

FOR SALE

KW COMMERCIALSM



DARLINGTON DR, AIKEN, SC 29803

- ±1.25-Acre Commercial Development Opportunity
- Prime Whiskey Road Corridor
- Development-Ready

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

KW Commercial | The Praedium Group is pleased to present a ±1.25-acre commercial development opportunity located at Darlington Drive, Aiken, South Carolina 29803, within the established Aiken Commercial Center. Positioned immediately off Whiskey Road (U.S. Highway 19), one of Aiken's primary commercial corridors, the property offers exceptional visibility, convenient accessibility, and outstanding development potential in one of the region's most active retail and business districts.

Comprised of three contiguous parcels totaling approximately 1.25 acres, the site features a level topography with two lots already cleared, reducing site preparation costs and providing an efficient path toward development. Zoned Urban Development (UD), the property supports a variety of commercial uses including retail, professional office, medical office, financial institutions, daycare, restaurant, and other service-oriented developments.

The property enjoys excellent exposure along Whiskey Road, which carries approximately 12,000 vehicles per day, providing consistent visibility to local commuters and regional traffic. Located between Downtown Aiken and New Ellenton, the site is surrounded by established commercial businesses, professional offices, healthcare providers, and growing residential neighborhoods that generate a strong and stable customer base. A medical office is located directly across the street, while an approximately 10,000-square-foot office and retail building is situated immediately behind the property, reinforcing the area's established commercial character.

Strategically positioned just minutes from Downtown Aiken, Aiken Regional Medical Centers, the Aiken Mall retail corridor, and major employment centers, the property offers convenient access to the broader Aiken-Augusta metropolitan market. The combination of strong demographics, continued residential growth, and sustained commercial investment makes this an attractive opportunity for developers, investors, and owner-users seeking a well-located commercial site with long-term appreciation potential.

With excellent visibility, favorable zoning, minimal site preparation requirements, and a strategic location along one of Aiken's principal commercial corridors, 1 Darlington Drive represents an outstanding opportunity for commercial development or investment in one of South Carolina's most stable and expanding markets.

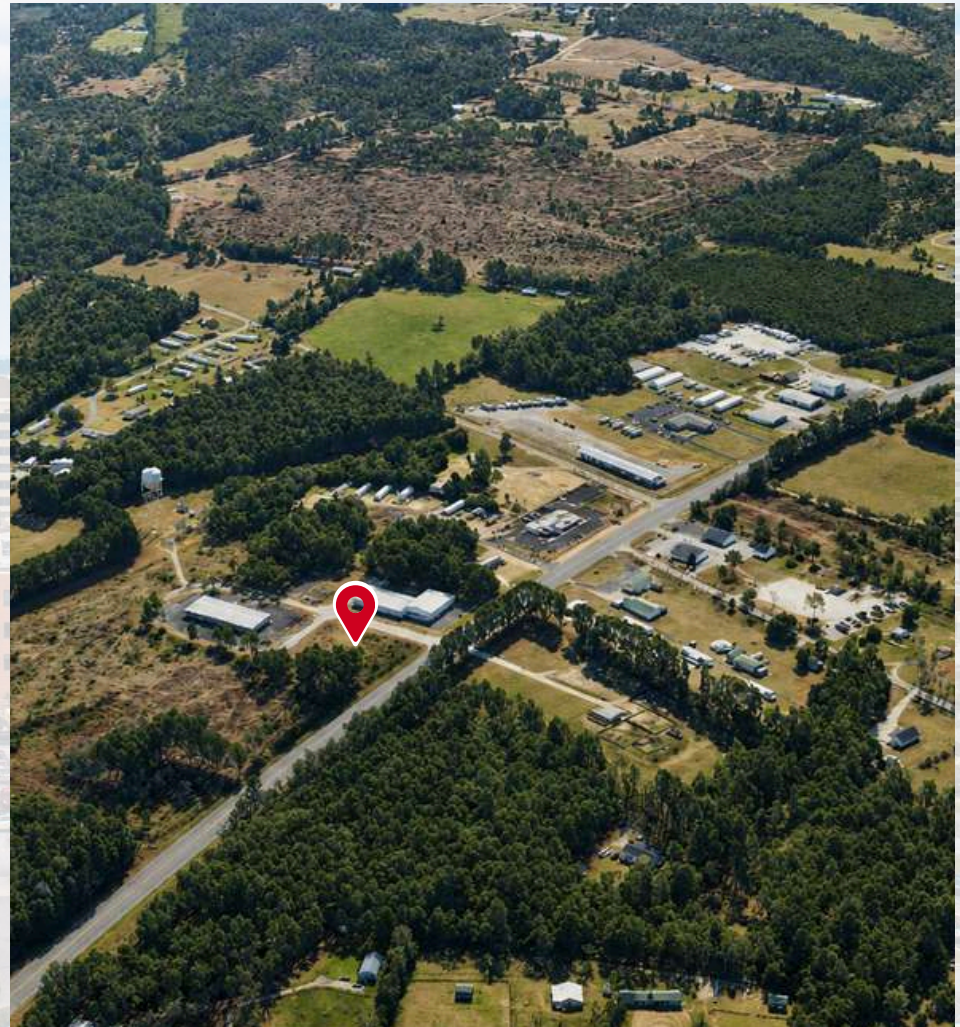
PROPERTY HIGHLIGHTS



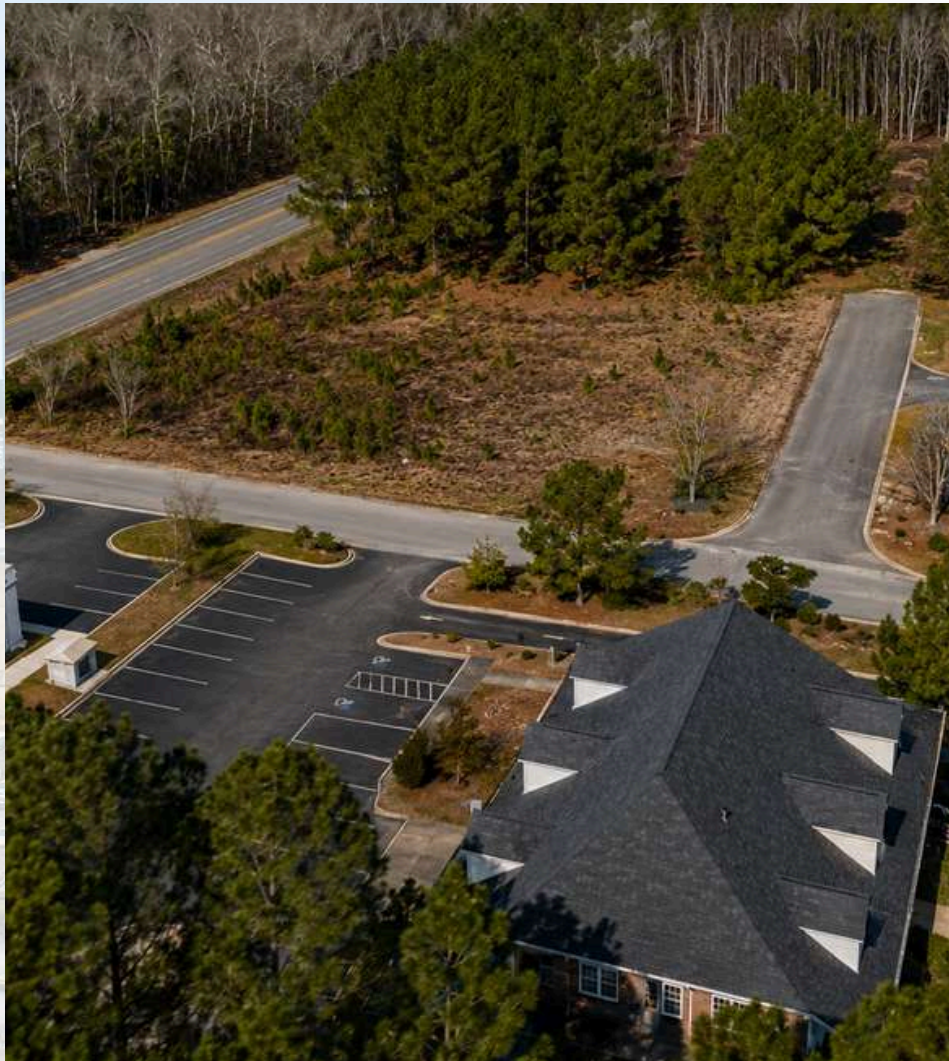
OFFERING PRICE	• \$219,000
ADDRESS	• DARLINGTON DR AIKEN 29803
ACRES	• 1.25
PROPERTY TYPE	• Commercial
ZONING	• Urban Development
PARCEL #	• 140-13-01-003 • 140-13-01-004 • 140-13-01-005
WATER / SEWER	• Public
LAND USE	• Vacant Commercial Land

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,277	13,122	34,005
Total Households	519	5,555	14,946
Median Household Income	\$67,857	\$89,102	\$82,242
Median Home Value	\$345,906	\$332,072	\$298,945



TRAFFIC COUNT & ACCESS OVERVIEW



ROAD	AADT
Whiskey Road (US-19)	38,600 VPD
Darlington Drive	Local Access Road
Pine Log Road (SC-302 Connector)	26,300 VPD
Pine Log Road (SC-302 Connector)	18,400 VPD

This property's combination of high traffic volumes, extensive road frontage, and excellent interstate connectivity makes it well suited for retail, medical office, mixed-use, industrial, or commercial development.

POINTS OF INTEREST



AERIAL VIEW



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 \$460 million nationwide for high net worth investors, developers, and private investment groups.