

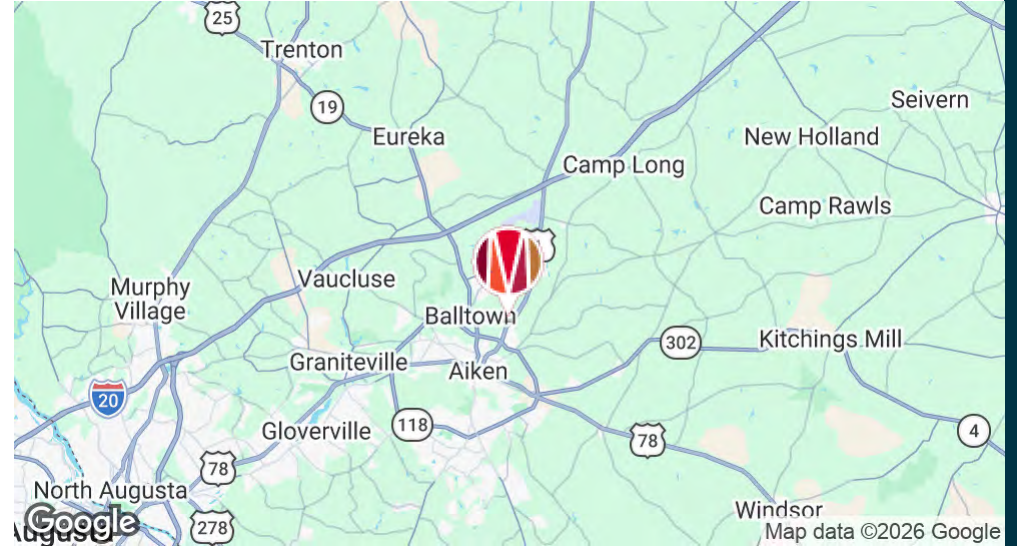
FOR SALE

**Dental/Medical Office Building -
4000 sf +/-**

1466 Columbia Highway North, Aiken, SC 29801



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	4,044 SF
Lot Size:	0.82 Acres
Price/SF:	\$296.74
Year Built / Renovated:	2009 / -
Zoning:	RUD

- 4,044 SF building - suitable for dental, medical or veterinary applications

PROPERTY OVERVIEW

This exceptional 4,044 SF turn-key dental office is ideally located on the desirable north side of Aiken, just 5 minutes from downtown and 5 minutes from Interstate 20 (Exit 22), offering both convenience and accessibility for patients and staff alike. Situated on a generous 0.82-acre lot, the property provides ample space for parking and future flexibility, including approximately 20 parking spaces. Built in 2009 by Stewart Builders, this beautifully designed brick building showcases quality craftsmanship and thoughtful architectural details throughout. The property features a welcoming covered portico entrance leading into a spacious reception area complete with a reception window and a dedicated children's play area, creating a comfortable and inviting environment. The layout includes 10 fully plumbed exam rooms, large executive offices for practitioners, and a private executive suite with its own entrance and en-suite full bathroom--ideal for added privacy and flexibility. Additional amenities include a fully equipped kitchen, four bathrooms (including one with a shower), a lab, a sanitation area, ample storage throughout, and a security system. All furniture, fixtures, and equipment (FF&E) are included, making this a truly turn-key opportunity. This well-appointed facility is perfectly suited for a thriving dental practice or other medical use, offering both functionality and professional appeal in a prime location.

RETAILER MAP



ADDITIONAL PHOTOS



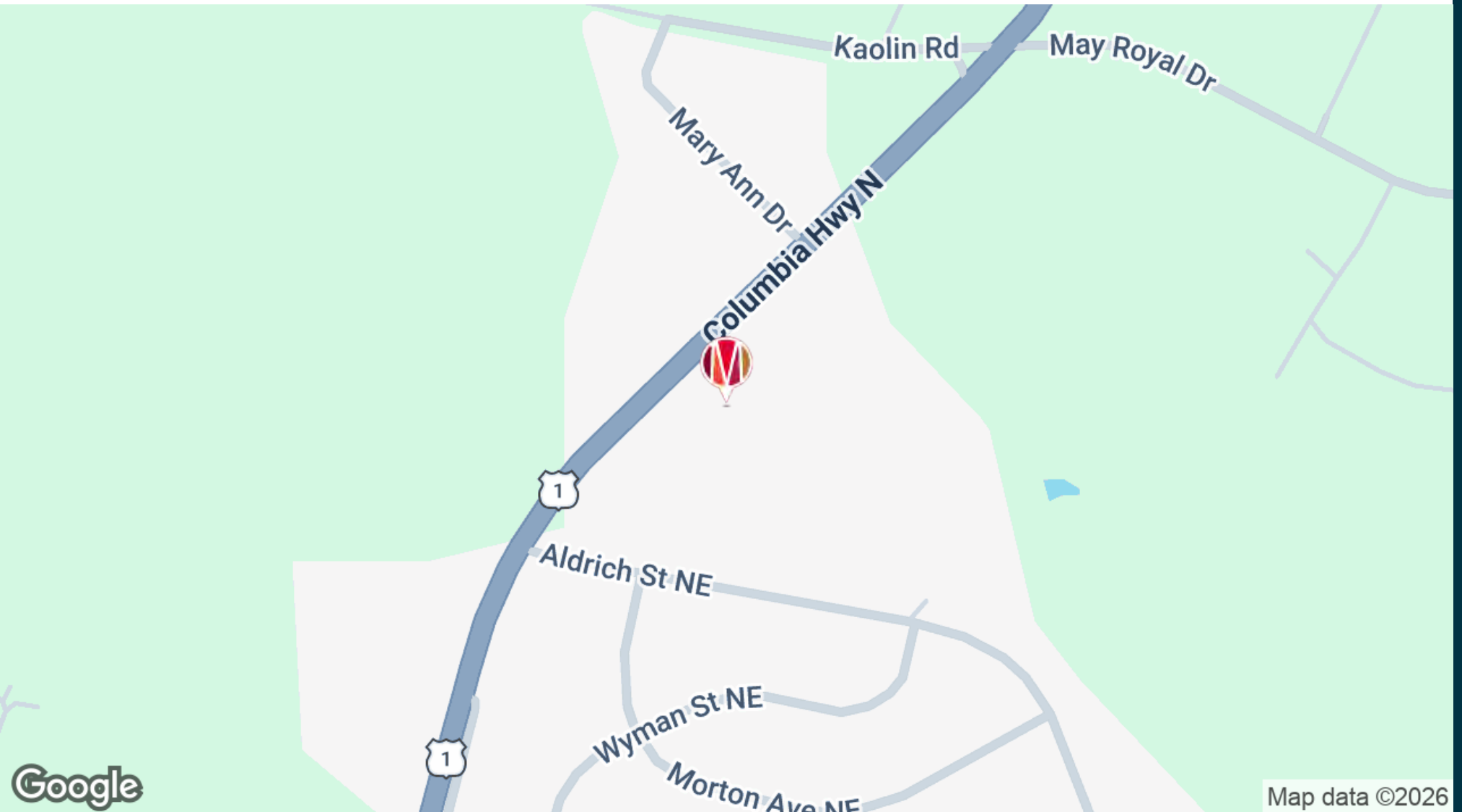
ADDITIONAL PHOTOS



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LOCATION MAP

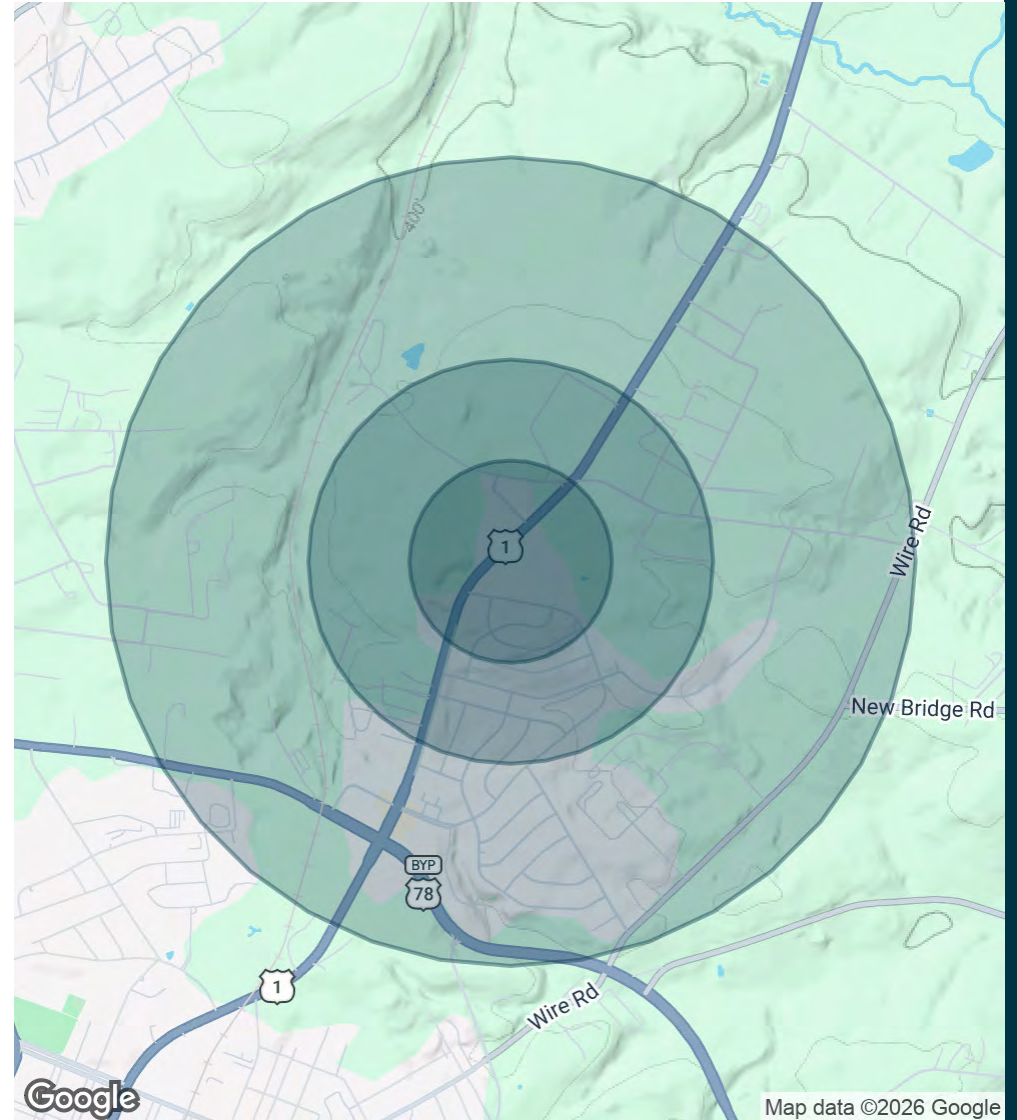


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	235	857	2,696
Average Age	33.1	33.2	34.3
Average Age (Male)	32.9	33.0	32.8
Average Age (Female)	37.6	37.7	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	77	286	895
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$45,325	\$44,645	\$45,689
Average House Value	\$113,812	\$111,337	\$113,482

2023 American Community Survey (ACS)



KAREN DALY, VP, ASSOC. BROKER

KAREN DALY



PROFESSIONAL BACKGROUND

Karen is passionate about bringing people and their business together with properties that fit their needs and goals. As a Vice President and Associate Broker at Meybohm Commercial Properties, Karen works with Buyers and Sellers as well as Tenants and Landlords for office, retail, warehouse/industrial, and land/development in Aiken, South Carolina. Karen achieved the Meybohm President's Award in 2019, 2020, 2021, 2023 & 2024 as well as the Chairman's Award in 2022. In 2025, she won the Aiken Association of Realtors REALTOR of the Year award. She is a native of Toronto, Canada, and moved to Aiken in 1997 to follow her equestrian pursuits. After graduating in 1991 with a BFA in Graphic Design from York University, Karen traveled extensively and worked in the hospitality industry, combined with her equestrian skills, but eventually returned to advertising and marketing. Karen currently serves on the Board of Zoning Appeals (City of Aiken), the Aiken Corporation, is the 2026 Commercial Representative on the Executive Committee for SCR, and previously served on the Aiken Association of Realtors Board (Director 2022 - 2024, Vice President 2025) and the United Way of Aiken County Board.

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