

AVAILABLE FOR SALE
\$890,000 | Development Opportunity

2620 Columbia Highway
Aiken, SC 29805



PROPERTY SUMMARY:

2620 Columbia Highway in Aiken, South Carolina is available for sale. This development opportunity is located directly off Interstate-20 near the Aiken Regional Airport. This property is adjacent to Shaw Industries, a National fiber optic manufacturer, who recently broke ground on their \$493 Million Expansion at its Aiken plant. Parcel is also part of a \$7.4 Million infrastructure improvement plan by the city of Aiken, called Project Sunny. Zoned UD - Urban Development District (Aiken County), utilities nearby (City of Aiken). There are 11,777 VPD on Columbia Hwy N.

- TMS #:133-00-11-012
- ±2.75 AC with approximately 365' of frontage
- Former ±3,000 sf restaurant on site
- Tremendous Location
- Less than 5 minutes to Downtown Aiken & 40 minutes to Columbia, SC



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