



Rutland Ave 16,500 VPD



**±2.60 ACRE RETAIL DEVELOPMENT SITE**  
**HIGH TRAFFIC | HIGH VISIBILITY | ZONED GB**

- List Price: \$499,999 | Price/Acre: \$192,307
- 16,500 VPD on Rutland Ave | 10,500 VPD on York Street
- Visits Per Year: 679 K at Northside Plaza
- 3 Mile Demographics: 18,076 Pop & \$50,522 MHI

**OFFERING MEMORANDUM**  
**00 RUTLAND AVE**  
**AIKEN, SC, 29801**



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## OFFER SUBMISSION

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



# ±2.60 ACRE COMMERCIAL DEVELOPMENT LAND

 **\$499,999**  
Sale Price

## ADDRESS

00 Rutland Ave,  
Aiken, SC, 29801

## FEATURES

Flat Topography  
No Environmental Issues

## NEARBY RETAIL

Circle K, Waffle House,  
CVS, Popeyes, Family  
Dollar, Dollar General

## ZONING

GB (General Business  
Commercial)

## TRAFFIC COUNTS

16,500 VPD Rutland Dr.  
10,500 VPD York St.

## LAND STATS

±2.60 Acres  
±113,256 Square Feet  
480' Frontage on Rutland

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to present this ±2.60-acre development site located on Rutland Avenue in Aiken, SC. This site is situated within a retail hub of Aiken. This site has 480' of frontage on Rutland Avenue. With a traffic count of 16,500 vehicles per day on Rutland Ave, the site offers a unique opportunity to capitalize on high traffic counts and attract a diverse customer base. The surrounding area is home to numerous national tenants, enhancing the site's appeal for potential retailers. The parcel is currently zoned for commercial use making it ready for development.



# PROPERTY DESCRIPTION / LOCATION DESCRIPTION

## PROPERTY DESCRIPTION

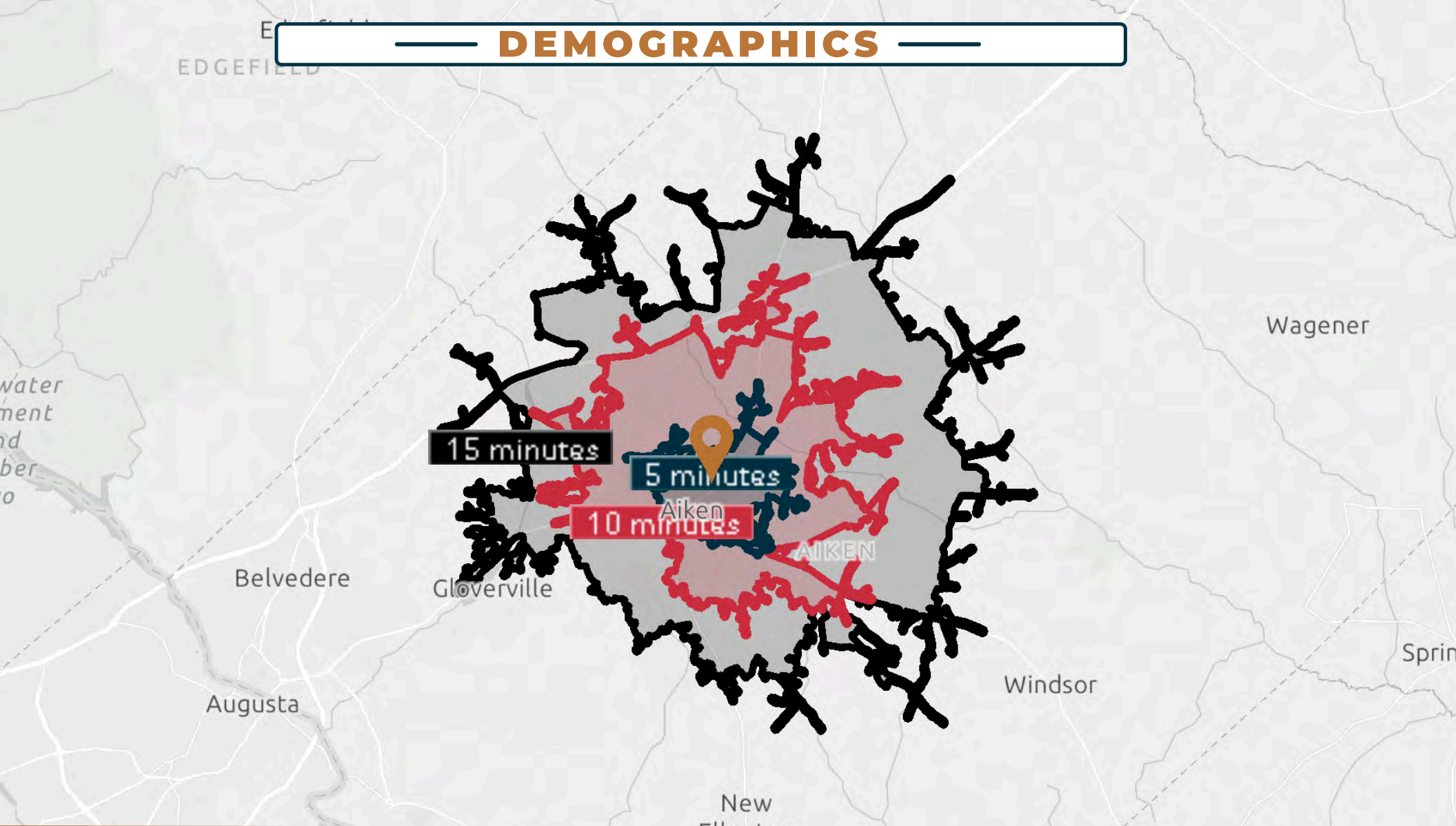
This highly visible and accessible ±2.60-acre parcel is positioned near the corner of Rutland Drive and York Street in Aiken, SC. The property boasts significant frontage along the busy Rutland Avenue ensuring maximum exposure. With a flat topography, the site is devoid of wetland or floodplain issues, streamlining the development process. The property currently has water and sewer access on Rutland Avenue. The land's characteristics make it an ideal candidate for a wide range of commercial development projects.

## LOCATION DESCRIPTION

Located on Rutland Drive, this property benefits from substantial visibility and accessibility with a traffic count of 16,500 vehicles per day. Although national retailers are primarily situated on nearby York Street, the property's positioning on Rutland Drive allows for close proximity to a retail corridor. The area features a five-lane road in front of the property, ensuring easy access and ample exposure. Proximity to Aiken High School, McDonald's, KJ's Market, Popeyes, Dominos, Circle K, CVS, Sunoco, and many other national and local retailers enhances this property's commercial appeal for commercial development land.



# DEMOGRAPHICS



Drive Time Radii	5 Min	10 Min	15 Min
Population	8,119	31,332	54,984
Median HH Income	\$58,571	\$72,807	\$80,099
Median Age	38.8 Yrs	41.1 Yrs	42.0 Yrs



# LOCATION OVERVIEW



**Advance  
Auto Parts**

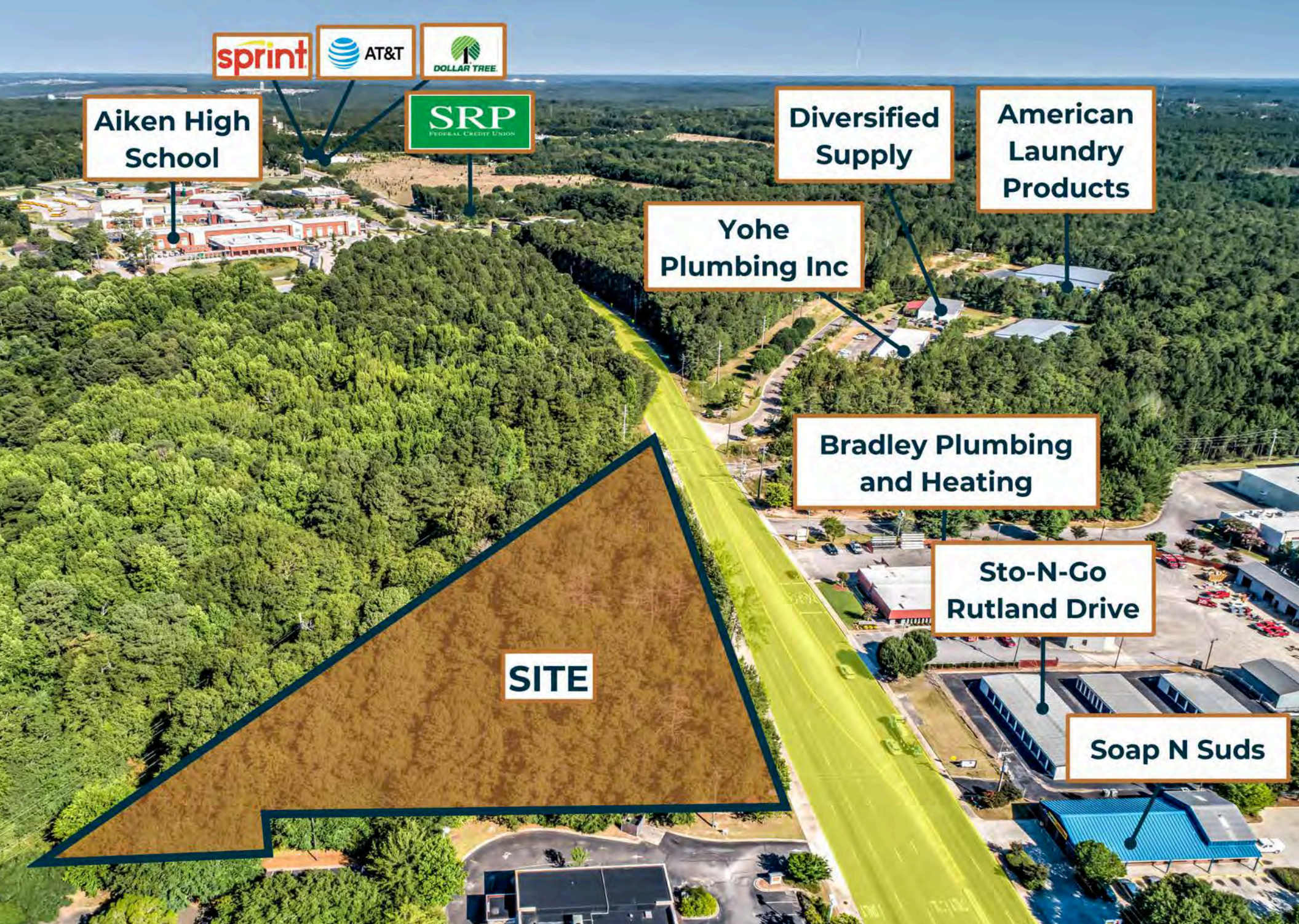
**LOUISIANA  
KITCHEN  
POPEYES**

**Doctors Care  
Urgent Care**

**K**

**SITE**

**Rutland Ave 16,500 VPD**



sprint

AT&T

DOLLAR TREE

Aiken High School

SRP  
FEDERAL CREDIT UNION

Diversified Supply

American Laundry Products

Yohe Plumbing Inc

Bradley Plumbing and Heating

Sto-N-Go Rutland Drive

Soap N Suds

SITE



Northside Package Shop



York St 10,500 VPD



Rutland Ave 16,500 VPD

SITE



**Eastern Industrial  
Supplies, Inc.**

**Sto-N-Go**

**Soap N  
Suds**

**Vocational  
Rehabilitation Aiken**



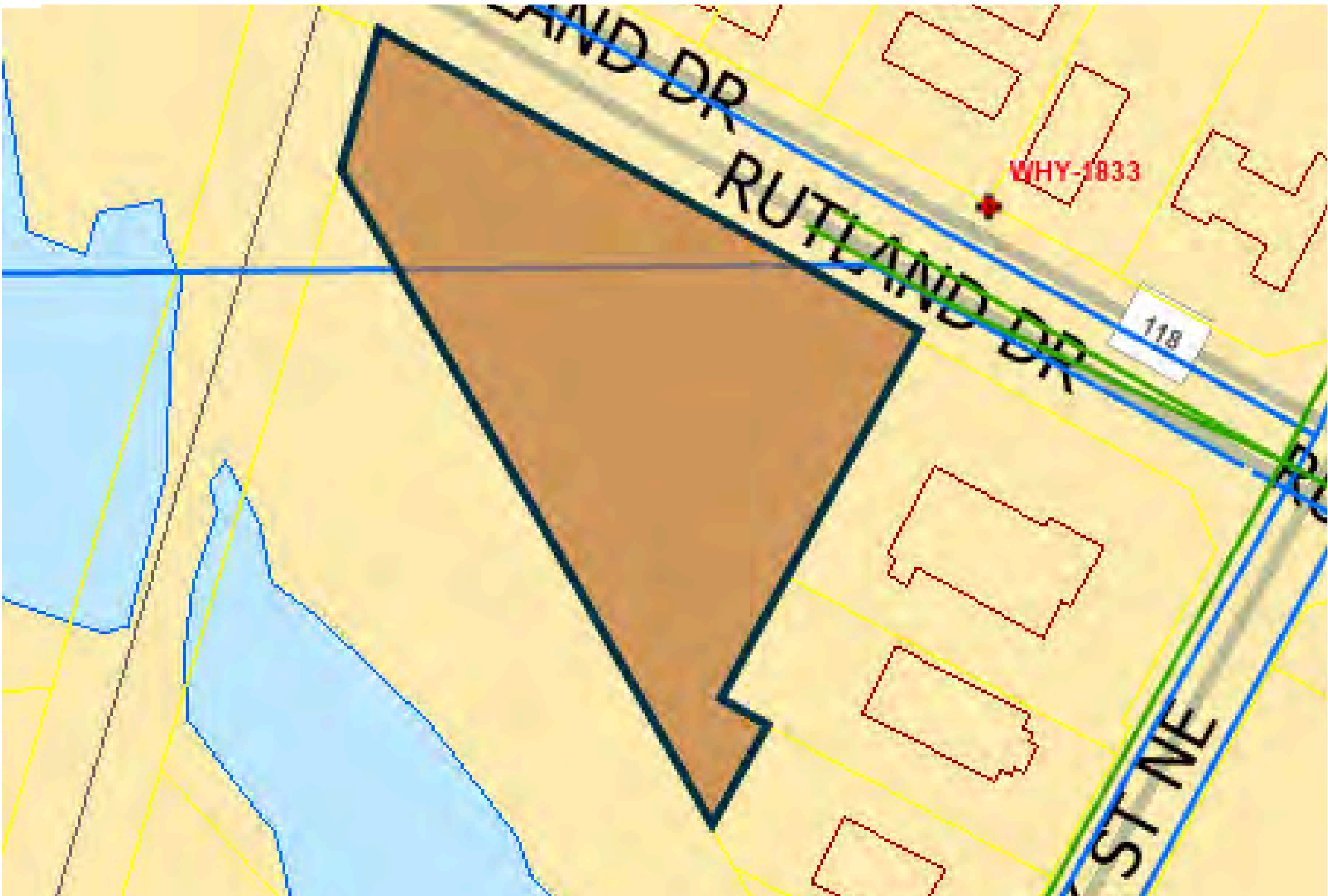
**SITE**

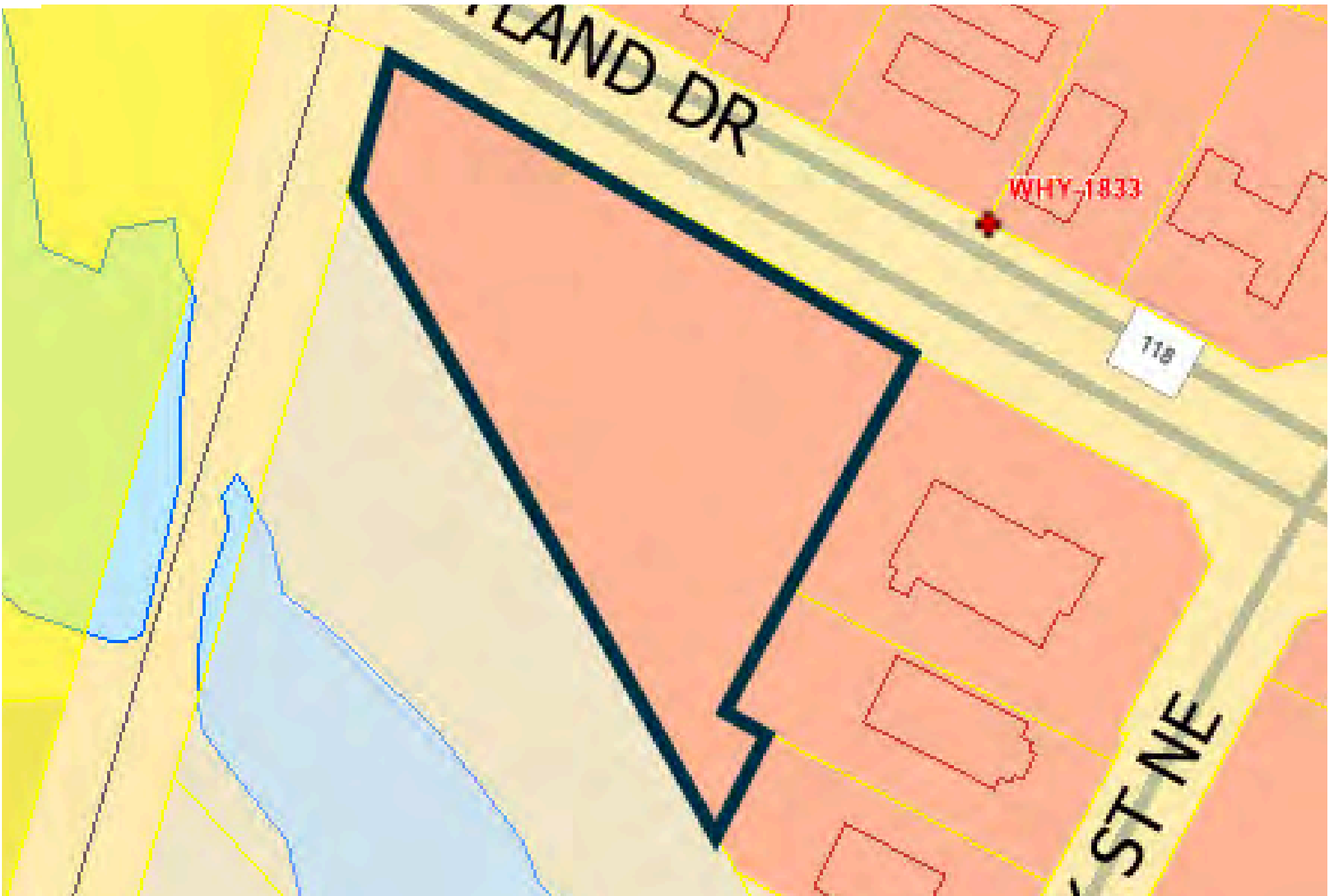




# TOPOGRAPHY MAP / 5 FT CONTOURS















# THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate

# MSA BUSINESS 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 Piedmont 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 a rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Eisenhower.

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 region are EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kimberly Clark, Graphic Packaging International, and more.



GEORGIA  
CYBER CENTER



JOHN DEERE



VA



U.S. Department  
of Veterans Affairs



# AIKEN COUNTY, SC

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and a 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 has resulted in a city with great appeal as a retirement location.

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.



**\$57,572**

**MHI**



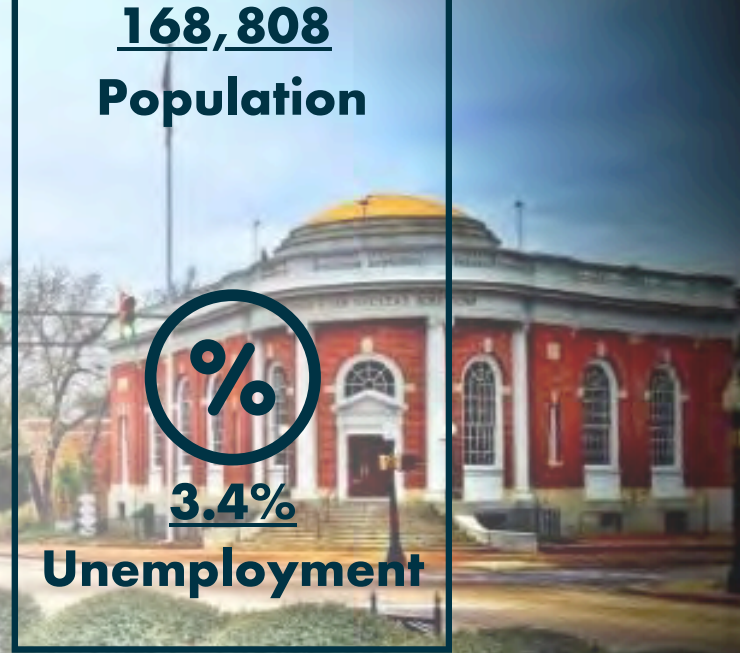
**168,808**

**Population**



**3.4%**

**Unemployment**




# CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Eisenhower operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Eisenhower, 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 Eisenhower in Augusta. Fort Eisenhower 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.

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 Eisenhower 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.



Home to Fort Gordon  
U.S. Army  
Cyber Center of Excellence



## GEORGIA CYBER CENTER

## 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.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



# MASTERS

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**For inquiries,  
contact us.**



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## HOW WE HELP OUR CLIENTS

### REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



#### REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on warehouse space, we track space availabilities, tenant needs, off-market properties and more.



#### 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 negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



#### SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



#### BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



#### DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data