

FOR SALE

±9.79 ACRE DEVELOPMENT SITE

AIKEN, SC

312 Silver Bluff Rd, Aiken, SC

- ±9.79 Acres Zoned UD (Urban Development)
- Located at key Aiken Intersection
- Water and Sewer Lines Connect to Property

VIEW VIRTUAL TOUR

VIEW PROPERTY OVERVIEW VIDEO

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OFFERING MEMORANDUM

Prepared By:

Jonathan Aceves
Vice Presdient, MBA, CCIM
Jaceves@meybohm.com
706-294-1757

John Eckley
Vice President, MBA, Civil Eng.
Jeckley@meybohm.com
706-305-0054

Stephen Long
Investment Analyst
Slong@meybohm.com
706-5133840

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EXECUTIVE OVERVIEW



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INVESTMENT HIGHLIGHTS

$3,240,000
Ask Price

±9.79
Acres

29,602
3 Mile. Pop.

22,600
DTC

INVESTMENT OVERVIEW

Property Highlights

Address:	312 Silver Bluff Rd, Aiken, SC
Tax ID:	106-12-18-00(1,2,3)
Lot Size:	±9.79 Acres
Zoning:	UD (Urban Development)
Road Frontage:	±1,300 FT & ± 490 FT
Daily Traffic Count:	22,600 DTC

Investment Summary

The Finem Group at Meybohm Commercial is proud to exclusively present this 9.79-acre commercial development corner for sale in Aiken, SC, located at the key intersection of Silver Bluff Road (Pine Log Road) [23.9K VPD] and Hitchcock Parkway (Pine Log Road) [22.6K VPD]. Located in Aiken County and Zoned UD (Urban Development), the property is adjacent to Aiken City jurisdiction, making annexation a possibility. Hitchcock Parkway sees 18K cars per day and is part of the loop that runs around the City of Aiken.

Utilities are on-site: City of Aiken's sewer line runs through the property with water located on-site at the Silver Bluff Rd side. Topography is rolling. Ideal usage is commercial with potential for general retail, mixed-use, hotel, and a variety of other commercial applications.

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LOCATION SUMMARY

The property is located in Aiken, South Carolina, at the key intersection of Silver Bluff Road (Pine Log Road) [23.9K VPD] and Hitchcock Parkway (Pine Log Road) [22.6K VPD]. Nearby neighbors include Bed Bath & Beyond, Academy Sports, Old Navy, Panda Express, Home Depot, Wild Wing Cafe, Kroger, Big Lots, and TJ Maxx.

Located in Aiken County (Zoned UD), adjacent to Aiken City jurisdiction, making annexation a possibility. Hitchcock Parkway sees 18K cars per day and is part of the loop that runs around the City of Aiken.

Located a 3 Miles South of Downtown Aiken, South Carolina.

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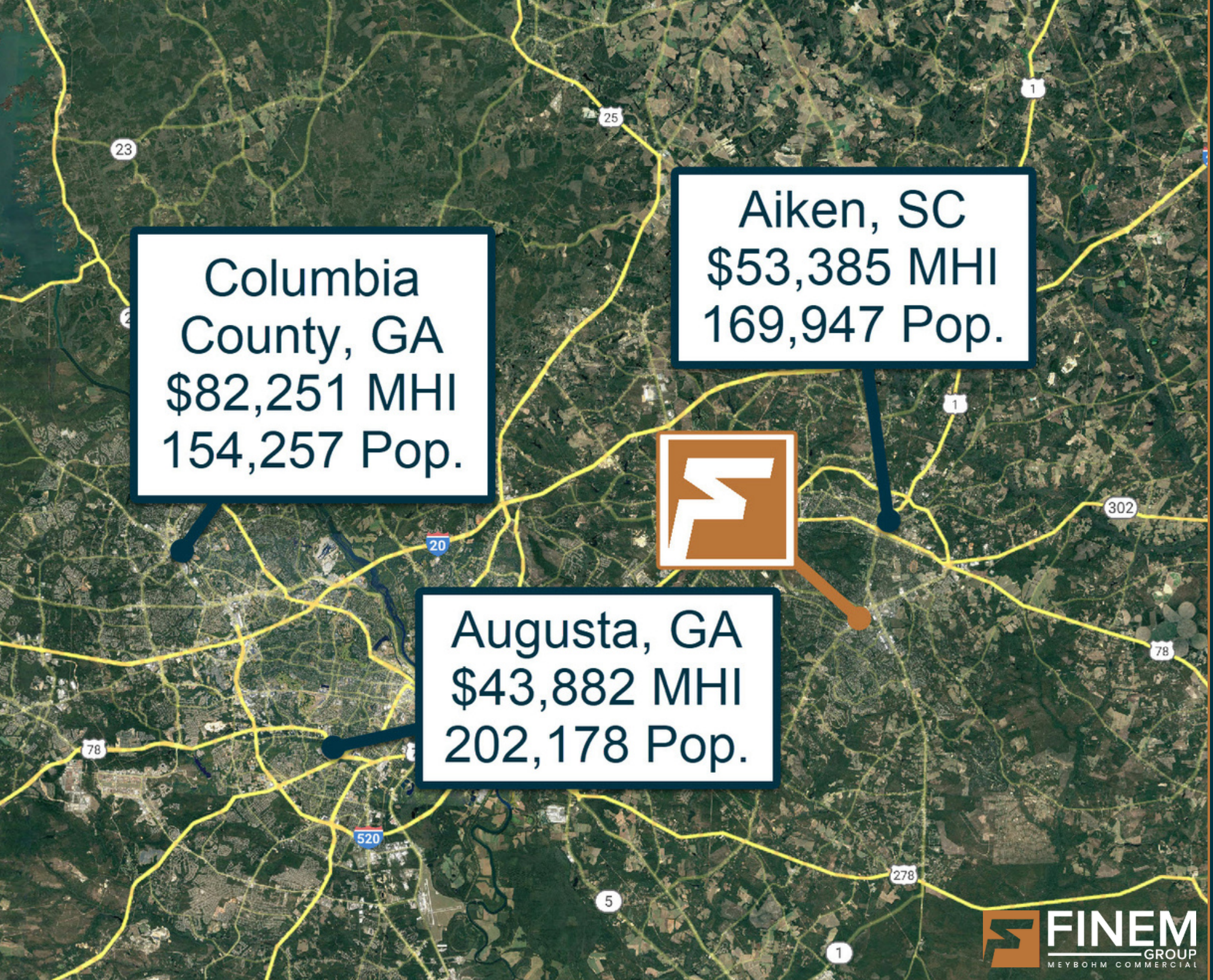

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PROPERTY MAPS



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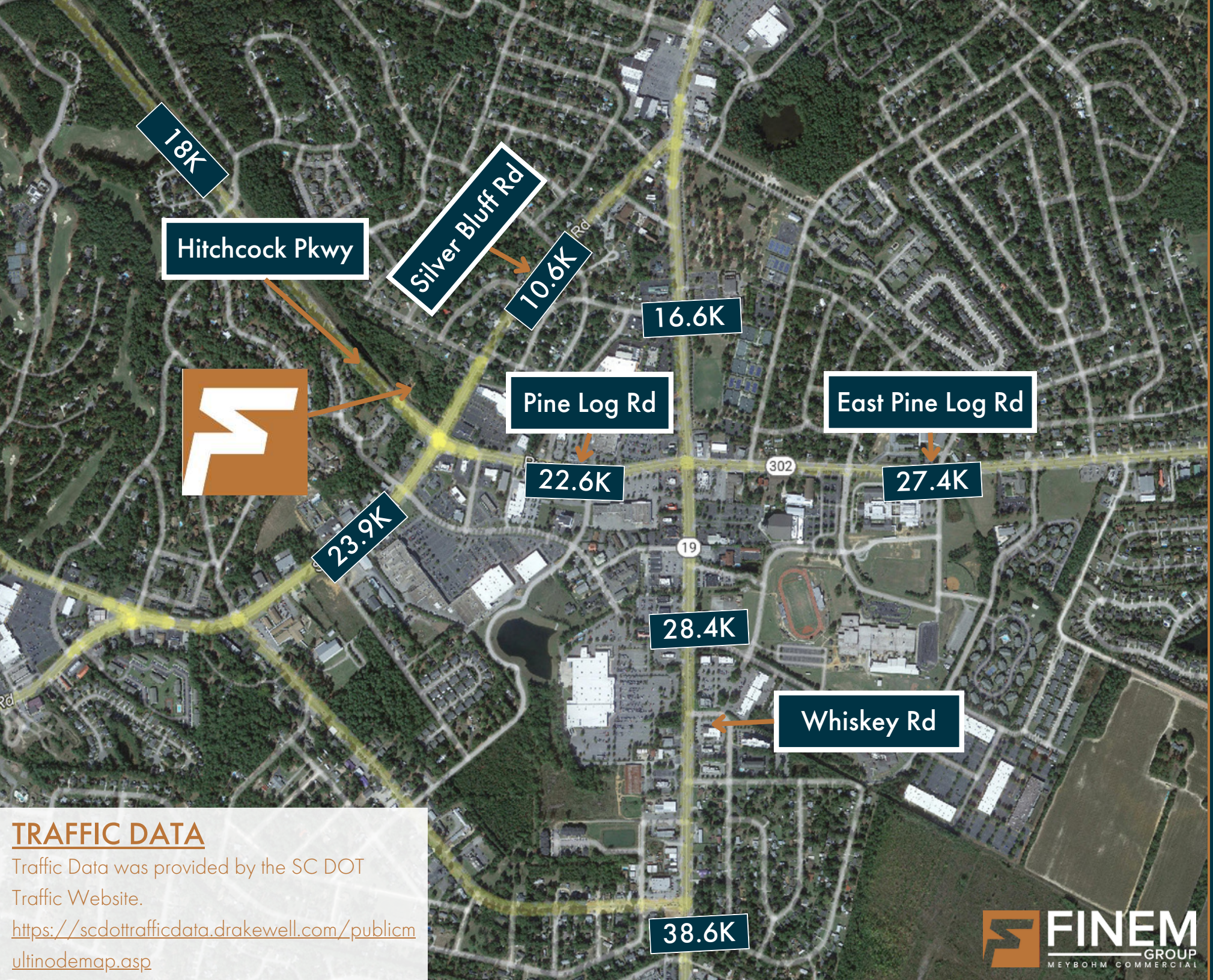

TRAFFIC DATA

Traffic Data was provided by the SC DOT Traffic Website.
https://scdottrafficdata.drakewell.com/publicmultinodemap.asp

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SILVER BLUFF RD / OFFERING MEMORANDUM

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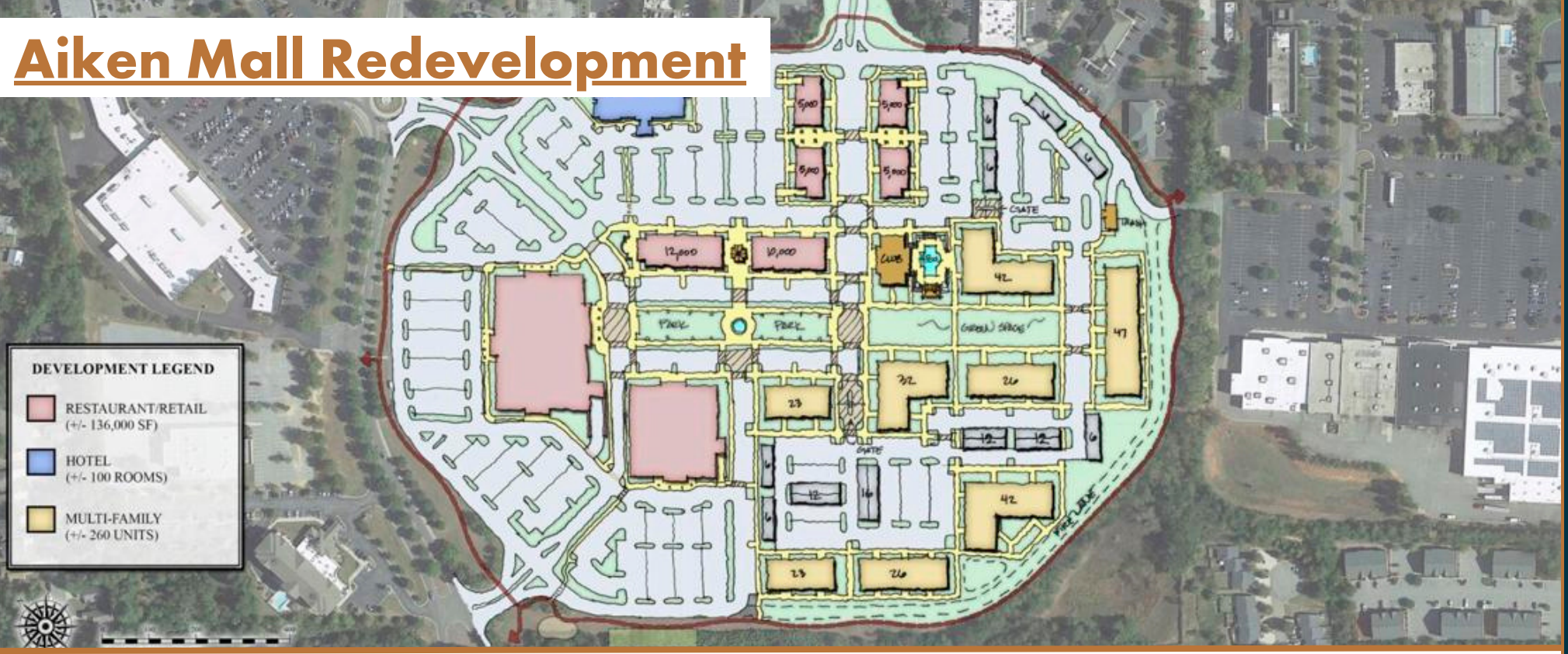
BIG LOTS!
THE HOME DEPOT
Kroger
Academy
Marco's Pizza
ROSS
DRESS FOR LESS
T.J.maxx
PETCO
BED BATH & BEYOND
OLD NAVY
Walmart+
DUNKIN' DONUTS
SONIC
Walgreens
CVS pharmacy
Aiken Mall Redevelopment
Publix
ZAXBY'S
HARBOR FREIGHT TOOLS
Olive Garden
TARGET
planet fitness
chili's
LOWE'S
HOBBY LOBBY
ALDI
LONGHORN STEAKHOUSE

Aiken Mall Redevelopment



Aiken Mall

As Demolition began in late 2021 on the old Aiken Mall, this gave way to the start of phase one, which includes the building of residential apartments. As shown above in the concept photo provided by Southeastern, this redevelopment will consist of multifamily, retail, restaurants, and a hotel. If Whiskey Rd wasn't already the main corridor of Aiken, it certainty will be once this development is completed.

- 261 upscale apartments
- Live-work-play concept
- Amphitheater in the development will be designed for smaller scale events, not large concerts
- Green space and walking track around the perimeter

SITE INFORMATION



WATER LINE



To take you to the GIS Map

CLICK HERE

SEWER LINE



To take you to the GIS Map

CLICK HERE

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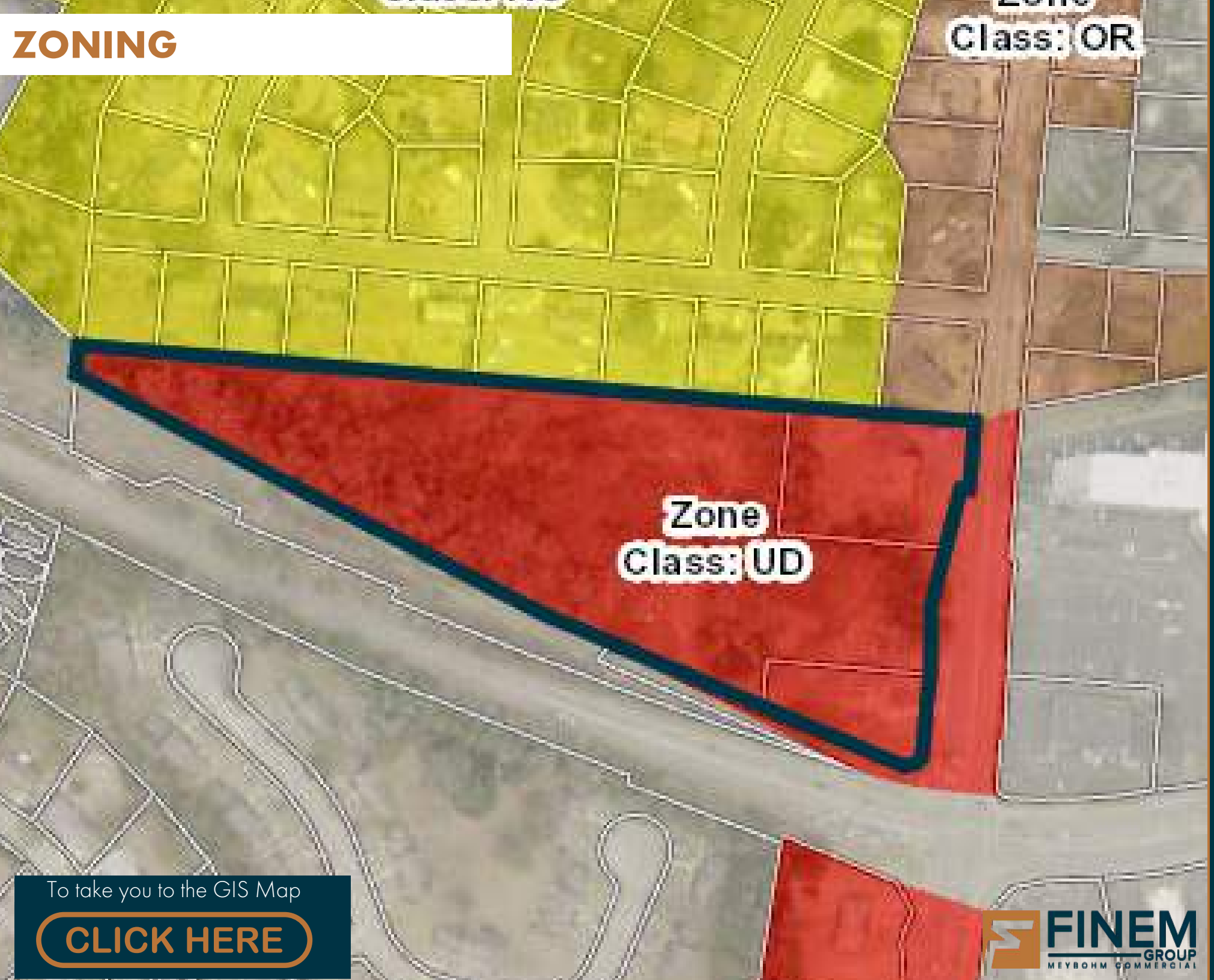
ZONING



To take you to the GIS Map

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TOPOGRAPHY MAP



To take you to the GIS Map

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SILVER BLUFF RD / OFFERING MEMORANDUM

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DEMOGRAPHICS



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Key Facts

1 Mile Radius

KEY FACTS

5,889
Population

42.5
Median Age

2.1
Average Number of Kids

$58,962
Median Household Income

EDUCATION

3%
No High School Diploma

25%
High School Graduate

28%
Some College

43%
Bachelor's/Grad/ Prof Degree

BUSINESS

498
Total Businesses

4,691
Total Employees

EMPLOYMENT

69.4%
White Collar

21.4%
Blue Collar

9.1%
Services

2.0%
Unemployment Rate

INCOME

$58,962
Median Household Income

$42,079
Per Capita Income

$152,061
Median Net Worth

41
Number of Restaurants

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Key Facts

3 Mile Radius

KEY FACTS

29,602
Population

49.2
Median Age

2.2
Average Number of Kids

$73,959
Median Household Income

EDUCATION

3%
No High School Diploma

22%
High School Graduate

27%
Some College

48%
Bachelor's/Grad/ Prof Degree

BUSINESS

1,575
Total Businesses

15,574
Total Employees

EMPLOYMENT

71.4%
White Collar

17.2%
Blue Collar

11.4%
Services

2.3%
Unemployment Rate

INCOME

$73,959
Median Household Income

$45,311
Per Capita Income

$216,521
Median Net Worth

97
Number of Restaurants

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Key Facts

5 Mile Radius

KEY FACTS

54,991
Population

45.8
Median Age

2.3
Average Number of Kids

$66,809
Median Household Income

EDUCATION

7%
No High School Diploma

26%
High School Graduate

27%
Some College

40%
Bachelor's/Grad/ Prof Degree

BUSINESS

2,389
Total Businesses

26,841
Total Employees

EMPLOYMENT

65.2%
White Collar

20.7%
Blue Collar

14.1%
Services

3.3%
Unemployment Rate

INCOME

$66,809
Median Household Income

$39,166
Per Capita Income

$183,707
Median Net Worth

133
Number of Restaurants

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AREA OVERVIEW



THE CSRA

Area Overview



622,275
CSRA Population



$61,473
CSRA Med. Income



$198,719
Med. Home Value



0.43%
Annual Growth Rate



4
Total Colleges



9,921
College Studets



269,031
Labor Force



3.7%
Unemployment Rate

*Data was from Georgia Power's Community & Economic Development webssite.

THE CSRA

Economic Overview

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over $1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.

Club Car EZGO

Piedmont HEALTHCARE

Kimberly-Clark

GEORGIA CYBER CENTER

Health AUGUSTA UNIVERSITY

amazon

TaxSlayer

AUGUSTA UNIVERSITY MEDICAL COLLEGE OF GEORGIA

FORT GORDON UNITED STATES ARMY GEORGIA

VA U.S. Department of Veterans Affairs

JOHN DEERE

MASTERS

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Aiken, SC

Area Overview

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and history of passion for all things equestrian. Located in Aiken County, South Carolina, in the Central Savannah River Area (CSRA) in close proximity to Augusta, GA, Aiken has long been a destination for those horse and golf lovers alike. This coupled with its general charm, have resulted in a city with great appeal as retirement location.

Industry Overview

As the county seat of Aiken County, per a 2015 estimate, Aiken has a population of approximately 30,604. Per a 2013 census, the greater county is the home to approximately 164,176 people. Area employers benefit directly from the proximity of Aiken Technical College, Piedmont Technical College, and the University of South Carolina at Aiken. When you consider the abundant workforce from the Aiken-Augusta, SC-GA Metropolitan Statistical area that includes over 575,000 people. Savannah River Site (SRS) is a nuclear site located in close proximity to Aiken that employs more than 10,000 people. With its first reactor having gone critical in 1953, the facility has continued to grow in capacity and in the number of people employed. Bridgestone has two separate plants in Aiken, employing nearly 1,800 people and Kimberly-Clark which employs 1,200, in addition to many smaller industrial operations employing thousands more.













CYBER CITY

U. S. Army Cyber Command Headquarters

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly $2.4 billion goes directly into area shops, real estate, banks, and other businesses.

Georgia Cyber Center

The Augusta Region 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. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The $100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

WHO IS THE FINEM GROUP?

The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED ANALYTICS & MARKETING

DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.

SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.

BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.

TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.

EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.

ASSET-CLASS-FOCUSED

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.

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REACH US DIRECTLY



Jonathan Aceves
Vice President, CCIM, MBA
706.294.1757
jaceves@meybohm.com



John Eckley
Vice President, MBA, Civil Eng.
706.305.0054
Jeckley@meybohm.com