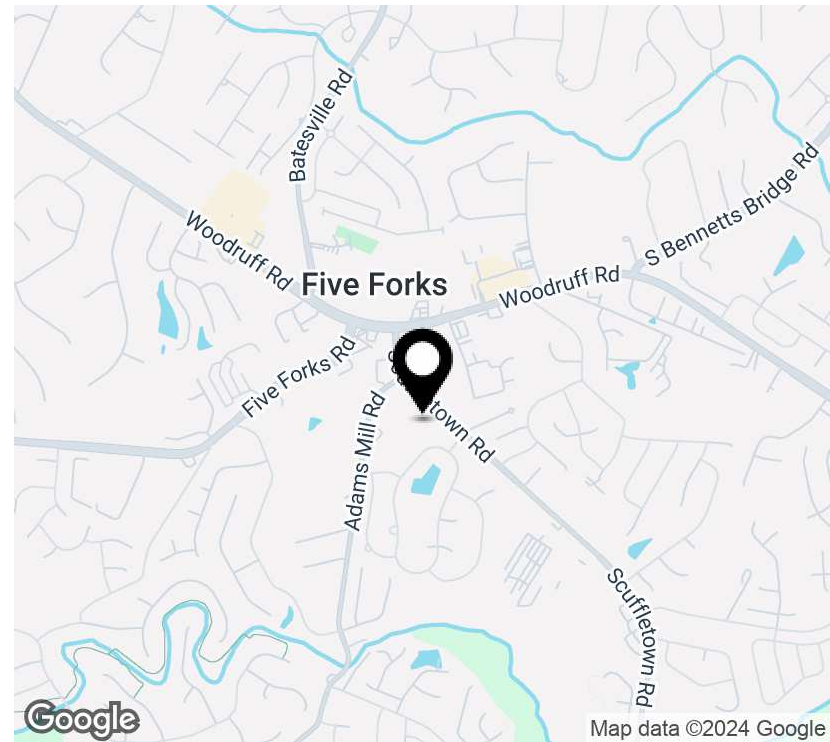
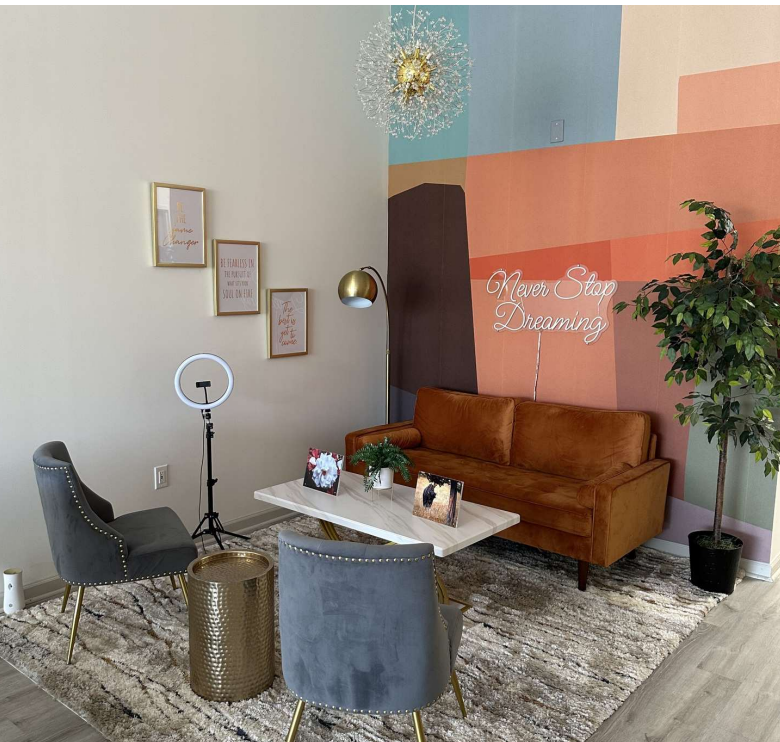


Beautifully Built Out Retail Space

330 Scuffletown Road Suite 103, Simpsonville, SC 29681

FOR LEASE

Executive Summary



Offering Summary

Lease Rate	\$30.00 SF/yr
Lease Type	NNN
GSF	16,650 SF
SF Available	1,562 SF

Property Overview

Discover an exceptional leasing opportunity at this prime Simpsonville property. Boasting a modern design and convenient amenities, the property offers a professional environment to suit a range of businesses. With ample parking, easy access to major roadways, and proximity to a variety of dining and retail options, this location provides convenience for both employees and clients. The well-designed interior spaces feature versatile layouts, abundant natural light, and modern finishes, creating a welcoming and functional setting for business success. Explore the potential of this property to enhance your operations and establish a strong presence in the thriving Simpsonville area.

Property Highlights

- Modern design with well-appointed finishes
- Abundant natural light throughout the space
- Two spacious and private offices
- Two convenient and well-maintained restrooms
- Ample parking for employees and visitors
- Versatile layout offering flexibility for various business needs

Bryon Culbertson

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bculbertson@joynercommercial.com

Berkshire Hathaway HomeServices

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Additional Photos



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Berkshire Hathaway HomeServices

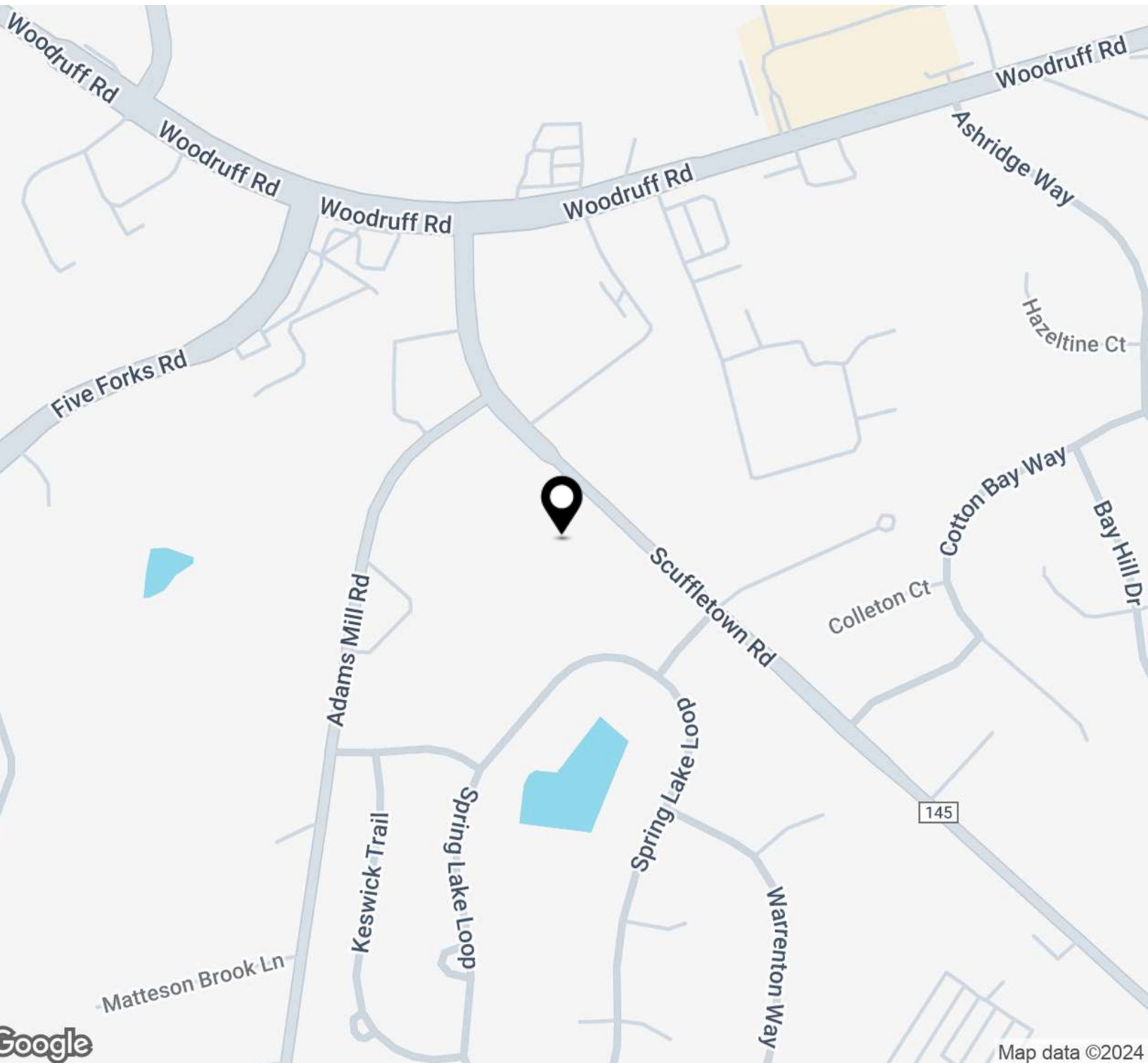
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Location Map



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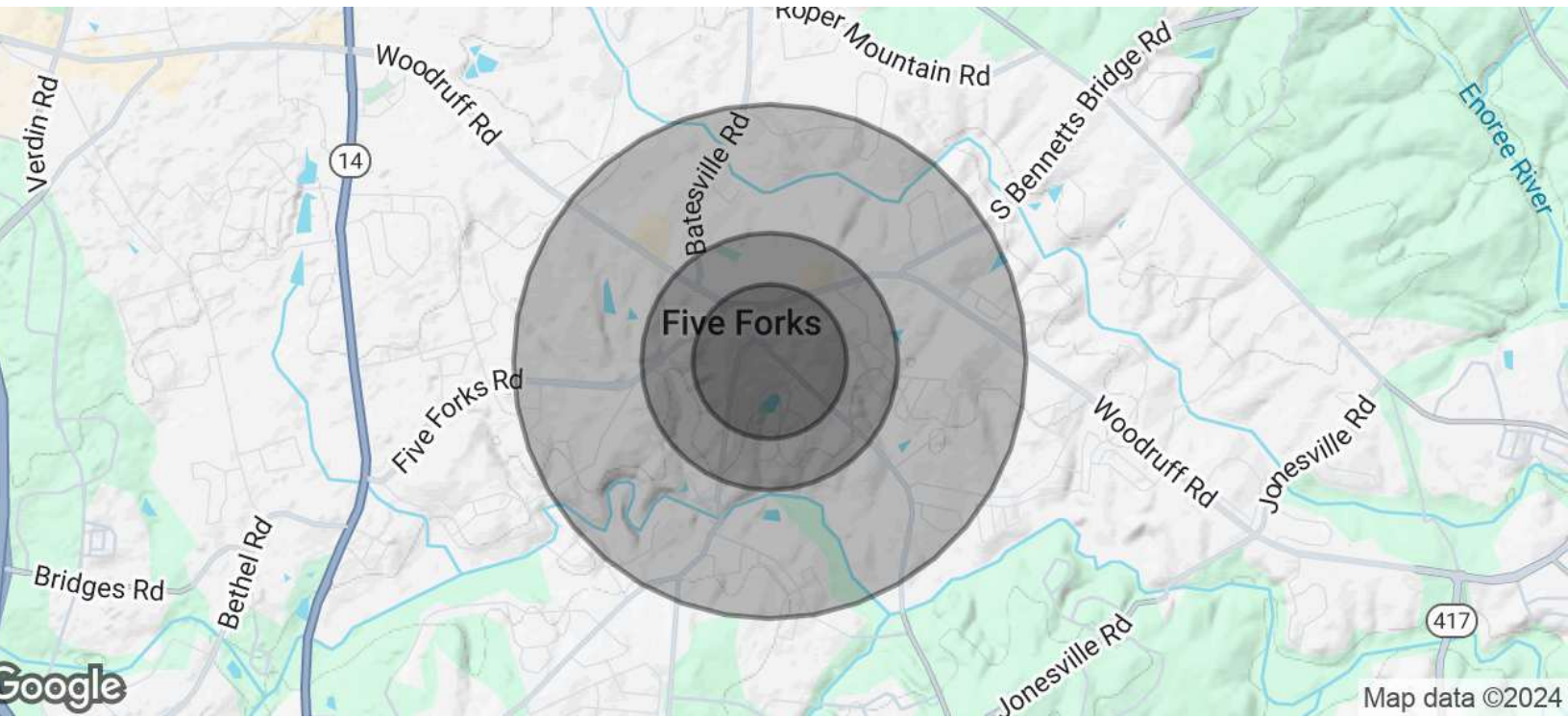
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FOR LEASE

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	599	2,284	8,350
Average Age	40	41	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	217	830	2,968
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$152,960	\$159,940	\$156,234
Average House Value	\$350,403	\$412,530	\$443,547

Demographics data derived from AlphaMap

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