



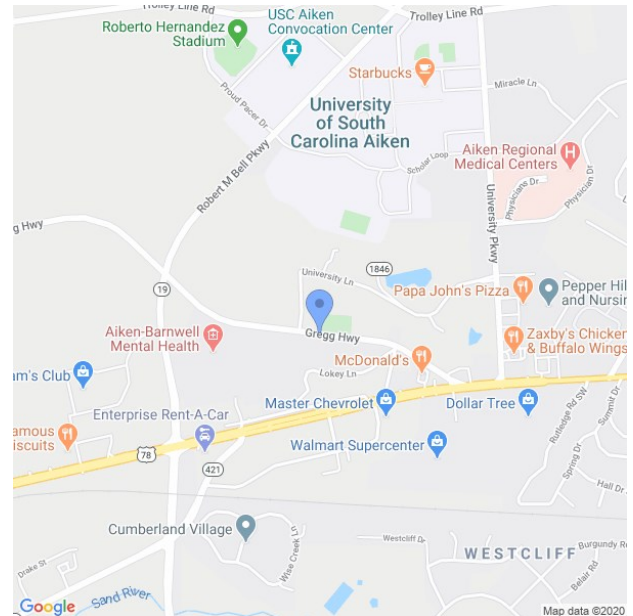
Karen Daly
 Agent
 Meybohm Commercial Properties
 # 97250
 8036498103
 8032151082
 kdaly@meybohm.com



GREGG HWY, AIKEN, SOUTH CAROLINA 29801



COMMERCIAL • LAND • FOR SALE



SALE PRICE \$490,000
 SALE TYPE DEVELOPMENT

ZONING O/I - OFFICE/INDUSTRIAL
 LAND AREA 10 ACRES
 MLS# 101193

- close to downtown
- convenient to major retailers, restaurants, hospitals, university campus
- easily accessed from Hwy 1
- 4000 VPD on Gregg Hwy, direct feed off Richland Ave (20,000 VPD)

DEVELOPERS! Don't miss this 10 acre tract of land located on Aiken's west side. Ideal parcel for townhomes, multi-family or office complex. Located off one of Aiken's growing corridors (Richland Ave - 20,000 VPD), Gregg Hwy (4700 VPD) is close to all amenities including Walmart, Sam's Club, USC Aiken, Aiken Regional and only minutes from downtown. Utilities are at site.

Aiken is the largest city and county seat of Aiken County, in the western portion of the state of South Carolina, United States. With Augusta, Georgia, it is one of the two largest cities of the Central Savannah River Area. Founded in 1835, it was named after William Aiken, the president of the South Carolina Railroad. It became part of Aiken County when the county was formed in 1871 from parts of Orangeburg, Lexington, Edgefield, and Barnwell counties. Aiken is home to the University of South Carolina Aiken. The population was 168,179 at the 2017 census. Aiken was recognized with the All-

America City Award in 1997 by the National Civic League and recently voted the South's Best Small Town 2018 by Southern Living Magazine.