

# FOR LEASE

±3,500 Sqft Retail Suite on Main Street in Simpsonville, SC



604 NE Main St Suite 100 & 200 | Simpsonville, SC 29681

## LOCATION DESCRIPTION

- Easily accessible off Main Street
- Traffic Count 2023: 19,400 VPD
- High visibility
- Major Simpsonville retail corridor
- ±1 mile from I-385
- Parcel Size: ±0.75 Acres

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$15/sqft
<b>Lease Type:</b>	NNN
<b>Lease Term:</b>	Negotiable

## PROPERTY HIGHLIGHTS

- Suite Size: ±3,500 Sqft
- Two (2) Restrooms
- Signage
- Zoned B-G
- Well-maintained retail center
- Prime location on Main Street in Simpsonville
- Easily accessible to Downtown Simpsonville, I-385 & I-185

LINDSEY TWINING  
Associate  
864.380.4917  
ltwining@reedypg.com

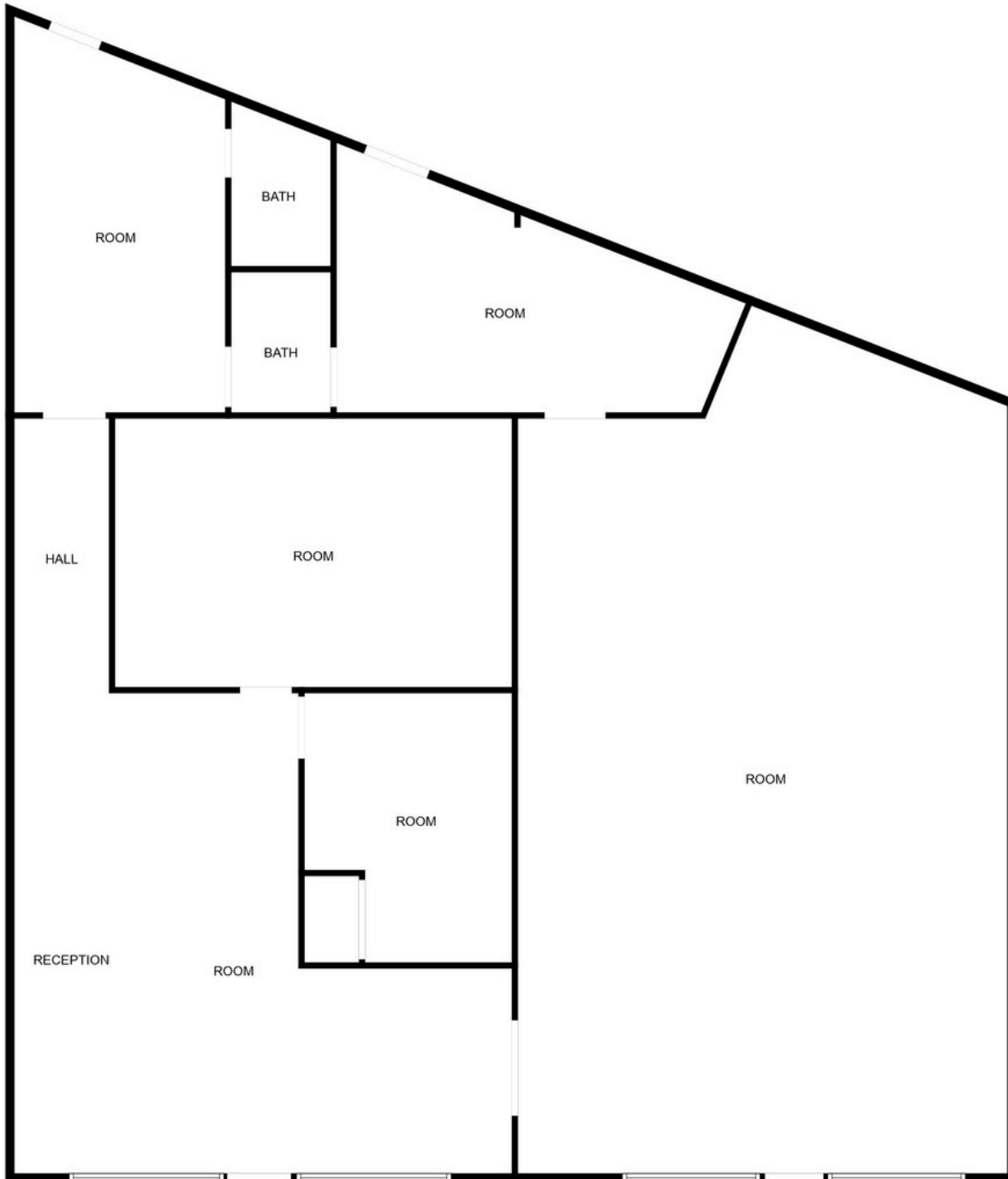
REEDY COMMERCIAL  
301 N Main Street, Suite 501  
Greenville, SC 29601  
reedyccommercial.com

# 604 NE Main St Suites 100 & 200

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\*\*measurements are calculated by Cubicasa technology. Deemed highly reliable but not guaranteed.\*\*





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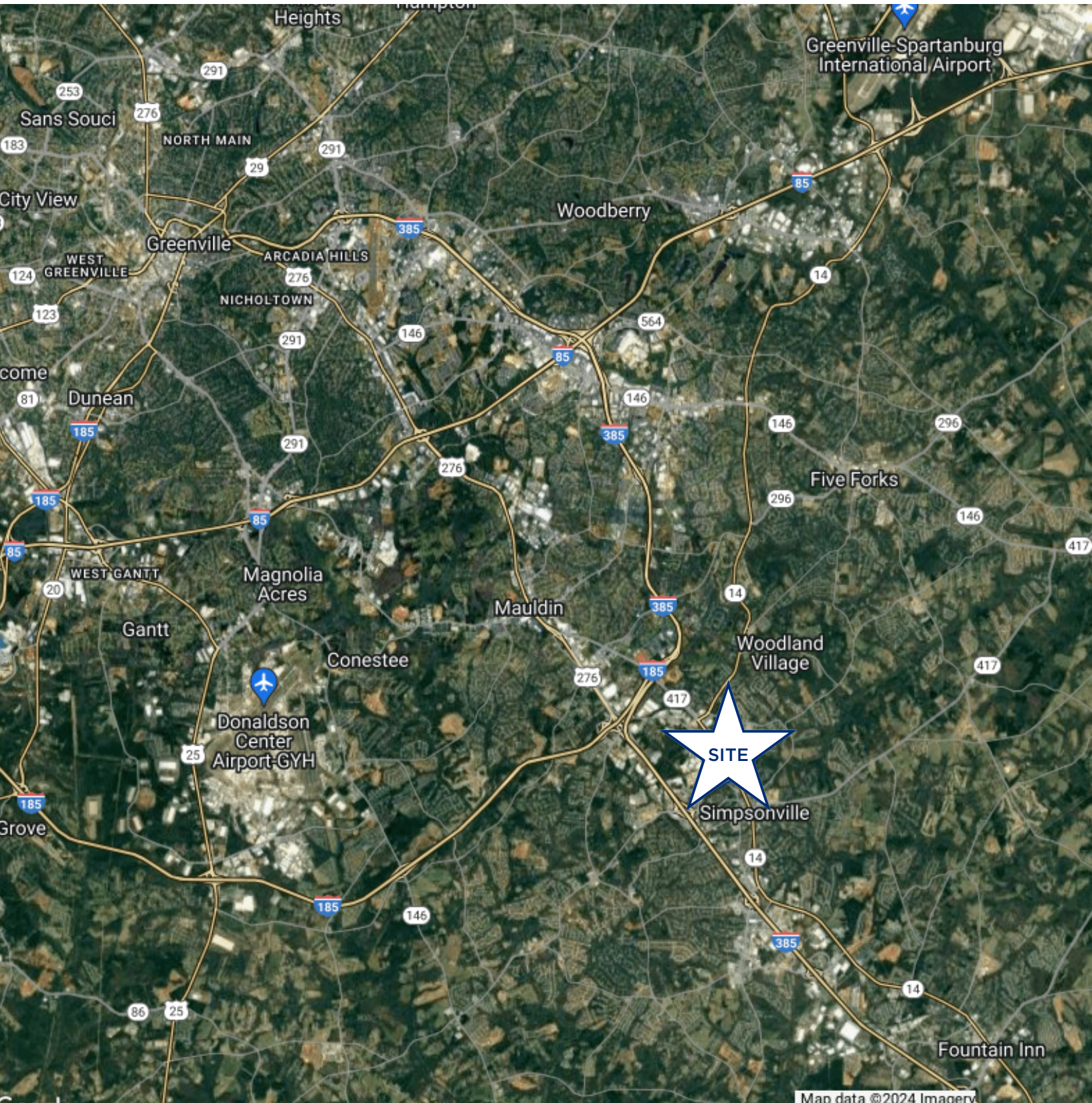
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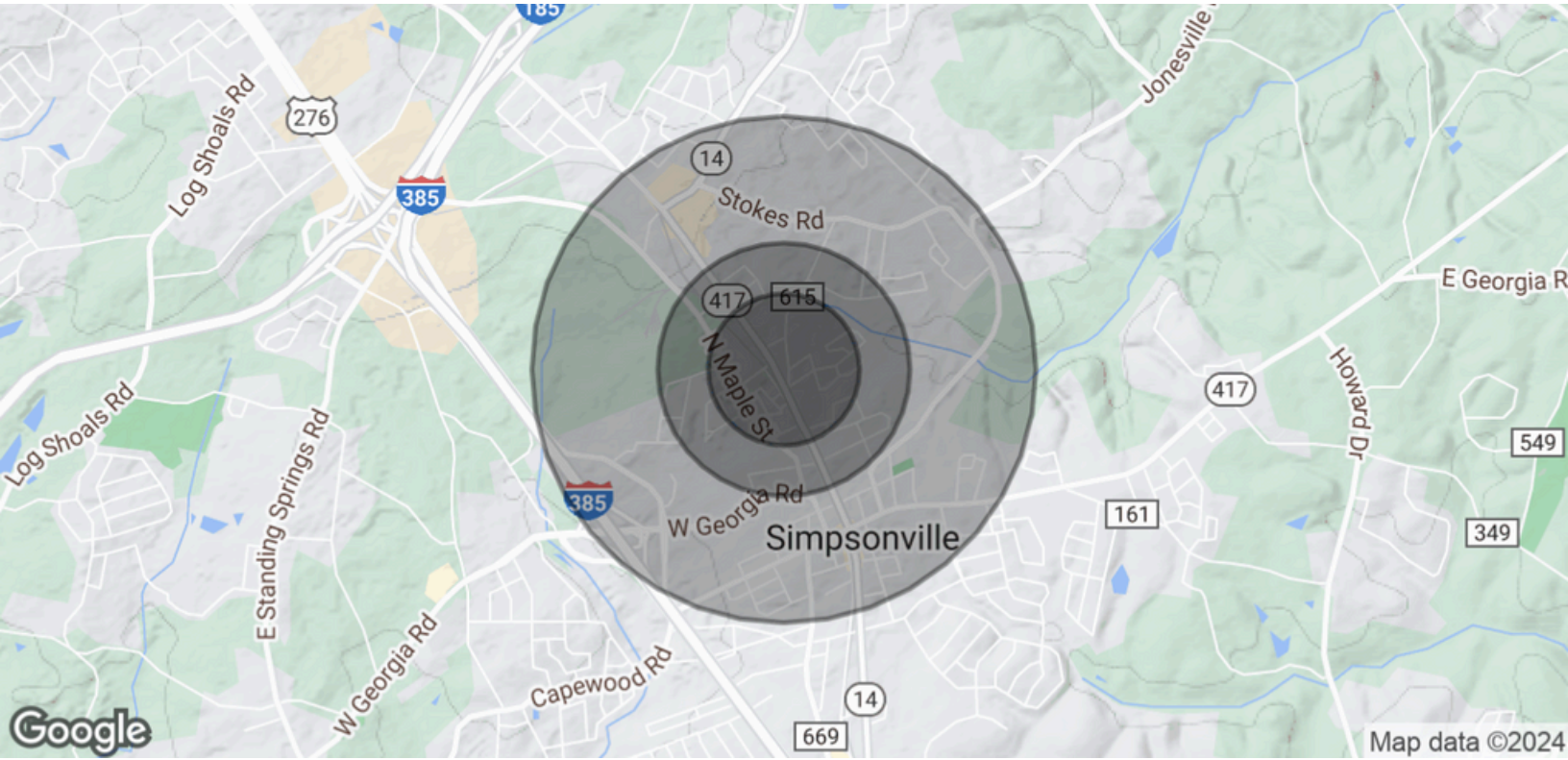
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	697	1,619	6,145
Average Age	40	40	41
Average Age (Male)	39	38	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	286	650	2,503
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$98,392	\$103,879	\$110,093
Average House Value	\$324,004	\$331,962	\$319,235

Demographics data derived from AlphaMap