

VIEW ONLINE 

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For Sale or Lease

±2,866 SF Building

2636 Columbia Highway 1 N, Aiken | SC

This ±2,866-square-foot building was developed in 2017 and was formerly occupied by Burger King. The building is in excellent condition sitting on ±1.94 acres with ample on-site parking. The property has excellent visibility and access to I-20 and US Highway 1, a gateway route to both Aiken County and Lexington County.

FEATURES

- ±2,866 SF building situated on ±1.94 acres
- Excellent proximity to I-20
- Building in excellent condition - built in 2017
- Fully equipped kitchen and dining room
- Conveniently located on US 1 at I-20
- Ample on-site parking
- Drive-thru
- Little fast food competition
- 2020 property taxes: \$31,452.00

For lease:

\$40 / SF (NNN)

Sale price:

Contact Broker

Contact us:

Rox Pollard

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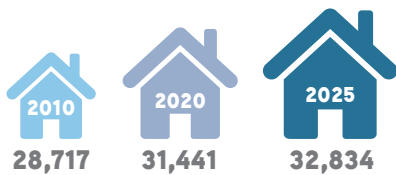
AREA OVERVIEW

Aiken, South Carolina, has many accolades including “One of 100 Best Communities for Young People,” one of “21 Best Towns for Boomers” and “One of a Dozen Distinctive Destinations.” Aiken County is bordered by the Savannah River and the South Edisto Fork where many visit to go fishing or cruise along the waterway. The city has famed Hitchcock Woods, America’s largest urban forest, along with many trails for hiking or horseback riding. Aiken residents and visitors enjoy the bustling shops in the downtown, southside and westside areas.

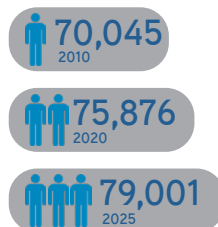
Source: visitaikensc.com

AIKEN, SC FAST FACTS

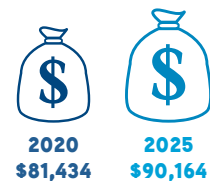
HOUSEHOLDS



POPULATION

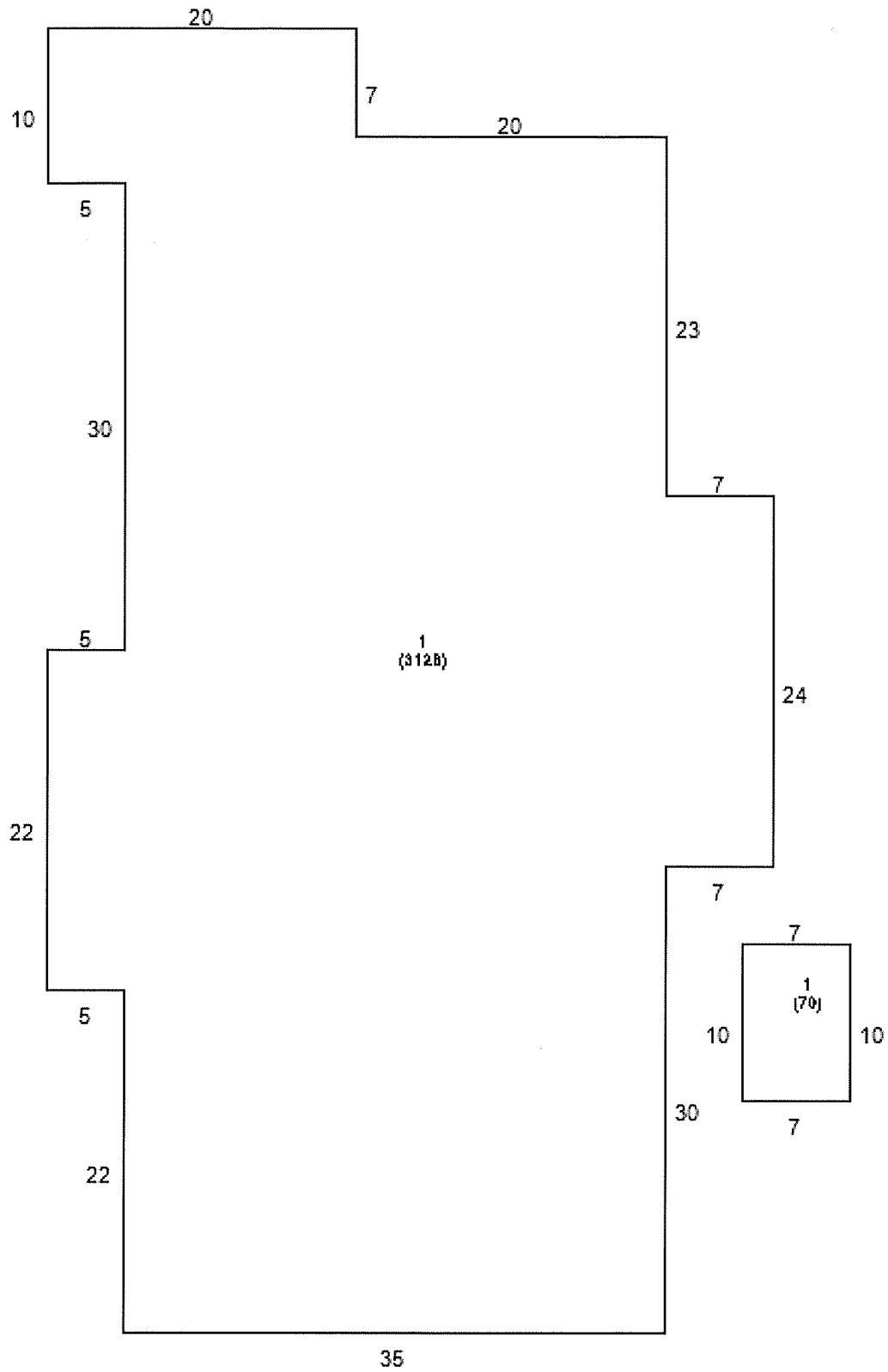


AVG. HOUSEHOLD INCOME





Floor Plan



US Highway 1

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Accelerating success.