

FOR SALE

ENTERPRISE RENT-A-CAR

3915 Richland Ave W, Aiken, SC 29801



VIEW
PROPERTY
OVERVIEW
VIDEO



MeybohmCommercial.com
132 Laurens Street NW, Aiken, SC 29801
803.649.8103

Meybohm
COMMERCIAL

Karen Daly
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OFFERING SUMMARY

Sale Price:	\$349,900
Building Size:	1,400 SF
Lot Size:	0.77 Acres
Price / SF:	\$249.93
Year Built:	1998
Zoning:	RUD
Traffic Count:	20,500

PROPERTY OVERVIEW

INVESTOR PROPERTY - Enterprise Rent-A-Car is currently leasing this property. Solid, well-kept building maintained by the tenant. Situated on .77 acres with excellent visibility and high VPD count (20,500) on main east/west corridor between Aiken and Augusta. An additional contiguous parcel is also available that provides even further income from a lease by Skyline Advertising, a billboard company.

LOCATION OVERVIEW

Located in western corridor of Aiken, SC heading towards Augusta, GA. Only minutes from downtown Aiken: head west on Richland Avenue for approximately 3 miles.

PROPERTY HIGHLIGHTS

- Investment income
- Long term lease in place
- High visibility location

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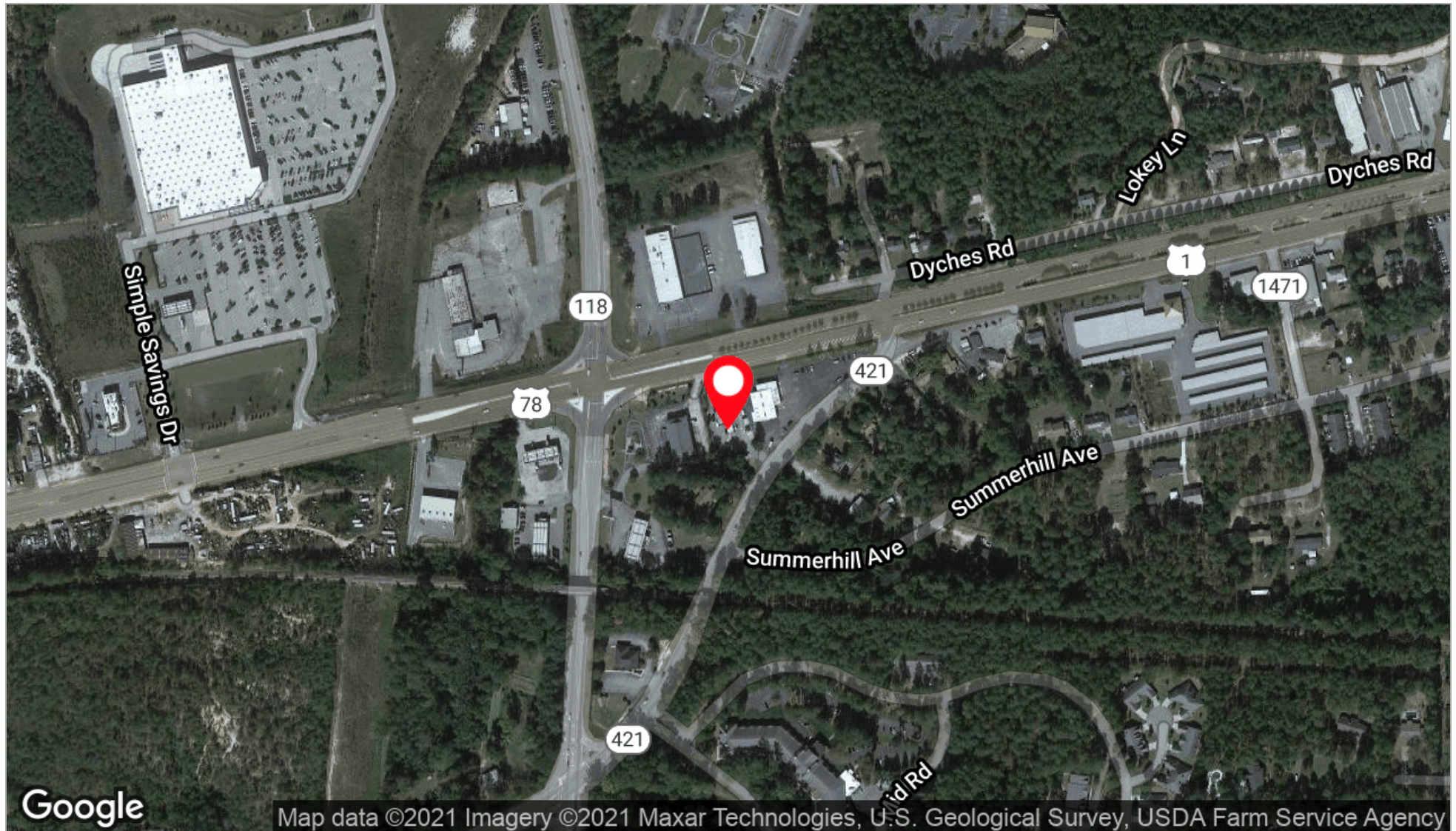
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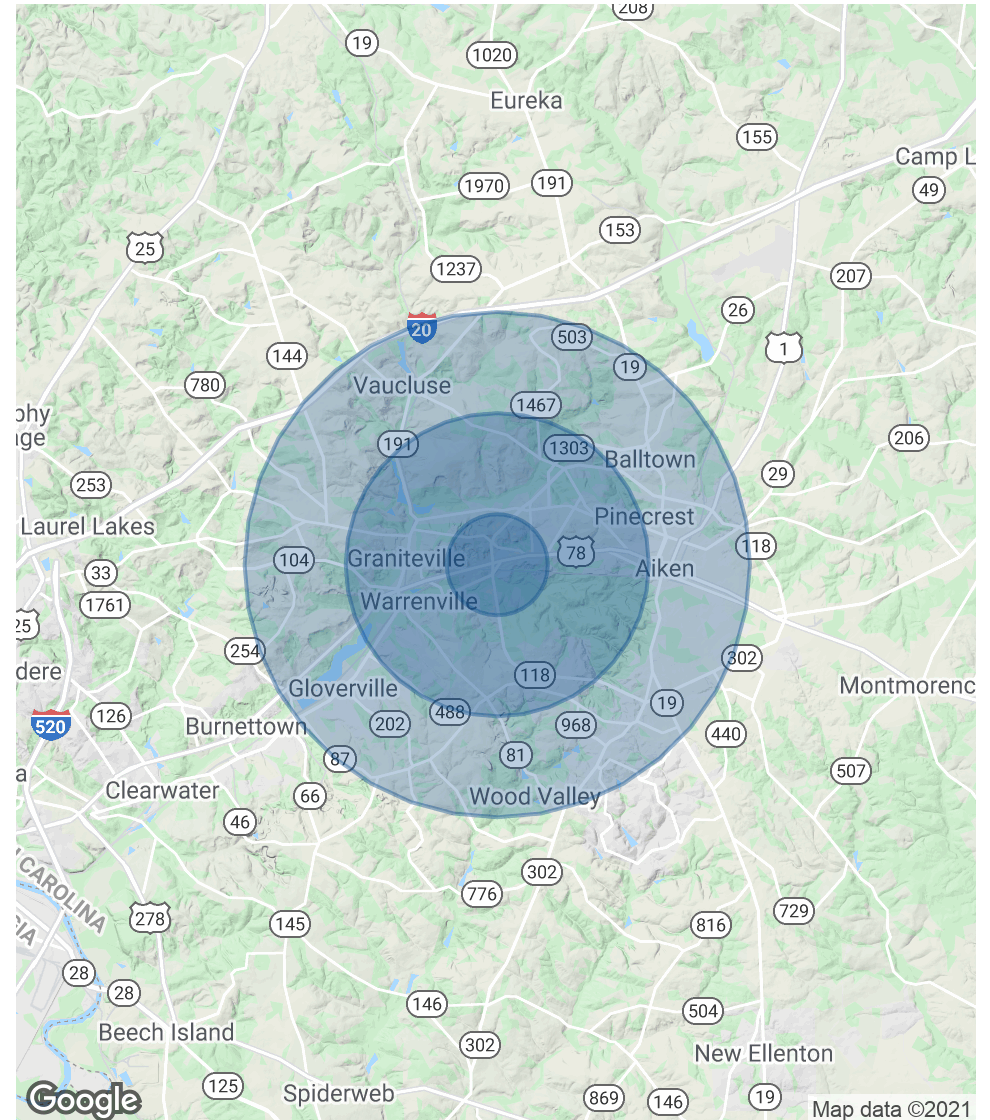
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,260	16,864	41,379
Average age	47.0	44.3	42.6
Average age (Male)	38.9	39.5	39.1
Average age (Female)	51.9	47.2	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	875	6,739	16,749
# of persons per HH	2.6	2.5	2.5
Average HH income	\$73,652	\$64,698	\$60,964
Average house value	\$223,185	\$204,227	\$191,583

* Demographic data derived from 2010 US Census



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KAREN DALY

Commercial REALTOR®, Sales & Leasing

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Direct: 803.649.8103

SC #97250 // GA #405675

PROFESSIONAL BACKGROUND

Karen is passionate about bringing people and their business' together with properties that fit their needs and goals. As a Commercial REALTOR® at Meybohm Commercial Properties, Karen works in brokerage 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 prestigious Meybohm President's Award in 2019 after only 2 years serving her Commercial clients. 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. Though now a retired equestrian, her affection for animals hasn't waned, especially for her French Bulldog, Tater. Her greatest joy however, is her son. Karen currently serves on the City of Aiken's Board Of Zoning Appeals and the ADDA Economic Vitality Committee, in addition to the United Way of Aiken's Board of Directors and in 2020, was appointed to the Aiken Corporation Board of Directors.

EDUCATION

York University, Bachelor of Fine Art, Specialized Honors, Graphic Design, 1991

MEMBERSHIPS

Aiken Board Of Realtors
Board Of Zoning Appeals, City Of Aiken
United Way of Aiken County. Board Member

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