

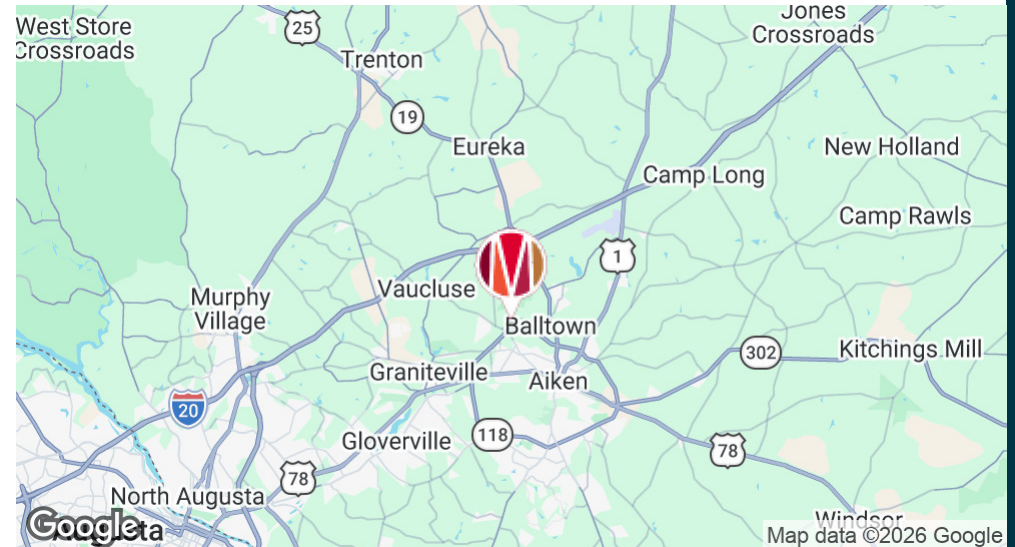
FOR SALE

**Well-Located 6.48 Acres |
University Parkway Corridor |
Aiken, SC**

000 University Parkway, Aiken, SC 29801



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$249,900
Lot Size:	6.48 Acres
Price/Acre:	\$38,565

- ±6.48-acre parcel located along University Parkway in Aiken, SC
- Convenient access to Richland Avenue and Robert M. Bell Parkway
- Proximity to the University of South Carolina Aiken and surrounding residential areas
- Positioned within an established and active corridor of Aiken
- Easy connectivity to Downtown Aiken and nearby amenities
- Strong visibility and accessibility along a well-traveled roadway

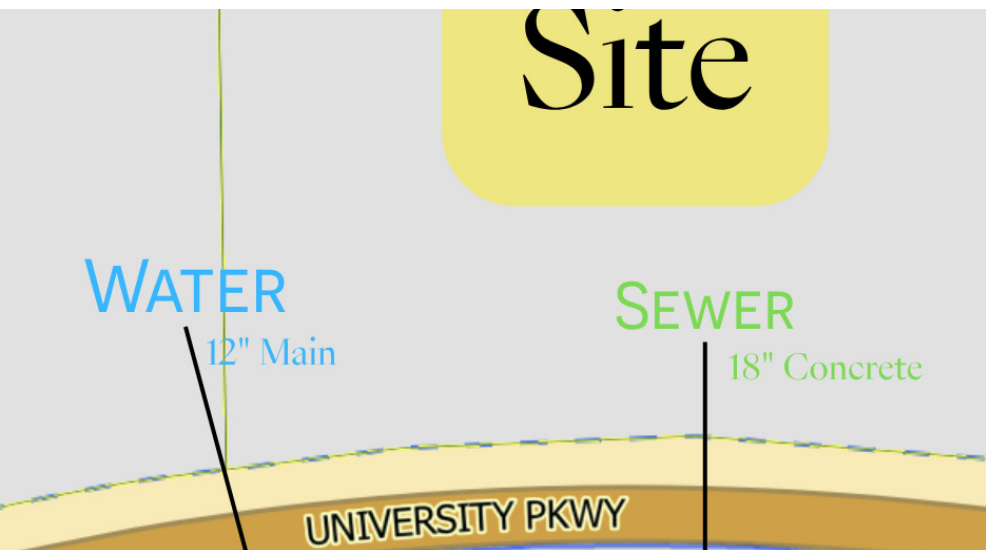
PROPERTY OVERVIEW

This ±6.48-acre parcel is ideally situated along University Parkway, one of Aiken's most established and well-traveled corridors. The property benefits from a highly accessible location with convenient connectivity to Richland Avenue and Robert M. Bell Parkway, providing efficient access throughout the greater Aiken market. Positioned near University of South Carolina Aiken, the site is surrounded by a steady mix of residential neighborhoods, student housing, and supporting commercial uses. This proximity contributes to consistent daily traffic and a stable surrounding environment, making the property well-suited for a variety of ownership strategies. The tract offers a desirable combination of size and location within Aiken's northside, an area that continues to see ongoing activity and investment. Its placement along a primary corridor ensures ease of access while maintaining close proximity to Downtown Aiken, where additional amenities, services, and employment centers are located. This offering presents a rare opportunity to acquire a well-positioned land parcel in a strong and growing submarket of Aiken, South Carolina.

LOCATION OVERVIEW

Positioned along University Parkway, this 6.48-acre tract offers a strategic location within one of Aiken's most active growth corridors. The property benefits from its proximity to the University of South Carolina Aiken, a major driver of daytime population, workforce activity, and continued area development. This corridor has become increasingly attractive for both commercial and residential investment due to its accessibility, visibility, and surrounding infrastructure. University Parkway serves as a key connector between residential neighborhoods, institutional uses, and expanding commercial nodes, providing convenient access to major thoroughfares including Richland Avenue and Robert M. Bell Parkway. The site is just minutes from Downtown Aiken, offering quick connectivity to the area's core business district, dining, and retail amenities. The surrounding area is characterized by a strong mix of student housing, established residential communities, and expanding commercial development, creating a built-in demand base for a variety of potential uses. Continued growth in Aiken's northside and university-driven expansion further enhance the long-term viability of this location.

ADDITIONAL PHOTOS



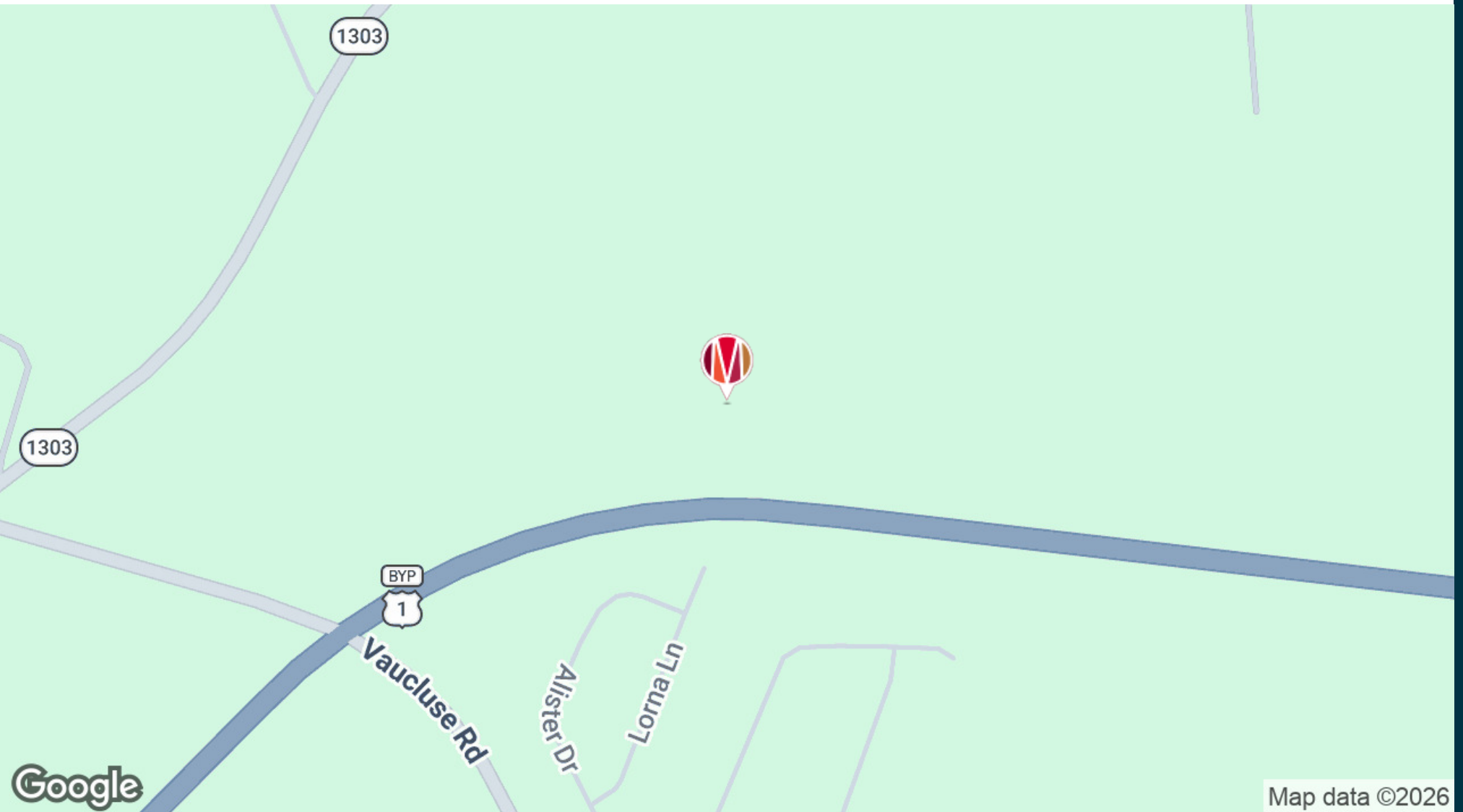
ADDITIONAL PHOTOS



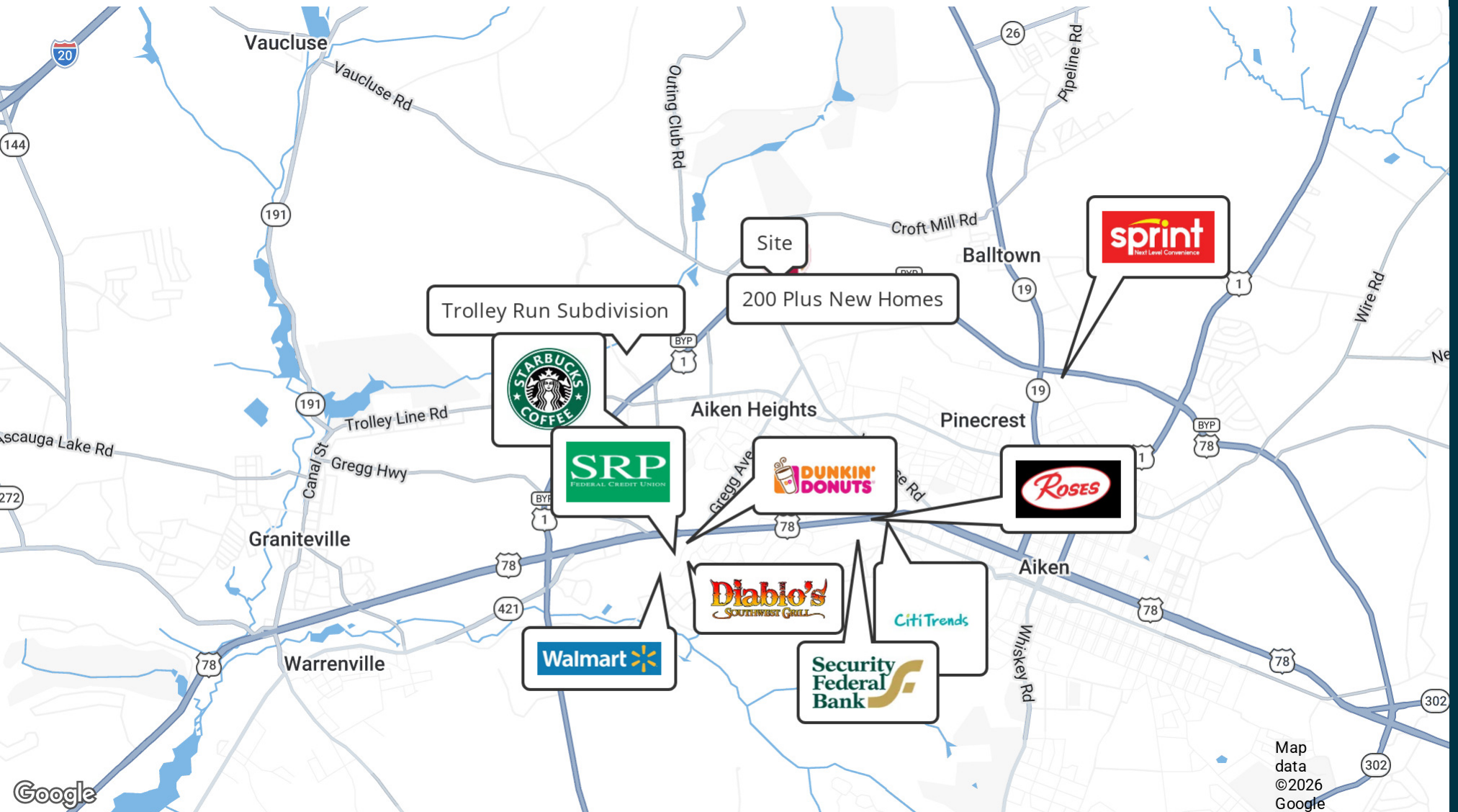
ADDITIONAL PHOTOS



LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

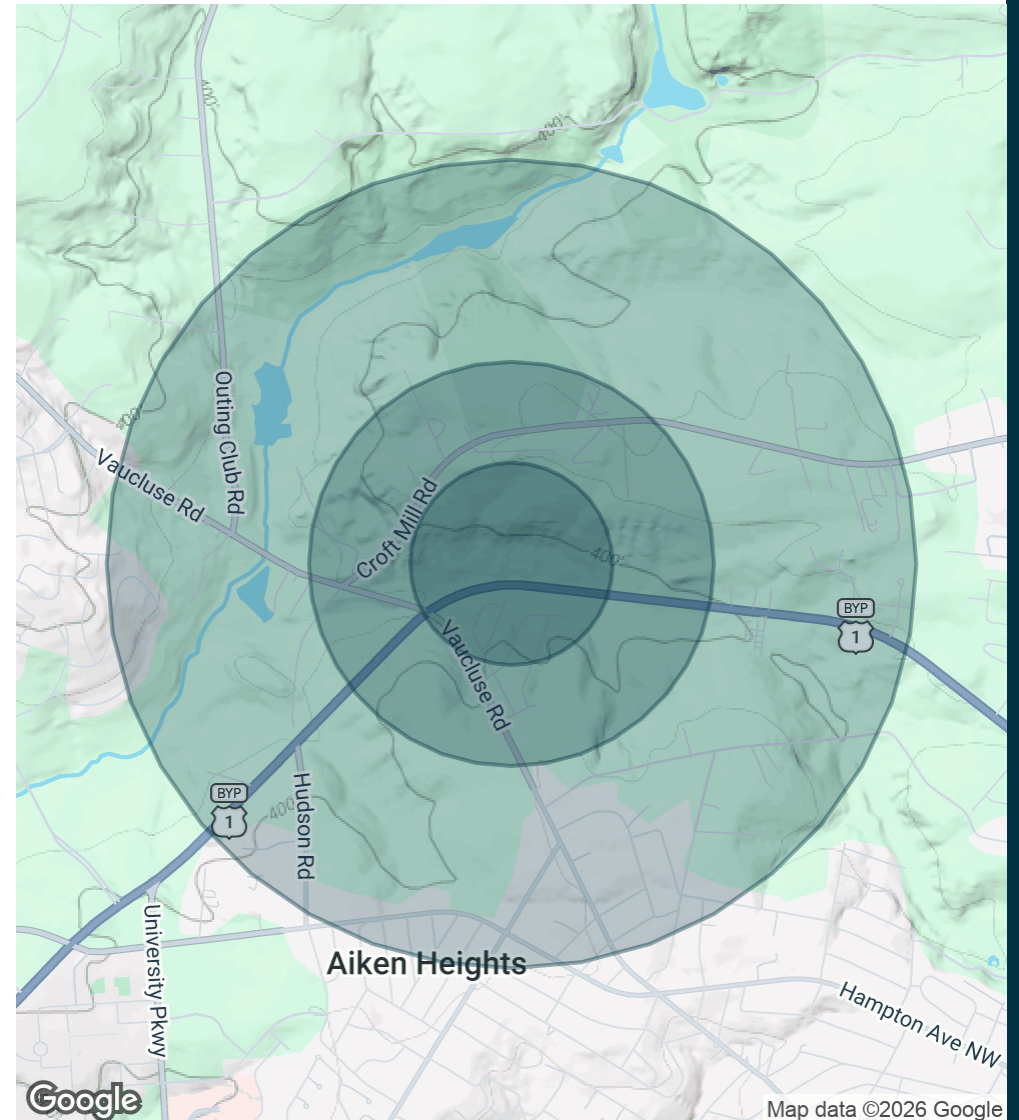
POPULATION	0.25 MILES	0.5 MILES	1 MILE
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Total Population	177	762	3,103
Average Age	37.2	41.1	41.6
Average Age (Male)	38.0	41.1	40.3
Average Age (Female)	37.8	42.3	44.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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Total Households	55	246	1,030
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$108,672	\$107,561	\$99,639
Average House Value	\$389,358	\$389,022	\$357,923

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.