

# 2.61 ACRE LAND SITE

Meybohm  
COMMERCIAL

- M** 2.61 Acre
- M** LP Zoned
- M** Adjacent to Aiken Mall Redevelopment

belk  
MODERN. SOUTHERN. STYLE.

Dillard's

4,800 VPD

Eastgate Drive

OFFERING MEMORANDUM | 551 EASTGATE DRIVE, AIKEN, SC



# OFFERING MEMORANDUM

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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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# SECTION 01 PROPERTY OVERVIEW

# OFFERING MEMORANDUM

## DEAL HIGHLIGHTS



### LOCATION

E Gate St & Spencer Dr



### LAND SIZE

2.61 Acres



### ZONING

LP (Limited Professional)



### UTILITIES

Sewer On Site | Water Adjacent



### TOPOGRAPHY

5.9% Grade



### ANCHORS

Aiken Mall Redevelopment,  
Whiskey Rd, Woodside Plantation

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 551 Eastgate Drive for sale. This 2.61-acre land site in Aiken, South Carolina is positioned for medical office, professional office, institutional, or office-oriented service development. The property is zoned LP | Limited Professional, which is intended to accommodate professional offices in a manner compatible with surrounding residential areas.

The site offers a corner position at the traffic circle intersection of E Gate Street, Spencer Drive, and Bedford Place, providing visibility and multiple points of approach. Sewer is located on site, with water lines adjacent to the property. The property has gently rolling topography with an approximate 5.9% grade, supporting a practical development path subject to engineering and site planning.

551 Eastgate Drive is located near the Aiken Mall Redevelopment and is connected to surrounding residential areas through Spencer Drive and Bedford Place. East Gate Street links the Whiskey Road corridor with Woodside Plantation, positioning the site near established residential demand drivers and Aiken's professional office and medical service network.

The immediate area includes healthcare-related uses, including Anchor Rehabilitation and Healthcare Center of Aiken across E Gate Street, supporting the site's positioning for medical office, professional office, or similar office-oriented users. Traffic counts include 4,800 VPD on Eastgate Drive and 1,300 VPD on Spencer Drive.

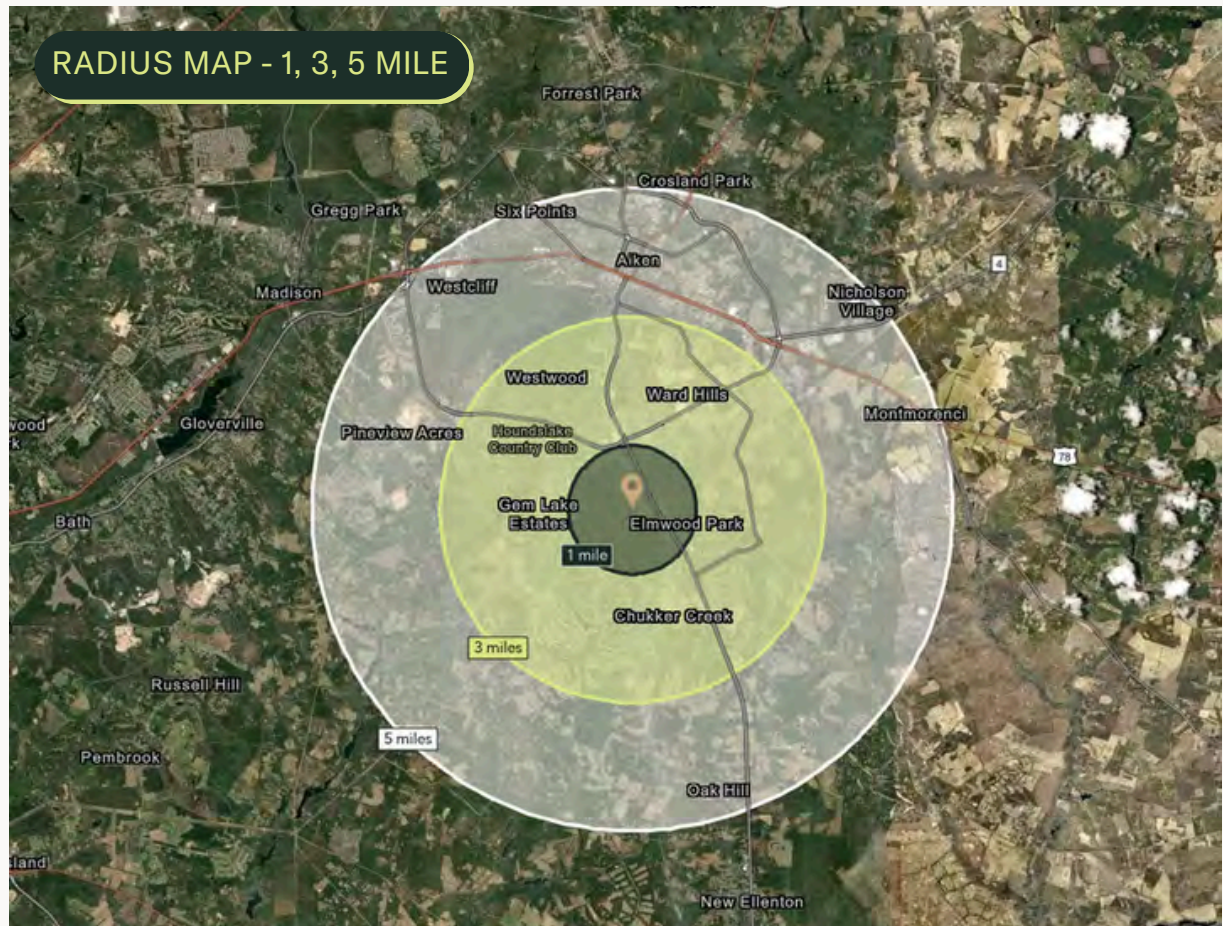
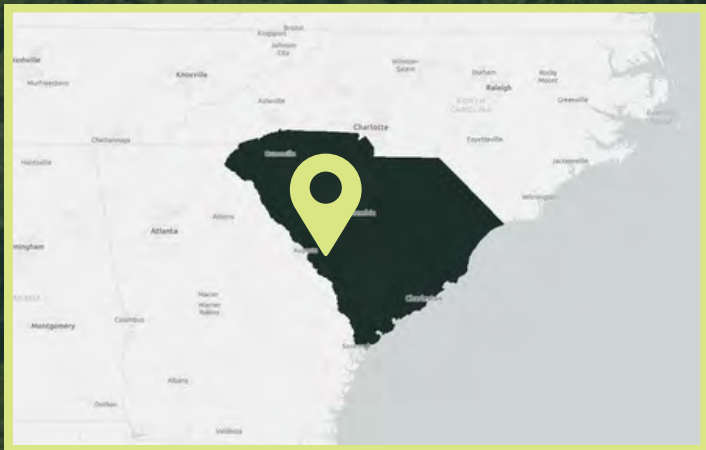
# OFFERING MEMORANDUM

## LOCATION OVERVIEW



### NOTABLE FEATURES

Population	31K People
Median Household Income	\$85,728
Aiken Mall Redevelopment	0.2 Miles
Publix Shopping Center	0.4 Miles
Whiskey Road Retail Corridor	0.4 Miles
Summerall Planned Community	0.6 Miles
Woodside Plantation	1.1 Miles
New Lowe's Food	1.6 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	5,097	31,157	51,898
Median Household Income	\$70,782	\$85,728	\$79,784
Households	2,507	14,448	23,223
Average Age	44.3	48.5	47.4
Population Growth %	3.0%	3.2%	3.5%



# SECTION 02 AERIAL IMAGES



Olive Garden

HARBOR FREIGHT  
DISCOUNT TIRE

Facker Barrel  
OLD COUNTRY STORE

OUTBACK STEAKHOUSE

LOWE'S

Publix



belk  
MODERN SOUTHERN STYLE

Dillard's

REGAL CINEMAS

Hilton Garden Inn

4,800 VPD

Eastgate Drive

Anchor Post Acute

New London Apartments

five  
BELW

ASHLEY



planet  
fitness

New London  
Apartments

1,400 VPD

Spencer Drive

Eastgate Drive

4,800 VPD



Brittany Downs  
Apartments

Anchor  
Post Acute

 1,400 VPD  
Spencer Drive

New London  
Apartments

 4,800 VPD  
Eastgate Drive



Spencer Drive

Anchor  
Post Acute

Hilton  
Garden Inn

REGAL  
CINEMAS

1,400 VPD



4,800 VPD

Eastgate Drive

Aiken Mall Drive SW

New London  
Apartments



Waffle House

Food Lion

KFC

Sonic

Wendy's

sam's club

Bojangles

GMC

78

FIREHOUSE SUBS

Walmart Supercenter

118

WELLS FARGO

Kroger

bp

McDonald's

302

Wendy's

FIVE GUYS BURGERS and FRIES

petco

Walmart Supercenter

BURGER KING

AT&T

Walgreens

ZAXBY'S

Orangetheory

Publix

Olive Garden

SUBJECT PROPERTY

OUTBACK STEAKHOUSE

PET SMART

TARGET

RED LOBSTER

LOWE'S

ALDI

Waffle House

CVS

COOK OUT

Cooker's



# SECTION 03 SITE MAPS



# OFFERING MEMORANDUM

## ZONING MAP



### Limited Professional (LP) District:

The Limited Professional (LP) District provides locations for blending limited-scale professional offices and selected institutions and service uses with residential uses. The floor area and design of such uses is regulated to ensure compatibility with adjacent residential areas. The District prohibits retail trade and is primarily intended to serve as a transition between more intense commercial uses and existing residential areas. - City of Aiken Zoning Ordinance



[Zoning Ordinance Link](#)

# OFFERING MEMORANDUM

## TOPOGRAPHY MAP | 5' CONTOURS



# OFFERING MEMORANDUM

## UTILITIES MAP





# SECTION 03 AREA OVERVIEW

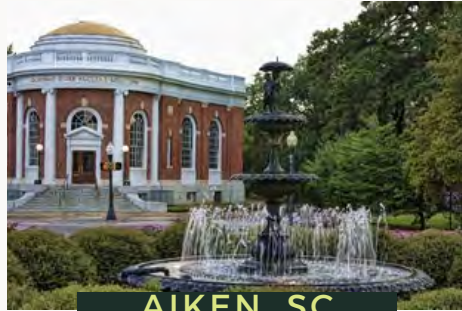
# WHY? THE CSRA

## 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.**



AUGUSTA, GA



AIKEN, SC

### 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 next 5 Years

# 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

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.

*Per Site Selection*



## 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 GA in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

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