



REAL ESTATE ADVISORS

BROKERAGE . DEVELOPMENT CONSULTING . INVESTMENT SALES

FOR SALE

103 Hammond Rd, Simpsonville SC 29680



PRICE: \$600,000

PROPERTY INFORMATION

- Commercial Land For Sale
- Approximately +/-3.75-4.00 Acres
- Corner Lot with Residential Investment House
- W. Georgia Rd. Growth Corridor quick with Access to I-385
- Great location in high growth area
- Zoned: BG, City of Simpsonville
- Tax Map #0574020103300

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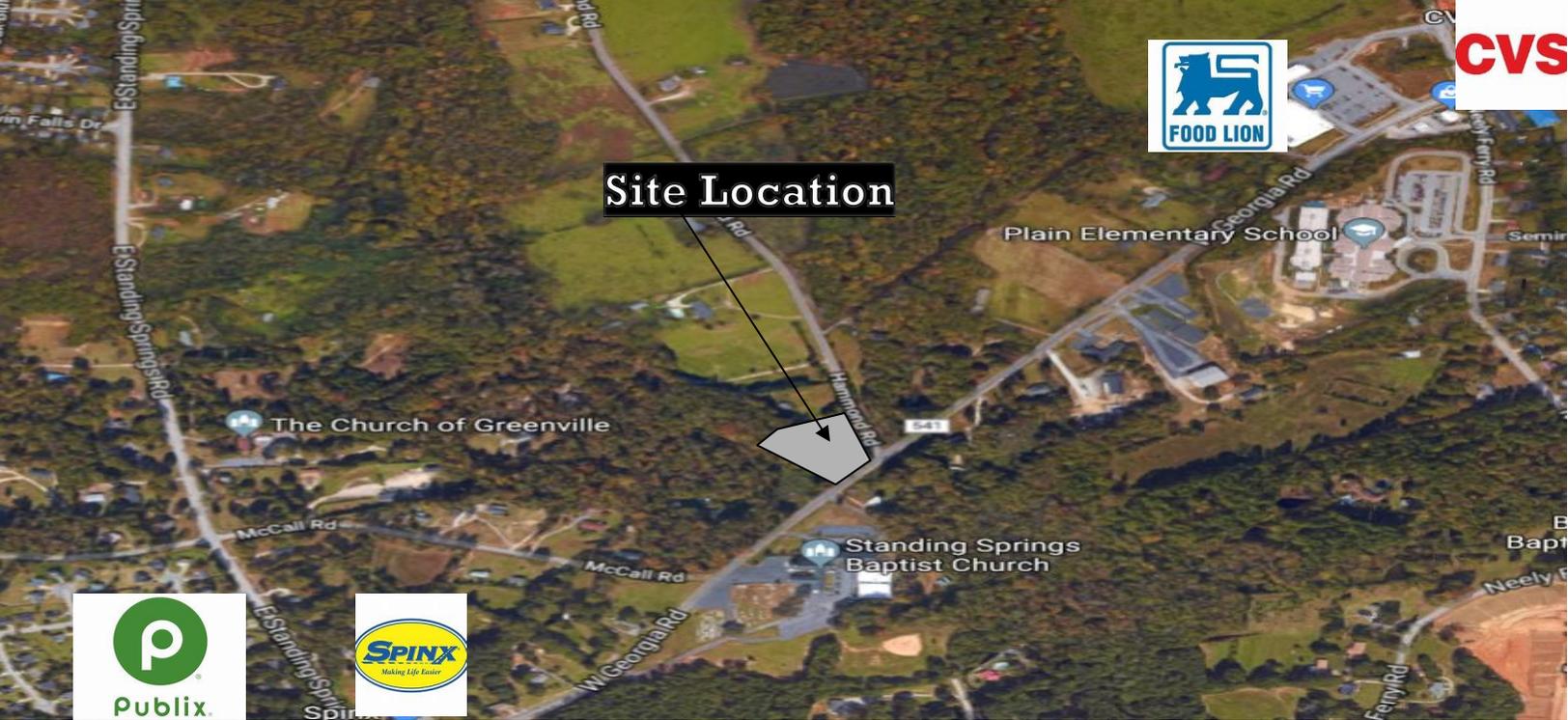


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Demographics

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Site Location

Consumer Spending Details 2024 2029

Radius	2 miles			5 miles			10 miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$17,123,159	\$1,756	\$682	\$70,195,034	\$1,761	\$678	\$202,358,282	\$1,703	\$678
Entertainment, Hobbies & P...	\$50,924,754	\$5,224	\$2,028	\$210,231,663	\$5,275	\$2,032	\$607,732,712	\$5,116	\$2,036
Food & Alcohol	\$86,809,227	\$8,904	\$3,458	\$354,984,762	\$8,906	\$3,430	\$1,025,950,...	\$8,636	\$3,436
Household	\$55,383,496	\$5,681	\$2,206	\$230,121,759	\$5,774	\$2,224	\$659,673,867	\$5,553	\$2,209
Transportation & Maintena...	\$85,831,915	\$8,804	\$3,419	\$357,741,190	\$8,975	\$3,457	\$1,005,907,3...	\$8,468	\$3,369
Health Care	\$16,018,827	\$1,643	\$638	\$65,907,981	\$1,654	\$637	\$189,720,173	\$1,597	\$635
Education & Daycare	\$19,252,858	\$1,975	\$767	\$81,115,369	\$2,035	\$784	\$245,380,306	\$2,066	\$822
Total Specified Consumer ...	\$331,344,236	\$33,988	\$13,197	\$1,370,297,758	\$34,379	\$13,242	\$3,936,722,...	\$33,139	\$13,185

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Neely Ferry Road	Needles Dr E	3,630	2025	0.42 mi
Neely Ferry Road	Chinaberry Ln SW	2,650	2025	0.44 mi
New Neely Ferry Rd	Chinaberry Ln SW	2,680	2024	0.47 mi
Stenhouse Rd	Dutchess Rd E	7,486	2024	0.54 mi
Stenhouse Road	Dutchess Rd E	7,000	2025	0.55 mi
West Georgia Road	Blackhawk Dr NE	18,731	2025	0.61 mi
W Georgia Rd	Blackhawk Dr NE	18,891	2024	0.62 mi

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