



picture yourself living in
AIKEN, SOUTH CAROLINA

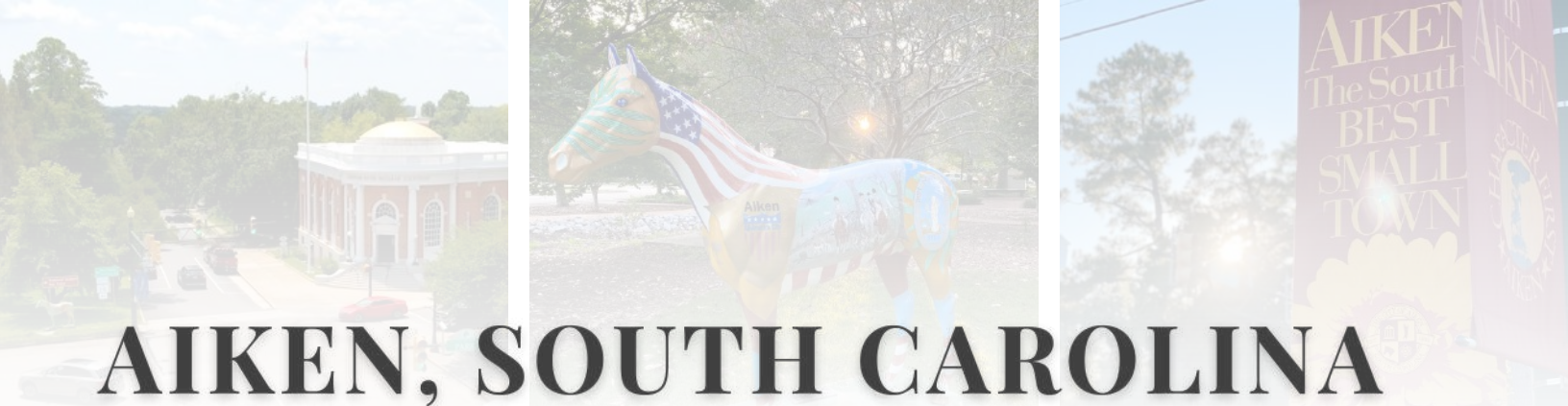
A Local Guide

introducing our community & the south's best small town

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AIKEN, SOUTH CAROLINA

a lifestyle full of culture, arts, recreation & leisure

A RICH HERITAGE

In the late 19th and early 20th centuries, Aiken served as a winter playground for the countries wealthiest families, including the Vanderbilts, Hitchcocks and Whitneys.

WEATHER & CLIMATE

Sunny and mild year-round, Aiken boasts near perfect weather conditions for all of your outdoor hobbies. With an average high of 75° and an average low of 52°, visitors have come to Aiken for many years seeking relief from cold northern winters.

HITCHCOCK WOODS

This outdoorsman's paradise is one of the largest privately-owned urban forests in the country. With more than 2,100 acres and 70 miles of trails designated for riders and nature enthusiasts, located in the heart of downtown.

GOLF LIFE

There are nearly a dozen golf courses in Aiken, including Palmetto Golf Club, one of the countries oldest golf courses. Aiken is approximately 18 miles to Augusta National Golf Club, where The Masters Golf Tournament is held.

WHITNEY FIELD

Aiken is home to the oldest polo field in continuous use in the country, along with 39 additional polo fields throughout the county.

GREAT MINDS

Home to University of South Carolina Aiken, Aiken Technical College, and the Savannah River Site, Aiken draws great education and brilliant minds to our community.

EQUESTRIAN LIFE

Whether you have horses or just have a love for their beauty, Aiken is a hidden gem for all equestrians. Welcoming all disciplines and riders, Aiken has events all year long for young and upper level horses, amateurs and professional riders.

ARTS IN AIKEN

In addition to Aiken Community Theater, there is a one-of-a-kind collaboration with the renowned *Julliard* school, for an annual weeklong event that brings world class arts and arts education to the community.

THE WILLCOX HOTEL

This local, historical gem is recognized by Travel and Leisure as one of the best hotels in the world. It is known as "the living room of Aiken," where you can enjoy lodging, dining, spa, pool & more. The history is unmatched... and so is the brunch.

SOUTH'S BEST SMALL TOWN

Aiken is known as South's Best Small Town, ranked many years in a row by Southern Living. You need to visit and experience it for yourself!

STATS & FACTS

In historic downtown Aiken you will find locally owned shops, unique restaurants and cafés, a highlight of the arts, and a touch of theatre. The streets are lined with live oaks, greenery and parkways. And, don't forget about our Farmer's Market - the oldest in the state! Enjoy the fresh air outside at many of the benches, tables and chairs throughout the peacefully lit sidewalks and walkways. You'll get a whiff of coffee brewing, food being prepared and flowers in bloom as you take in the weather and community vibes of downtown Aiken.



DID YOU KNOW?

- Aiken is located in Aiken County, SC
- Along with Augusta, GA, it is one of the two largest cities in the CSRA (Central Savannah River Area)
- Founded in 1835 by William Aiken, the president of the SC Railroad
- Among other things, the 3 main events that helped shape Aiken are the railroad, the Winter Colony influence, and the industrial impact of Savannah River Site
- Aiken has a strong economic foundation with a number of large employers, including the 10,000–employee Savannah River Site, and other large companies
- Cost of living in Aiken is 15% below the national average (2021)
- Median home sales price is \$245,000 (2021)
- Unique real estate includes historic homes, charming cottages, large equestrian estates, golf communities with trails and other neighborhood amenities
- Fifth lowest property taxes in the country (2021)
- Sales tax in Aiken County is 8%. An additional 1% hospitality tax applies to prepared food in the City of Aiken

PICTURE YOURSELF IN AIKEN

and other popular locales

Aiken is a wonderful place to live, and it's proximity to some of the South's greatest cities and getaways make it an even better place to call home. It is conveniently located with a drive time of 1-3 hours to the lakes, the mountains and the beaches. It is also ideally located and accessible to major interstates and airports. When you live in Aiken you can have the best of both worlds and enjoy a fun, active community without being in a large metropolitan area.



WHAT'S AROUND AIKEN?



City Population 31,895
 County Population 170,776
 * 2021 Census



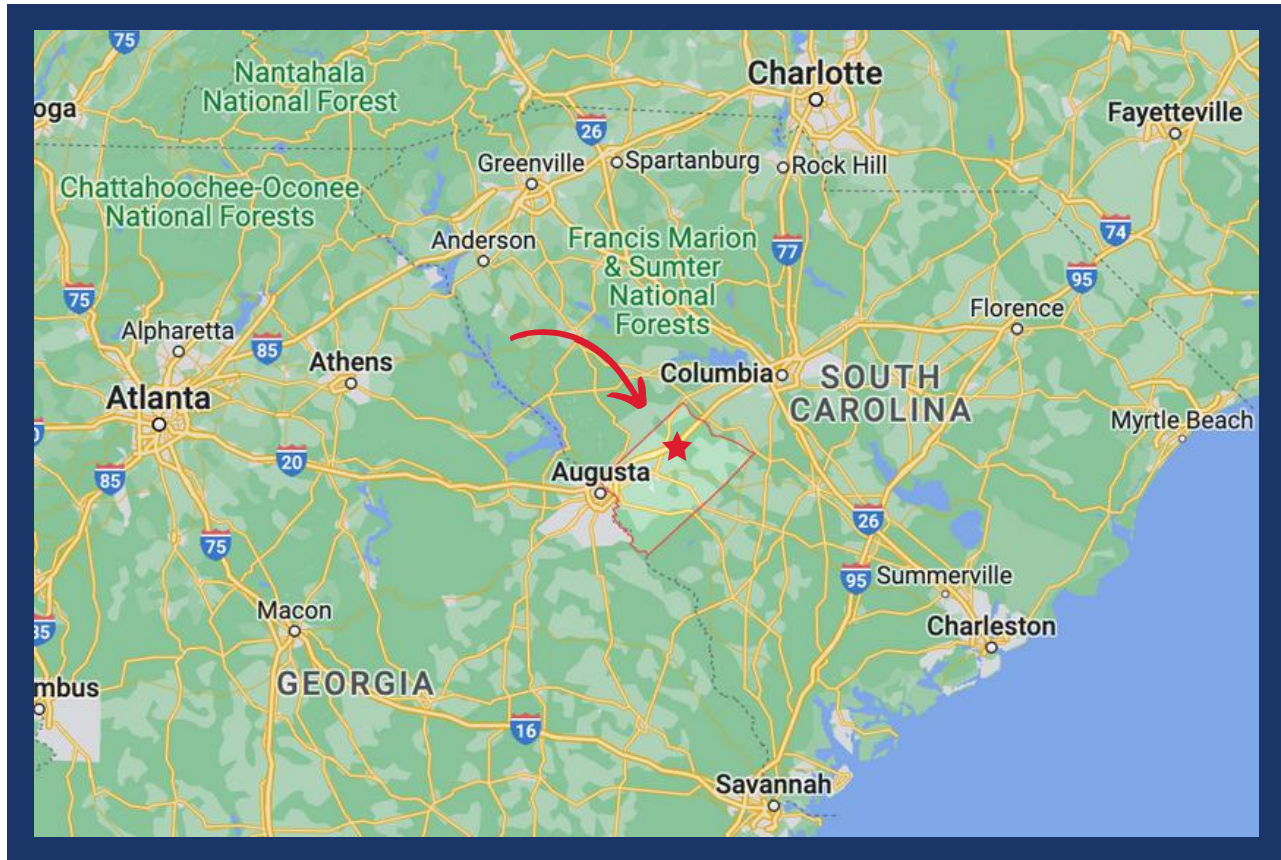
Total Area of County
 1,080.66 square miles



Land
 1,071.03 square miles



Water
 9.63 square miles



DRIVE TIME TO NEARBY CITIES, MOUNTAINS & BEACHES

Asheville, NC
 2 hours 55 minutes

Atlanta, GA
 2 hours 29 minutes

Augusta, GA
 26 minutes

Charleston, SC
 2 hours 28 minutes

Charlotte, NC
 2 hours 18 minutes

Columbia, SC
 59 minutes

Fort Gordon, GA
 43 minutes

Greenville, SC
 2 hours 10 minutes

Hilton Head Island, SC
 2 hours 34 minutes

Myrtle Beach, SC
 3 hours 26 minutes

Savannah, GA
 2 hours 25 minutes

Tryon, NC
 2 hours 27 minutes

CHOOSE A LOCATION

Consider these questions to help you decide your ideal location...

1. Would you prefer to be convenient the highway or interstate so you have easy access to Augusta or Columbia areas?
2. Will you be commuting to a job or school?
3. Do you have a specific school zone in mind?
4. Would you like to be close to downtown, or close to the south side shopping or prefer a rural, country setting?
5. Do you require hi-speed internet for work or school?
6. Would you like to live in a single-family home, a townhouse, a horse farm, or an HOA community?
7. Would you rather have a bigger backyard and more space, or a fabulous location but not as much square footage?
8. Do you want neighborhood amenities?
9. What's more important: a great view or a convenient location?
10. What are you planning to do with the property - are you considering restrictions?
11. Are you going to live in the home or use it as a rental?
12. Is it important to have the main bedroom suite on the first floor?
13. Will you be accommodating for pets?
14. Do you need to be near a hospital or any other amenities?



What type of property are you looking for...

- Apartment or Condominium
- Barn or Huntbox
- Detached Single Family Home
- Downtown Cottage
- Equestrian Community or Farm
- Golf Course Home
- Historic Estate
- New Construction Home
- Townhome (attached, shared wall)
- Vacant Land or Farm Land



WHAT TO DO



Arts + Entertainment

**this is not a complete list*

- AECOM Center for the Performing Arts
- Aiken Center for the Arts
- Art Nook School & Studio
- Art + Soul of Aiken, LLC
- The Big Mo Drive-In Movie Theater
- Bisquecuts + Glazy
- DuPont Planetarium and RPSEC Observatory
- Etherredge Center
- USC-Aiken Convocation Center

History

- Aiken County Historical Museum (Banksia)
- Aiken Thoroughbred Racing Hall of Fame + Museum
- Aiken Trolley Tours
- Center for African American History, Art + Culture
- City of Aiken Visitors Center + Train Museum
- Historical Tours of Aiken
- SRS Heritage Museum
- Tailored Tours of Aiken

Parks + Trails

- Aiken Arboretum Trail
- Aiken Dog Park
- Aiken State Park
- Boyd Pond Park
- Carolina Bay Nature Reserve + Climbing Wall
- Eudora Farms Safari Park
- Generations Park
- Gopher Tortoise Preserve
- Greenway Trail (North Augusta)
- Hitchcock Woods
- Hopelands Gardens
- Langley Pond Park
- Library Park
- Silver Bluff Audubon Center + Sanctuary
- Virginia Acres Park

WHAT TO DO



Spa, Beauty + Barbers

**this is not a complete list*

- All American Barber
- Aiken Barber Shop
- 210 York Salon Spa + Boutique
- Changes Day & Medical Spa
- Southern Charm Salon & Spa
- Spa + Salon Trale
- Spa-Go Day Spa
- Tabitha & Co.
- The Willcox Spa

Sports + Recreation

- Aiken Golf Club
- Aiken County Family YMCA
- Bocce Ball at The Village at Woodside
- Cedar Creek Golf Club
- Citizens Park
- City of Aiken Park, Recreation and Tourism Sports
- Equestrian venues-ask me for my equestrian guide!
- Fermata Club - Swimming & Tennis
- Green Boundary Club
- Langley Pond Disc Golf
- Lessie B. Price Aiken Senior and Youth Center
- Odell Weeks Tennis & Activity Center
- Palmetto Shooting Complex (Edgefield)
- Pedego Bike Tour
- Playland of Aiken
- Richardson's Lake
- Splash Play at Citizens Park
- South on Whiskey Mini Golf
- SRP Park Baseball Stadium (North Augusta)
- USCA Pacer Sports
- Vizion VR
- Virginia Acres Park & Playground
- Woodchuckers Axe Throwing

WHERE TO EAT & DRINK



American

** this is not a complete list*

- Aiken Brewing Co.
- Betsy's Round The Corner
- Blue Collard - *prepped meals, catering & more!*
- It's All Good
- Just Julie's Sandwich Shop
- Legend's Grille
- Little Howie's
- Mack's Sandwich Shop
- Pat's Sub Shop
- Track Kitchen
- Variety Restaurant
- What's Cookin' Downtown



Asian

- AnShu Asian Cafe
- Sukiya Japanese Steakhouse
- New China
- Taj Aiken
- TakoSushi
- Thai Jasmine Rice

Barbecue

- Carolina BBQ
- Duke's BBQ
- Pot Smoker BBQ
- Shane's Rib Shack



Cafe, Bakery & Dessert

- Cyndi's Sweet Shop
- La Parisienne
- New Moon Cafe
- Palmetto Bowls
- Polo Grounds Cafe
- The Village Cafe
- Flanigan's Ice Cream
- Vampire Penguin Frozen Treats

WHERE TO EAT & DRINK



Unique Dining

**this is not a complete list*

- The Feed Sack
- Fuse Aiken
- Jameson McDubby's Irish Pub
- Malia's
- Neon Fig
- Prime Steakhouse
- TakoSushi
- Tiffany's at Rose Hill
- The Willcox
- Whiskey Alley
- The Whitney Restaurant & Bar

Italian + Pizza

- Apizza di Napoli
- Casa Bella
- Ferrando's
- Mellow Mushroom
- Macaluso's
- Pizza Joint
- Roma's

Mexican

- Habeneros
- Maria's
- Mi Pueblo
- Mi Rancho

Seafood

- Aiken Fish House + Oyster Bar
- Palmetto Seafood
- J.C.'s Seafood

Sports Bars + Nightlife

- Aiken Brewing Co.
- The Alley Taproom
- City Billiards
- Grumpy's Sports Pub
- Locals
- Tailgate Tavern
- Wing Place

WHERE TO STAY



Unique Accommodations

**this is not a complete list*

- 419 Hayne Luxury Suites
- Aiken Luxury Rentals
- Annie's Inn Bed + Breakfast
- Carriage House Inn
- Fairfield + Park Luxury Apartments
- Fox Nation Aiken Rentals
- Fox Trot Cottage (airbnb)
- Inn at Houndslake
- Magnolia Shadows
- Rose Hill Estate
- Stable View
- The Willcox

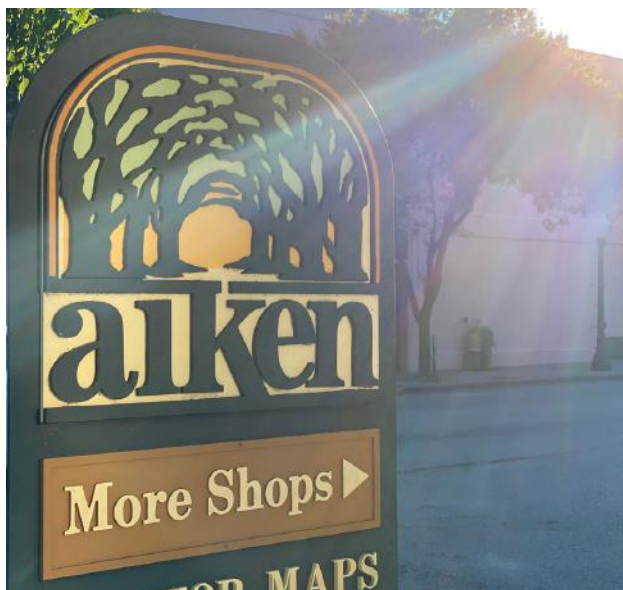
Inns & Hotels

- America's Best Value Inn
- Clarion Inn
- Country Inn & Suites by Radisson
- Days Inn Downtown
- Econo Lodge
- Fairfield Inn & Suites
- Hampton Inn
- Holiday Inn Express & Suites
- Hilton Garden Inn
- Howard Johnson
- Knights Inn
- Quality Inn + Suites
- Sleep Inn
- Towne Place Suites

RV Parks & Campgrounds

- Aiken RV Park
- Aiken State Park
- Pine Acres Campground
- Sandy Oak RV Park

WHERE TO SHOP



- 3 Monkeys Fine Gifts
- Aiken Antique Mall
- Aiken Center for the Arts
- ACTS Resale Store
- Aiken County Farmers Market
- Aiken Dry Goods
- A Fox's Tale
- Affordables Apparel
- Artisan Market & Decor
- Beyond Bijoux
- Bone-i-fide Bakery
- Brave Friend Apparel & Design
- Caroline's Boutique
- Caroliniana Books
- Cork & Cap
- Cyndi's Sweet Shop
- Downtown Dog
- Epona
- Equine Divine
- Folly
- Fox + Lady
- Ginger Bee Boutique
- Haus Studio
- High Country Olive Oil
- Iron Gate Candles
- Laurens Street Antiques
- Lionel Smith Ltd.
- Little Red Fox Shop
- Nandina Home & Designs
- Needlepoint Cottage
- Paisley Peacock
- Pitter Patter
- Plum Pudding
- Return Engagement
- Screenprint Factory
- Tumbleweed
- Unique Expressions
- Vikki's Boutique
- Vintage Music Store
- White Rose Eclectics
- York Cottage Antiques

** this is not a complete list*

3 REASONS WHY I LOVE AIKEN



...a variety of recreational activities for all interests!

Imagine hitting the trails or the golf course on a peaceful morning, grabbing lunch at a delicious local cafe, then on to watching the sunset and listening to live music downtown. That is the ideal day in Aiken!

...an easy-going town without the hustle of a large city or metro area!

Aiken is approximately 25 minutes to the airport in Augusta, GA, and 45 minutes to Columbia, SC airport. Even better, if you want a quick coastal getaway or weekend in the mountains, Aiken is only 2-3 hours from popular coastal destinations, mountains and metro areas.



...the best locally owned restaurants, shops & small businesses!

Whether you enjoy the outdoors, cherish history, love horses, or need your fix of southern hospitality, there is plenty to do for everyone. You can't beat the fantastic downtown lifestyle flourishing with small businesses and a welcoming atmosphere.



A little bit about me



LINDSEY VANCE

REALTOR®

No matter if you are local or out-of-state, my team strives to provide a positive experience for buyers and sellers of all levels; from residential homes, new construction, equestrian properties, and vacant land, to referrals and finding the best agent in your area. I have a passion for helping people, and believe in protecting my clients best interests so they can make an educated decision when buying or selling.

When I'm not negotiating a deal, showing property or creating content, you'll find me spending time with my dogs, horses, husband, family and friends. I love a good craft beer, live music, pilates, plants, fishing, nature, anything on the water, and life in general! "The equestrian lifestyle, friendly atmosphere and cost of living are just a few of the reasons I decided to move to Aiken. It is the best investment and decision I ever made for my horses, dogs and family."

"A real estate experience is more than a transaction - it's a new chapter in your life(style). After all, you could be making one of the biggest, and best, decisions of your life."

- Lindsey

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Living in South Carolina

your connection for
THE AIKEN EXPERIENCE
& living in South Carolina



I've been lucky to call Aiken my home for more than seven years, and love everything about this town. From the rich history and southern traditions, to the charm, delicious food, and friendly people, the Aiken community is truly one-of-a-kind. It would be an honor to introduce you to the place I call home and love so dearly.

If you have any questions about the Aiken area, such as restaurants, neighborhoods, local accommodations, or simply where to find a great cup of coffee - I'm here for you! Don't hesitate to reach out anytime.

- Lindsey

Stay up to date with local news, events & tips!



Opt-in to my awesome email list, I promise all fun, no spam!



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Find me on Facebook for exclusive community insight



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