

FOR SALE

KW COMMERCIAL



Dougherty Rd, Aiken, SC 29803

- ±1.47 Acres | High-Visibility Commercial Site
- Adjacent to Major Retail, Medical, and Multifamily Developments
- Minutes from Downtown Aiken with Excellent Regional Connectivity

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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 Dougherty Road, Aiken, South Carolina, a premier commercial land opportunity strategically located between 922 Dougherty Road and 935 Dougherty Road in one of Aiken's rapidly expanding commercial corridors.

Positioned along Dougherty Road, the property offers excellent visibility, convenient access, and strong connectivity to Whiskey Road (US 19), Pine Log Road (SC 302), and I-20, providing seamless access throughout Aiken, Augusta, and the greater Central Savannah River Area (CSRA). Surrounded by a diverse mix of national retailers, restaurants, healthcare facilities, residential communities, and established businesses, the site benefits from consistent consumer traffic and continued commercial growth.

The property's location is further strengthened by its proximity to major employers, medical facilities, educational institutions, and the thriving retail corridor anchored by national brands along Whiskey Road. Aiken continues to experience sustained residential and economic growth driven by the region's expanding workforce, business investment, and its close connection to the Augusta metropolitan area. As commercial land opportunities become increasingly limited in this highly desirable corridor, well-located development sites remain in strong demand.

Dougherty Road presents an exceptional opportunity for developers, investors, and owner-users seeking a strategically located commercial development site with outstanding visibility, accessibility, and long-term investment potential in one of South Carolina's most dynamic and growing markets.

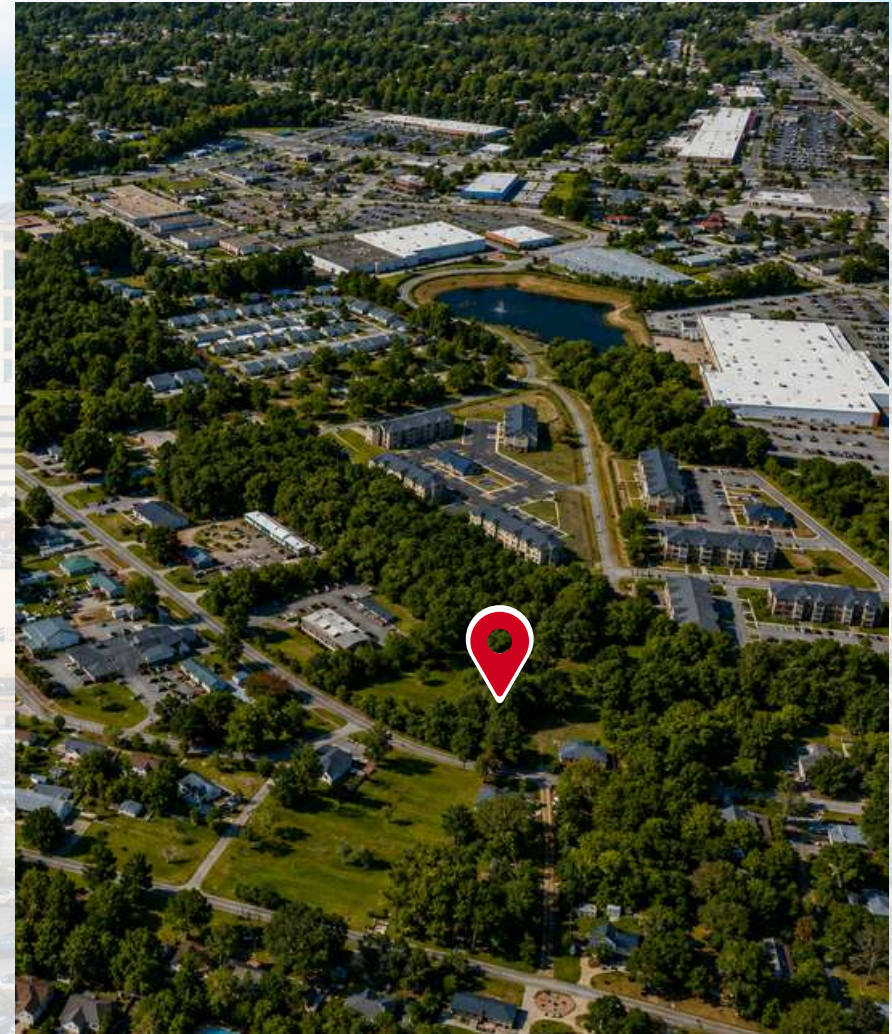
PROPERTY HIGHLIGHTS



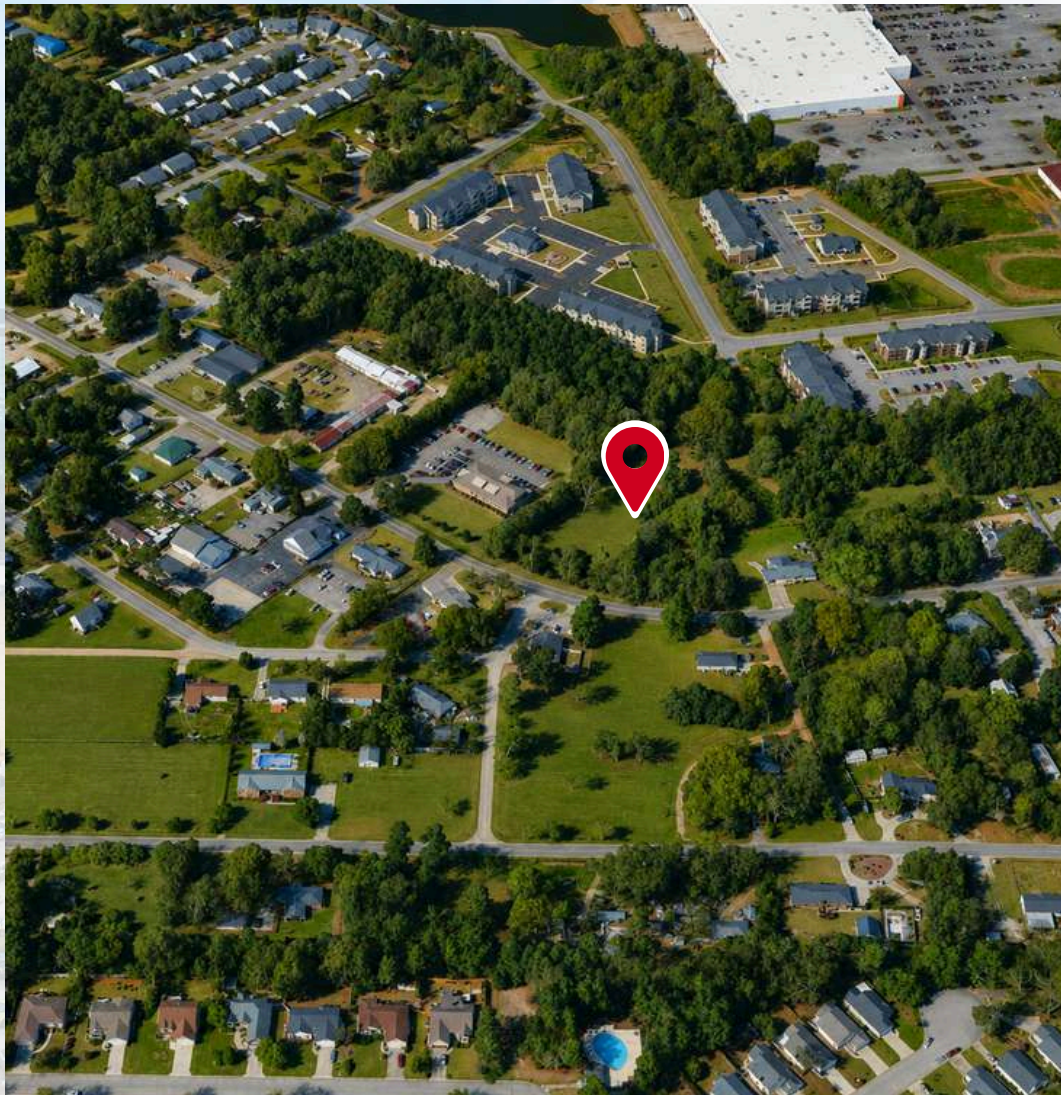
OFFERING PRICE	• \$295,000
ADDRESS	• Dougherty Rd, Aiken, SC 29803
ACRES	• 1.47
PROPERTY TYPE	• Commercial
ZONING	• City
PARCEL #	• 122-17-01-013
WATER / SEWER	• Public
LAND USE	• Commercial

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	5,769	30,616	55,625
2025 Total Households	2,789	13,759	23,891
Median Household Income	\$72,242	\$82,996	\$74,180
Median Home Value	\$221,818	\$292,601	\$270,310



TRAFFIC COUNT & ACCESS OVERVIEW



ROAD	AADT
Dougherty Road	15,900VPD
Whiskey Road (SC-19)	41,700VPD
SC-302 Corridor	18,600-28400VPD
Hicthcock Parkway (SC-118) Access Corridor	High Regional Connectivity

The property is strategically positioned along Dougherty Road, one of South Aiken's primary commercial corridors, benefiting from approximately 15,900 vehicles per day.

The site is located just minutes from Whiskey Road, which carries approximately 41,700 vehicles per day, making it one of the busiest retail and commuter corridors in Aiken County

POINTS OF INTEREST



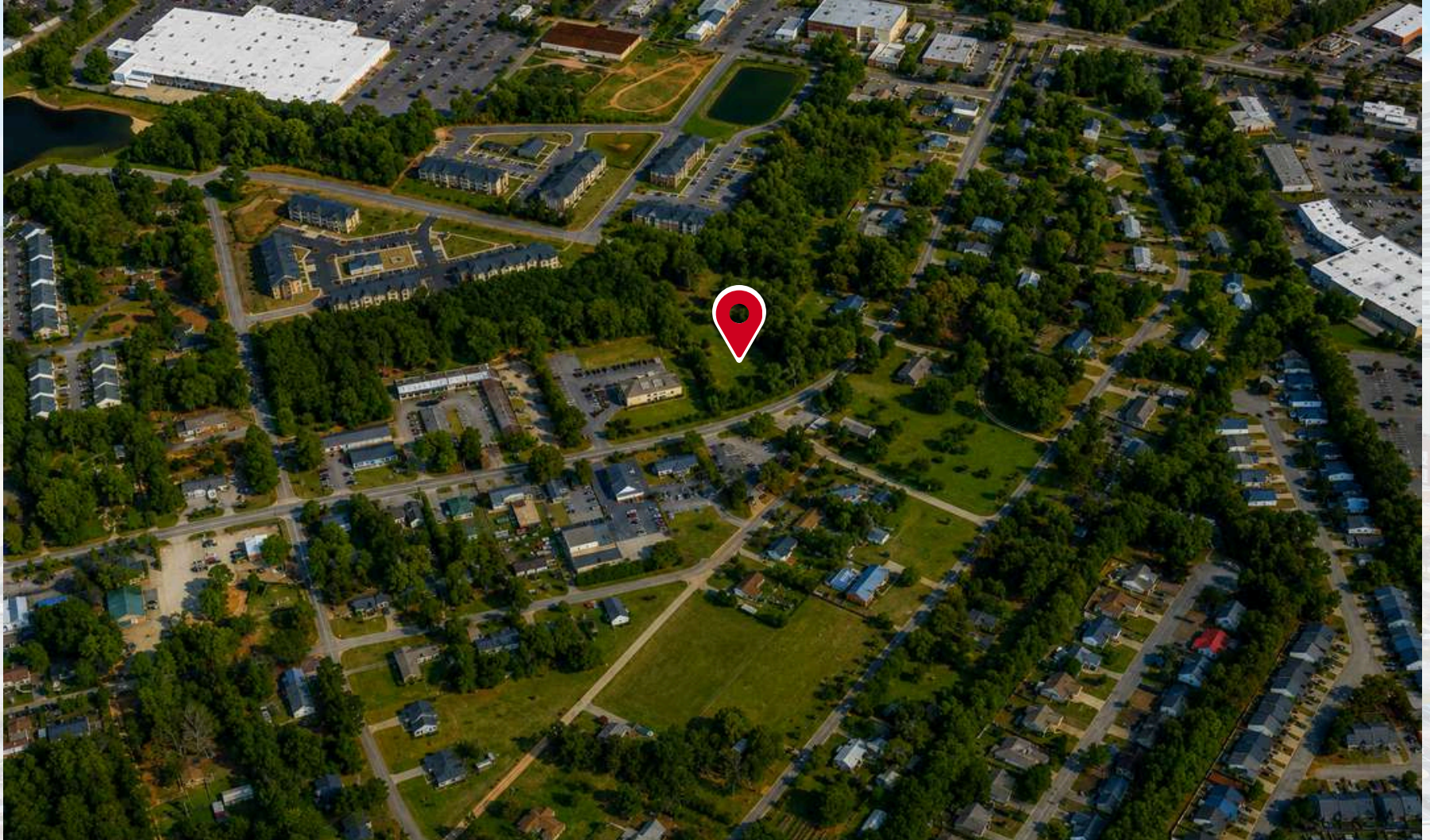
AERIAL VIEW



AERIAL VIEW



AERIAL VIEW





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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.