

# FOR LEASE



## FORMER - O'CHARLEY'S 671 FAIRVIEW ROAD

SIMPSONVILLE, SOUTH CAROLINA 29680

6,868 RSF  
MOVE-IN READY



# OVERVIEW



## BUILDING FEATURES

- Size: +/- 6,868
- +/- 95 Parking Spaces
- +/- 1.54 AC
- Equipment Available

## PROXIMITY

- Located in the center of Simpsonville's retail corridor.
- +/- 29,100 VPD on Fairview Road
- Nearby retailers include: Target, Walmart, Food Lion, Tropical Grille, McDonald's, CVS, United Postal Service, Wells Fargo Bank, Zaxby's, Burger King, Starbucks etc.

# AREA RETAILERS MAP



# PHOTOS



# ABOUT SIMPSONVILLE, SC



In a small town like Simpsonville, you'd expect to find an assortment of cute little shops, local restaurants and family-friendly events, from the traditional Easter egg hunt to an all-American Fourth of July celebration.

In this Upstate community, located 20 minutes from downtown Greenville, you're as likely to see big-name, headlining bands like Darius Rucker, Counting Crows, Paul Simon, Mumford & Sons and Foreigner.

One of the city's biggest attractions is the CCNB Amphitheatre at Heritage Park, an outdoor entertainment venue with a seating capacity of 15,000. Along with major concerts and shows, the amphitheater hosts a number of community events, including Movies in the Park and the 10-day Fair at Heritage Park each spring.

In the summer, the most popular place in town is Discovery Island Waterpark where you can cool off in a lazy river, surf or boogie board on a FlowRider Perpetual Wave and splash down water slides.

