



# ±1.38 ACRE DEVELOPMENT SITE

00 COLUMBIA HIGHWAY, AIKEN, SC



## PROPERTY DETAILS

Size:	±1.38 Acres	Location:	I-20 Exit 22
Sale Price:	\$578,860	Columbia Hwy Traffic:	12,200 VPD
Price/Acre:	\$419,463	Access:	Full Motion Corner
Zoning:	UD   Urban Development	10 Min Drive Time Population:	9,120
Utilities:	On-Site	10 Min Drive Time MHI:	\$56,548

## OFFERING MEMORANDUM

±1.38 ACRE DEVELOPMENT SITE  
FULL MOTION CORNER | ±0.2 MILES TO I-20  
ZONED UD | URBAN DEVELOPMENT



# OFFERING MEMORANDUM TABLE OF CONTENTS

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

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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# EXECUTIVE SUMMARY



# DEVELOPMENT OPPORTUNITY

## WHY THIS SITE?

 **TOPOGRAPHY**  
Flat Topography

 **UTILITIES**  
On-Site Utilities

 **LAND SIZE**  
±1.38 Acres

 **ANCHORED BY INDUSTRY**  
±0.4 Miles from Shaw Industries

 **STRONG DEMOGRAPHICS**  
\$81,098 MHI in 3 Mile Radius

 **GROWING AREA**  
Proximal to New Retail Growth

 **ZONING**  
UD | Urban Development

## OFFERING DETAILS

Address:	00 Columbia Hwy, Aiken, SC, 29805
Lot Size:	±1.38 Acres
Sale Price:	\$578,860
Price/Acre:	\$419,463
Access:	Full Motion Corner

## OFFERING OVERVIEW

Meybohm Commercial is pleased to exclusively present this ±1.38-acre corner parcel located at the intersection of Columbia Highway (US-1) and Harvey Court in Aiken, South Carolina.

This highly visible commercial site offers full-motion access and exposure to over 12,200 vehicles per day along Columbia Highway. Zoned UD (Urban Development), Aiken County's broad commercial designation, the site accommodates a wide range of retail and service-oriented uses, including QSRs, coffee shops, oil change operators, and more.

Strategically positioned along a growing commercial and industrial corridor, the property serves as a gateway to Aiken's northwestern industrial zone. It is situated just minutes from I-20 and in close proximity to Aiken Regional Airport and major regional employers such as Shaw Industries, which is actively expanding its nearby operations—further reinforcing long-term demand in the area.

Surrounding the site are established national brands including Dollar General, Bojangles, and Circle K, providing a steady draw of consumer traffic. The property is supported by favorable demographics, with a 3-mile median household income exceeding \$81,000 and a 10-minute drive-time population of over 9,000, making it an attractive opportunity for retail infill or owner-user development.

# LOCATION OVERVIEW

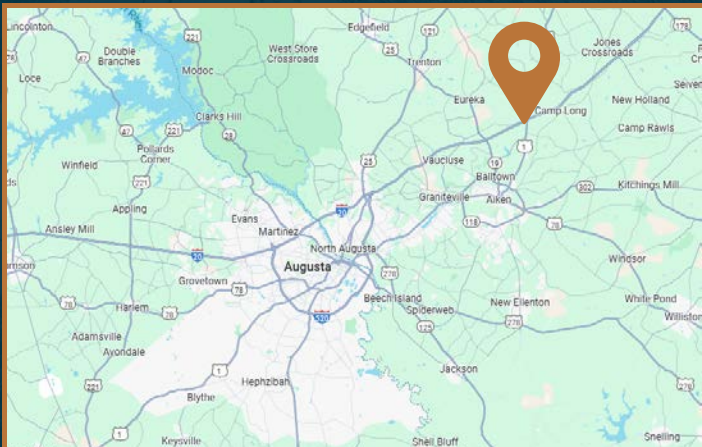
## ESTABLISHED TRADE AREA



### TRAVEL DISTANCES

To Areas within the CSRA

I-20 Exit 22	0.2 Miles
Aiken, SC	7.9 Miles
Belvedere, SC	19.8 Miles
Murphy Village, SC	21.5 Miles
North Augusta, SC	24.6 Miles
Downtown Augusta, GA	25.7 Miles
Martinez, GA	26.6 Miles
Evans, GA	32.0 Miles



This ±1.38-acre site is strategically located along Columbia Highway (US-1) in Aiken, South Carolina, serving as a key entry point into the city's northwestern industrial corridor. The immediate area is supported by a mix of industrial employers and national retail users. Nearby operators include Shaw Industries—currently expanding its local footprint—along with established brands such as Bojangles, Circle K, and Dollar General, which generate consistent daily traffic along the corridor.

Columbia Highway sees approximately 12,200 vehicles per day, with strong visibility and full-motion access at the site's corner intersection with Harvey Court. Surrounding development includes a mix of industrial/flex and retail users. With proximity to major employment centers, strong daytime traffic, and easy highway connectivity, the site is well-positioned for oil change, coffee, or QSR users seeking exposure in a growing market corridor.



WAFFLE HOUSE



±1.38 ACRES





INTERSTATE  
**20**

35,800 VPD



**Waffle  
House**



**±1.38  
ACRES**

12,200 VPD





Under Contract



Goldman's True Value

Aiken Regional Airport

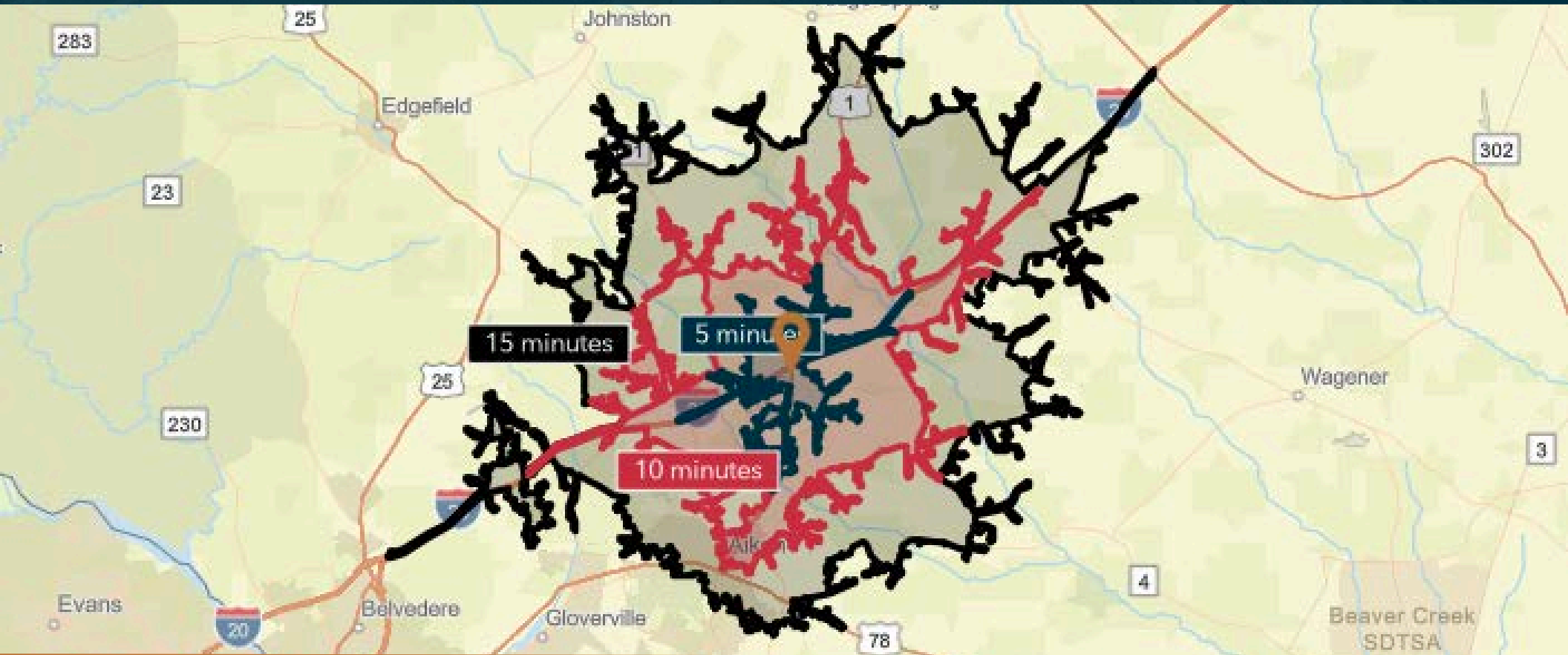


±1.38  
ACRES



# ±1.38 ACRE DEVELOPMENT SITE

## DRIVE TIME DEMOGRAPHICS



Drive Time Radii	5 Min	10 Min	15 Min
Population	1,024	10,985	33,897
Median HH Income	\$89,961	\$52,992	\$57,175
2020-2024 Growth	1.29%	1.6%	2.9%



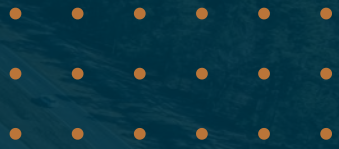
**SITE  
MAPS**





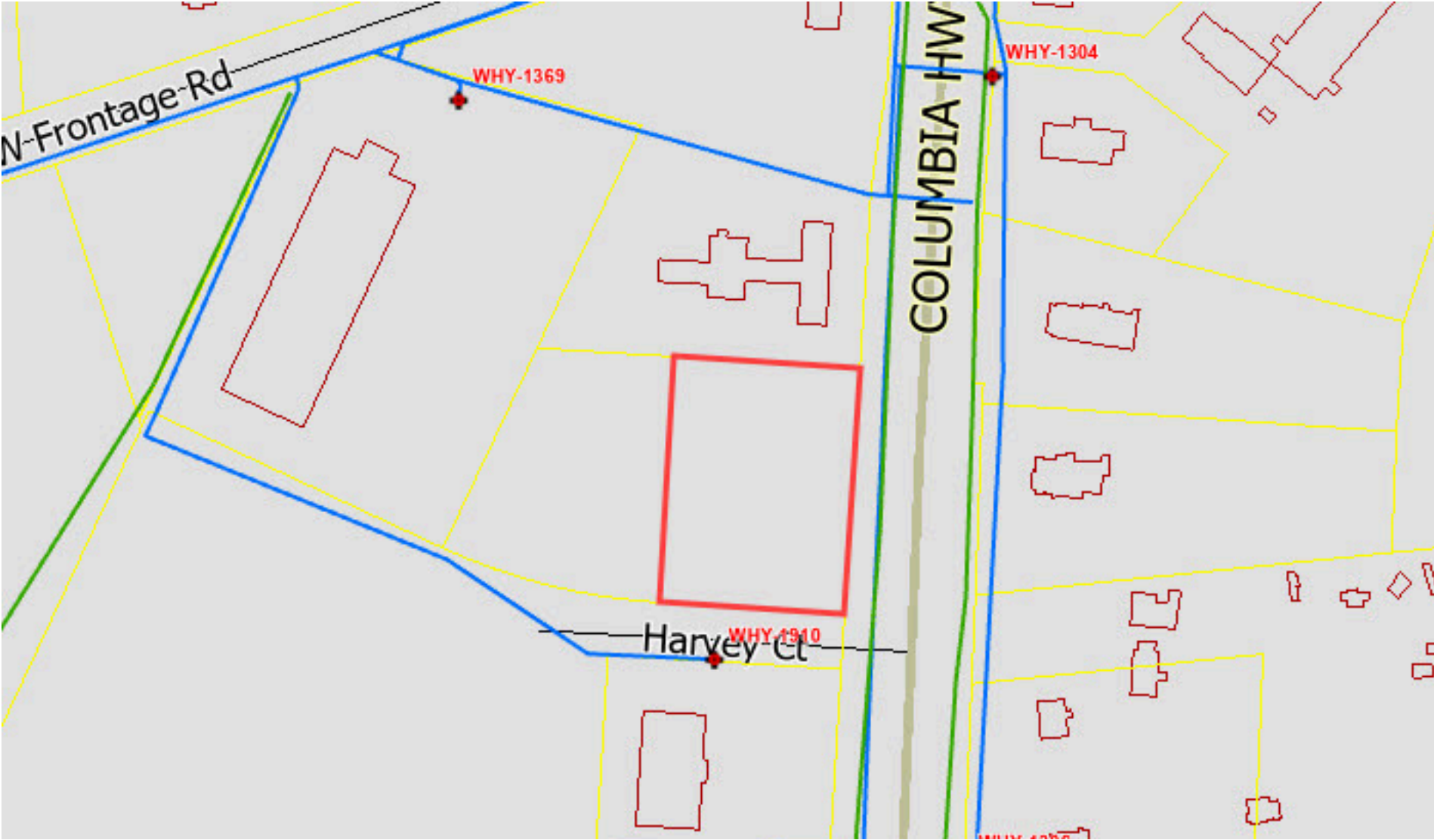
# ±1.38 ACRE DEVELOPMENT SITE

## ZONING MAP



# ±1.38 ACRE DEVELOPMENT SITE

## UTILITIES MAP



# ±1.38 ACRE DEVELOPMENT SITE TOPOGRAPHY 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 CSRA 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.



## 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.



## 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.**

**2<sup>nd</sup>**

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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