FOR SALE



3900 RICHLAND AVE W, AIKEN, SC

- .99 Acres
- 4,527 sqft
- Zoning: UD

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KW COMMERCIAL

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EXECUTIVE SUMMARY

KW Commercial | The Praedium Group is pleased to present 3900 Richland Ave W, a highly-visible and strategically located commercial property in Aiken, South Carolina. Situated along one of the city's busiest commercial corridors, the site offers exceptional redevelopment potential for national franchise food operators, including brands such as McDonald's, KFC, Chick-fil-A, Zaxby's, and other quick-service or fast-casual concepts.

Positioned on Richland Avenue West, a primary east–west thoroughfare connecting Downtown Aiken, Aiken Regional Medical Centers, and the city's expanding retail and residential zones, the property enjoys strong exposure and convenient accessibility. Its location places it minutes from major employment centers, including Aiken Regional Medical Centers, USC Aiken, Savannah River Site (SRS), Bridgestone, and multiple industrial and logistics employers throughout the area. This broad employment base creates consistent traffic from healthcare personnel, students, industrial workers, commuters, and long-term residents.

The Aiken market continues to demonstrate steady growth supported by ongoing industrial investment, stable population trends, and the city's expanding commercial landscape. Richland Avenue West serves as one of Aiken's most established commercial corridors, characterized by strong traffic counts, dense surrounding neighborhoods, and a diversifying consumer base that increasingly attracts national retail and food-service brands.
With its strong visibility, flexible commercial zoning, direct access to utilities, and proximity to Aiken's major employment and residential concentrations, 3900 Richland Ave W offers a prime opportunity for franchise food development. The property is ideally suited for new drive-thru construction, single-tenant QSR operations, or multi-tenant retail that incorporates food-service uses.

The combination of robust traffic patterns, ongoing regional investment, and a stable economic environment positions this asset for long-term value and sustained commercial performance within one of South Carolina's strongest and most economically diverse mid-sized markets.

PROPERTY HIGHLIGHTS



OFFERING PRICE	• $1,250,000
ADDRESS	• 3900 Richland Avenue W, Aiken, SC, 29801
ACRES	• .99
PROPERTY TYPE	• Specialty
ZONING	• UD
PARCEL #	• 088-06-12-001
WATER / SEWER	• Public
LAND USE	• Commercial (NEC)

ADAPTIVE REUSE AND IDEAL FUTURE USES

3900 Richland Avenue W represents a high-visibility, high-access commercial opportunity located along one of Aiken's primary commercial corridors. The 0.99-acre parcel features multiple curb cuts, a functional existing building, and "Mixed Use" zoning that supports a broad range of redevelopment possibilities. Surrounded by national retailers, QSR restaurants, and established commercial anchors, the site is ideally positioned for adaptive reuse, franchise development, and value-add repositioning.



DRIVE-THRU QSR / FRANCHISE RESTAURANT

The property's size, access, and frontage make it an excellent candidate for major franchise operators.



MULTI-TENANT RETAIL STRIP

A cost-effective adaptive reuse of the existing structure.



HYBRID DEVELOPMENT: QSR PAD + RETAIL UNITS

Combines a standalone drive-thru pad with additional retail suites in the existing building.



PROFESSIONAL OFFICE HUB + CAFÉ

Ideal for an office-service mix with consumer-facing food component.



MICRO FOOD HALL + ANCHOR FRANCHISE

Transforms property into a vibrant, mixed local dining destination.

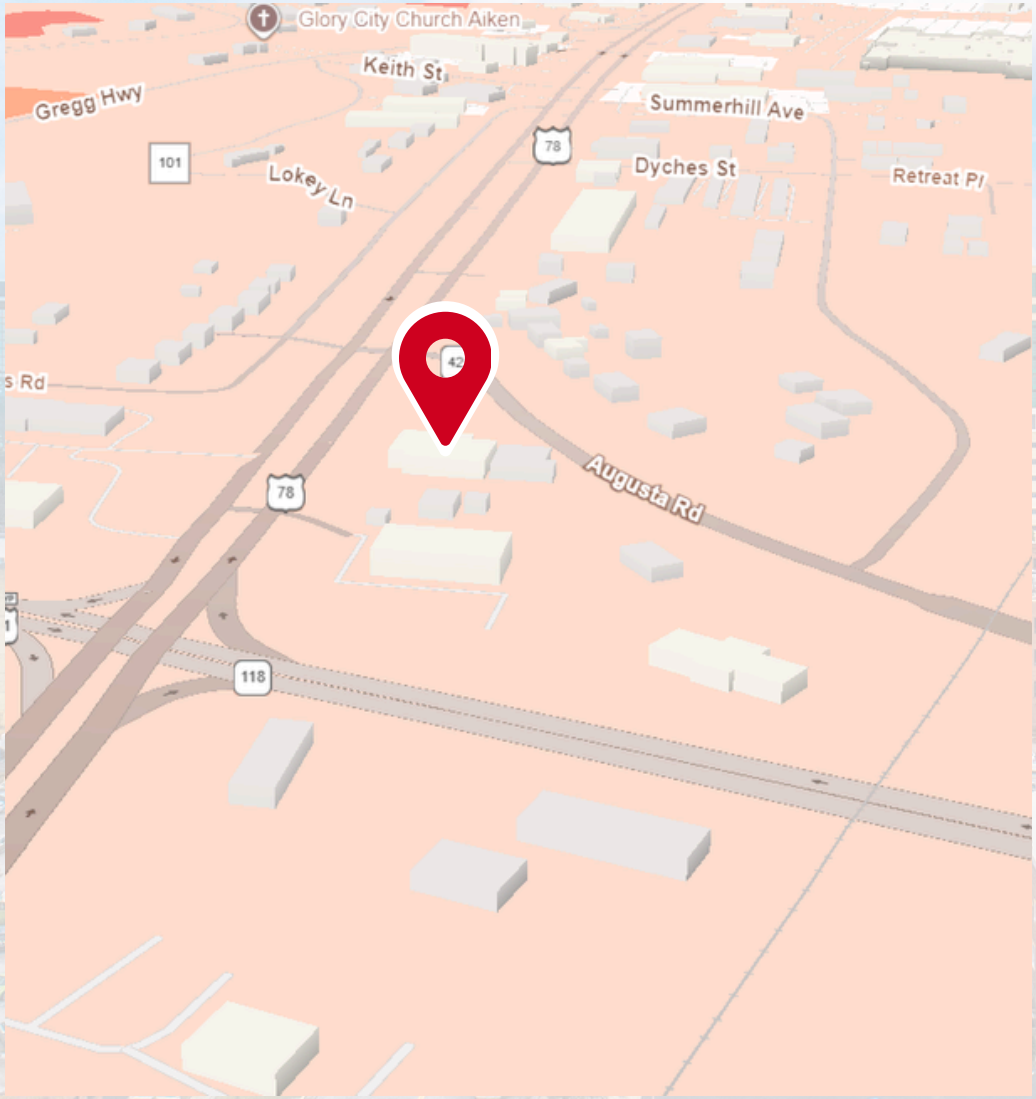
DEMOGRAPHICS

	1 MILE	5 MILES
Population	**1,581**	**18,781**
Households	**609**	**7,956**
Median Household Income	**$57,012**	**$51,233**
Median Home Value	**$273,000**	**$306,000**

Population growth in the Aiken area is steady and positive. There's been consistent expansion both in the city and wider county, with moderate annual increases and projected continued growth, making the location supportive of long-term consumer demand and housing needs.



TRAFFIC COUNT & ACCESS OVERVIEW



ROAD	TRAFFIC VOUME	DISTANCE
Richland Ave W	20,893	.44 miles
Augusta Road	5,646	.50 miles
Robert M Bell Pkwy	9,543	.65 miles
Dibble Road S West	1,313	.71 miles

High-visibility location along US-78 (Richland Avenue) with strong daily traffic counts and consistently free-flowing access.

ESTIMATED WALK/DRIVE/BIKE SCORES

15-25 15-35 90+

AERIAL VIEW


Bojangles
Sam's CLUB
Parker's kitchen
CLASSIC COLLISION
American Hearth Inn
enterprise

AERIAL VIEW



KW COMMERCIAL℠

AERIAL VIEW



AERIAL VIEW



PHOTOS











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Area Expertise:
Land Development
Net Lease Investment Sales
Multi-Tenant Investment Sales

Key Accomplishments:
National Achievement Award: 23, 22, 21, 20
Sales Recognition Award: 23, 22, 21, 20, 19

Affiliations:
International Council of Shopping Centers (ICSC)

Orie focuses on land development, healthcare real estate, net lease properties, and retail shopping centers, building deep product knowledge and transaction expertise. He leverages a national network of more than 2,000 commercial agents and 180,000 residential agents to create active, competitive markets for every listing.

Since entering commercial real estate, Orie has closed over $350 million nationwide for high net worth investors, developers, and private investment groups.