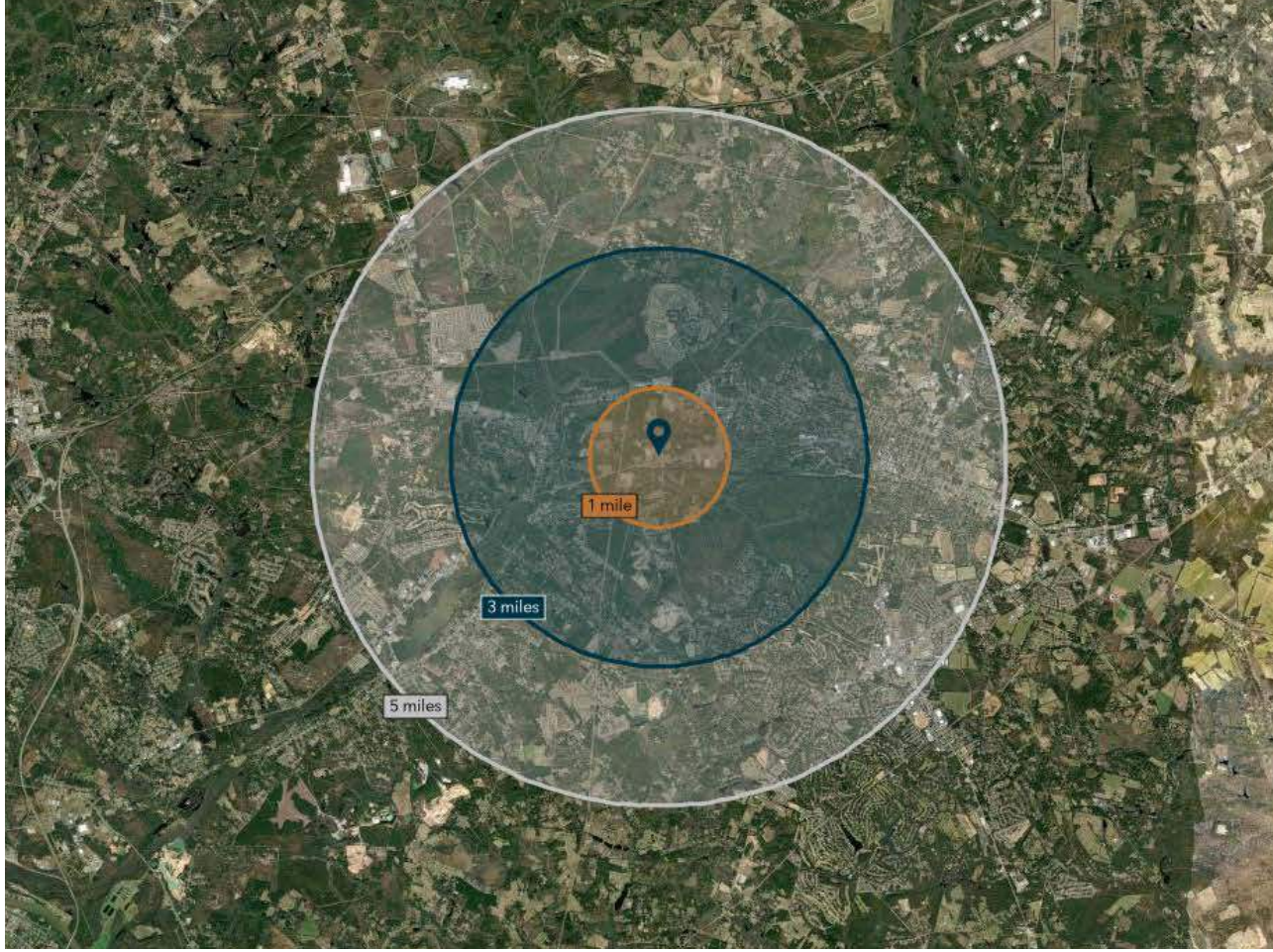
HIGH TRAFFIC TRADE AREA

NOTABLE FEATURES

WITHIN A 3 MILE DRIVE TIME

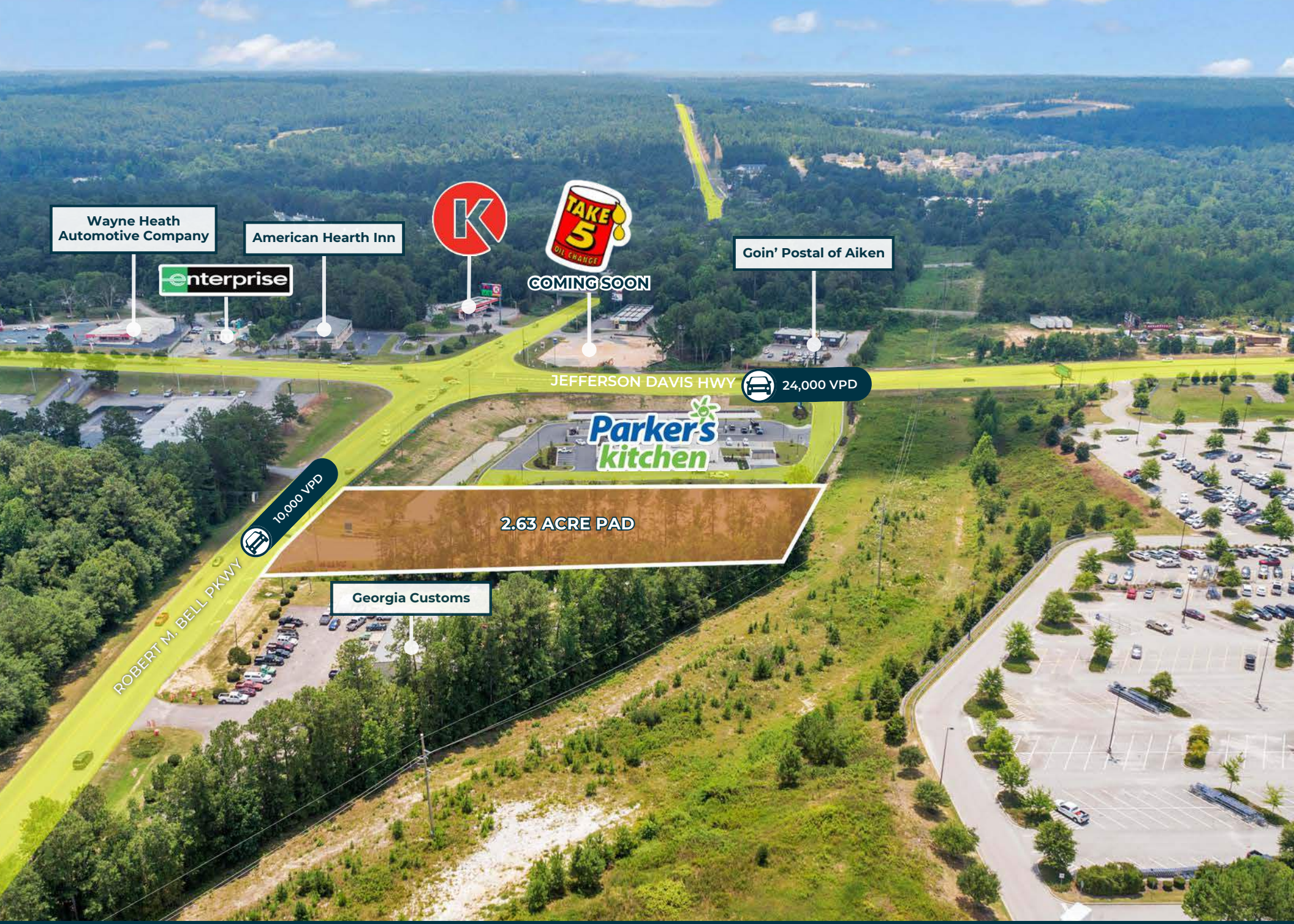
University of South Carolina	1.7 Miles
The Chalkmine Golf Course	0.8 Miles
Aiken Regional Medical Center	1.6 Miles
Population	17.8K People
Median Household Income	$67,771
Trolley Run Station (1,066 Homes)	2.0 Miles
Graniteville, SC	2.7 Miles
Walmart Supercenter	0.9 Miles





Demographics	1 Mile	3 Mile	5 Mile
Population	1,668	17,826	53,365
Median HH Income	$82,190	$67,771	$72,132
2020-2025 Growth	0%	5.21%	5.60%
Households	358	2,137	6,427


Goin' Postal of Aiken
TAKE 5 OIL CHANGE
COMING SOON
JEFFERSON DAVIS HWY
24,000 VPD
Bojangles'
Parker's kitchen
972.9K ANNUAL VISITS
Sam's CLUB
2.63 ACRE PAD
Georgia Customs
ROBERT M. BELL PKWY
10,000 VPD
CLASSIC COLLISION


Wayne Heath Automotive Company
enterprise
American Hearth Inn
COMING SOON
Goin' Postal of Aiken
JEFFERSON DAVIS HWY
24,000 VPD
Parker's kitchen
10,000 VPD
2.63 ACRE PAD
Georgia Customs
ROBERT M. BELL PKWY


The Parker at Aiken
336 Unit New Apartment Development
Aiken- Barnwell Mental Health Center
Aiken Discount Auto Sales
ExtraSpace Storage
Wayne Heath Automotive Company
enterprise
American Hearth Inn
JEFFERSON DAVIS HWY
CLASSIC COLLISION
ROBERT M. BELL PKWY
10,000 VPD
2.63 ACRE PAD
Parker's kitchen
24,000 VPD
TAKE 5 OIL CHANGE
COMING SOON


The Parker at Aiken
336 Unit New Apartment Development
Aiken- Barnwell Mental Health Center
Sam's CLUB
ROBERT M. BELL PKWY
FULL MOTION ACCESS POINT
2.63 ACRE PAD
10,000 VPD
Parker's kitchen
CLASSIC COLLISION
¾ ACCESS POINT
JEFFERSON DAVIS HWY
24,000 VPD

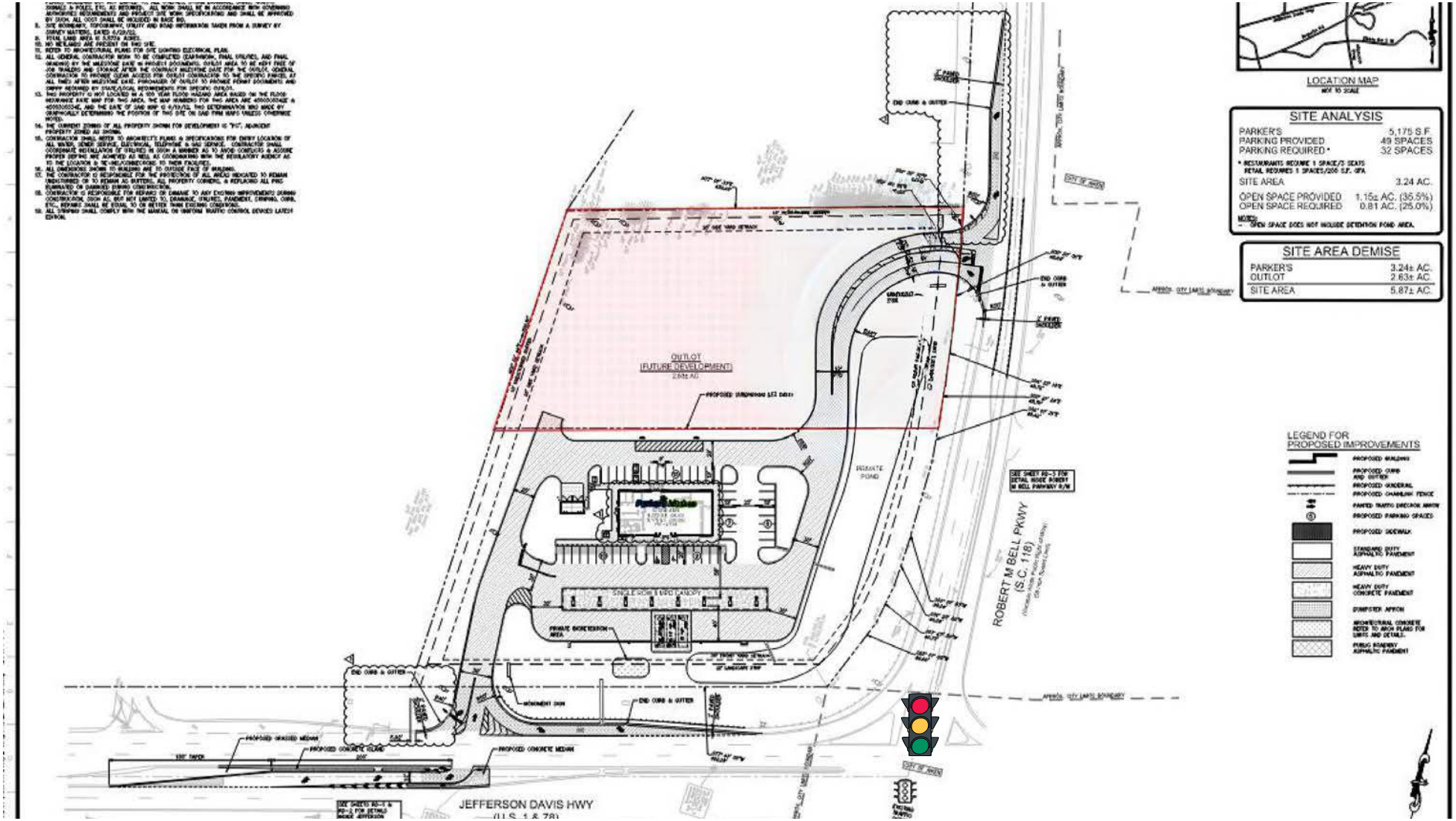

The Chalkmine Golf Course
Gregg Hwy
U of SC Aiken
BYP 1
University Pkwy
10,000 VPD
ROBERT M BELL PKWY
The Parker at Aiken
336 Unit New Apartment
Development
AIKEN Regional Medical Centers
Aiken- Barnwell
Mental Health Center
SUBJECT PROPERTY
Gerald Jones GMC
B & W Truck Center
Sam's Club
O'Reilly AUTO PARTS
DUNKIN' DONUTS
Gregg Hwy
Gregg Ave
DG
Parker's kitchen
CLASSIC COLLISION
DOWNTOWN AUGUSTA
24,000 VPD
JEFFERSON DAVIS HWY
DOWNTOWN AIKEN
TAKE 5
COMING SOON
LuLu's EXPRESS CAR WASH
Piedmont
421
FIREHOUSE SUBS
sprint
Walmart
Cumberland Village
Independant & Assisted Living

SITE MAPS



PAD READY RETAIL SITE

SITE PLAN



PAD READY RETAIL SITE
ACCESS MAP



PAD READY RETAIL SITE
ZONING MAP



PAD READY RETAIL SITE

TOPOGRAPHY MAP (5' CONTOURS)



PAD READY RETAIL SITE
UTILITIES MAP



AREA OVERVIEW



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 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

WHY? THE CSRA

OVERVIEW

The Central Savannah River Area (CSRA) which includes 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.

MASTERS

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.

GEORGIA CYBER CENTER

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

For inquiries, contact us.

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