

SALE
OUT PARCEL
BUSINESS ENHANCEMENT

772 ADAMS MILL ROAD
Simpsonville, SC 29681

PRESENTED BY:

ROD SUAREZ
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BLACKSTREAM
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



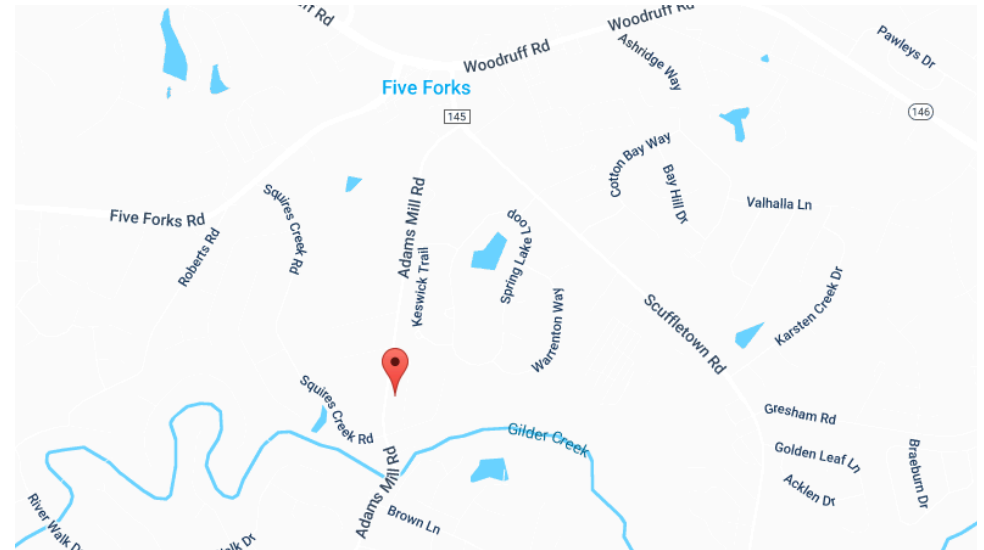
OFFERING SUMMARY

SALE PRICE:	\$295,000
APN#:	0548020103303
ZONING:	PD
LOT SIZE:	+/- 0.5 Acres

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PROPERTY DESCRIPTION

The Greenville Tennis Club is enhancing their business and has a 1/2 +/- Acre Out Parcel for sale. The site is zoned PD and has been pre-approved in the past for up to a +/- 5,000 SF building. This is an excellent site for medical, office or retail use in the heart of the thriving Five Forks trade center.

PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail/Office-Pad
LOT SIZE	*/. 0.5 Acres
NUMBER OF LOTS	1
FREE STANDING	Yes

Welcome to a prime investment opportunity located in the sought-after Simpsonville area. This property presents an excellent prospect for a prospective land or retail-pad investor. Boasting a strategic location with high visibility and accessibility, it offers an ideal canvas for developing a retail or commercial space. The property's strategic positioning in the thriving Simpsonville area provides a promising foundation for a successful investment venture. With its potential for high traffic and visibility, this property offers a prime opportunity to establish a lucrative retail presence in this dynamic and growing community.



- Pre-approved for up to */. 5,000 SF building
- Level commercial lot with a curb cut in place
- Located in the thriving Simpsonville area
- High visibility and accessibility
- Ideal for medical, office, or retail use
- Strategic positioning for potential high traffic
- Promising foundation for a successful investment venture

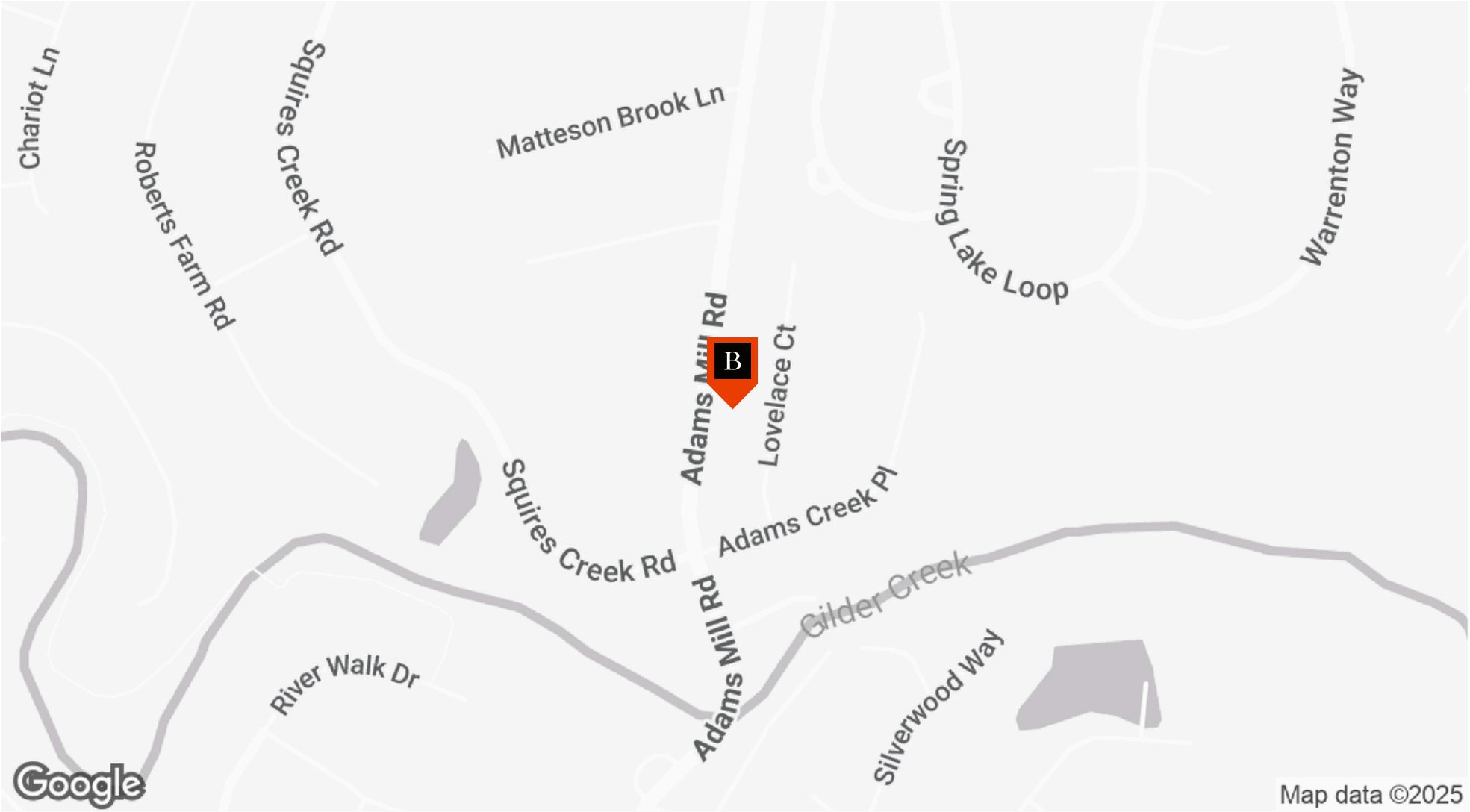
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ADDITIONAL PHOTOS



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LOCATION MAP



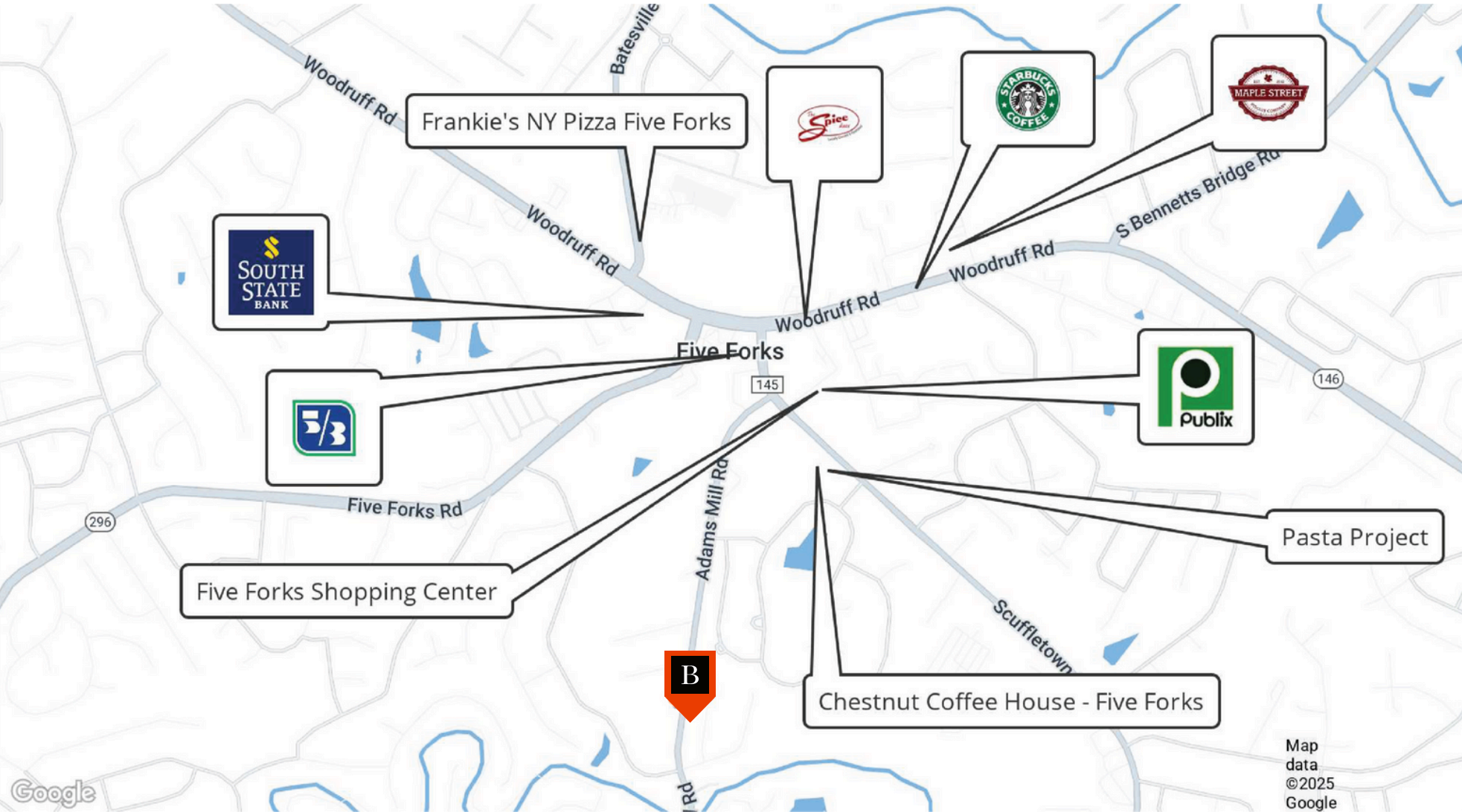
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LOCATION MAP



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RETAILER MAP



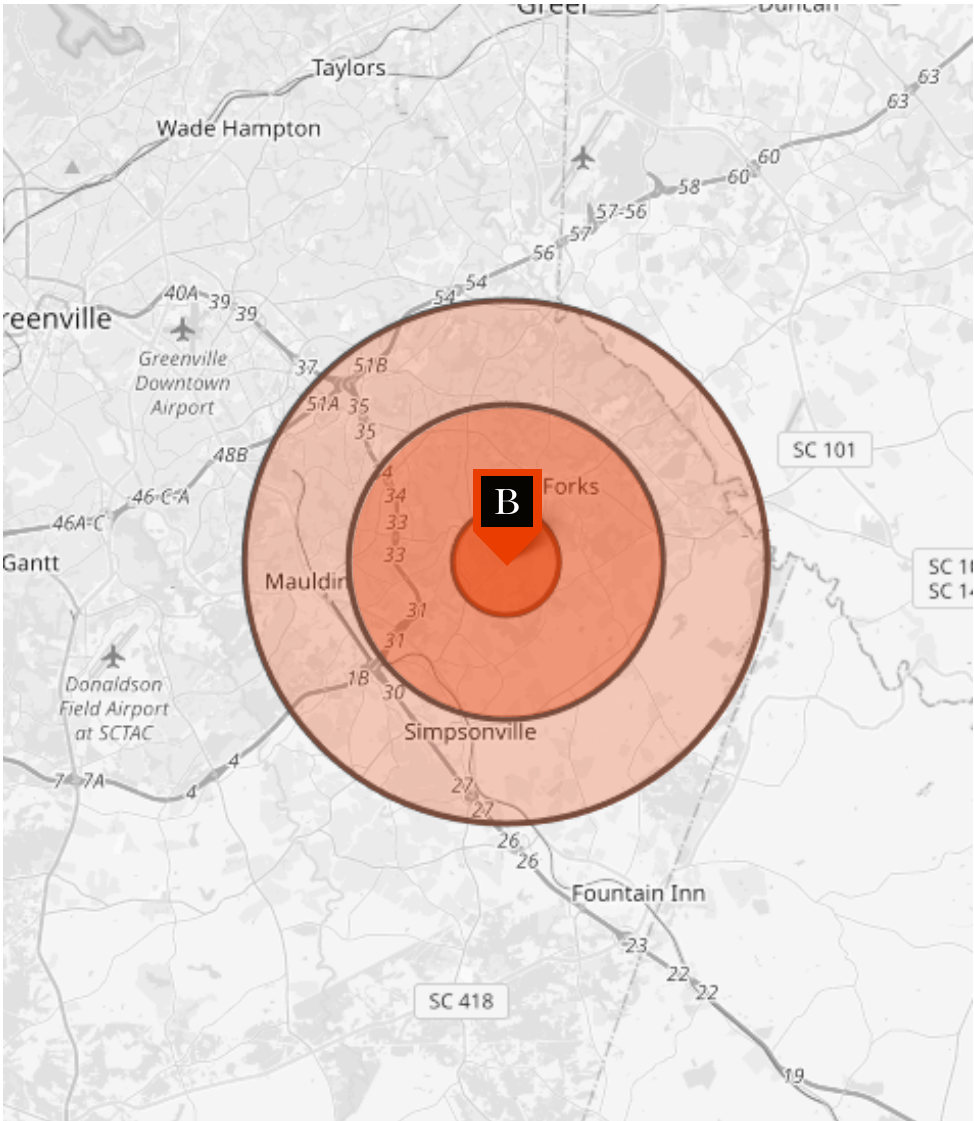
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION 2024	7,869	50,576	108,112
2029 PROJECTION	8,569	55,308	119,111
GROWTH 2024-2029 - PROJECTION	8.90%	9.36%	10.17%
GROWTH 2020-2024	-2.35%	0.10%	3.74%
AGE 15+	81.57%		
AGE 20+	73.99%		
AGE 65+	17.68%		
AVERAGE AGE	43		
MEDIAN AGE	40.40		

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,806	18,028	41,852
AVERAGE HH INCOME	\$140,202	\$134,647	\$117,408
MEDIAN HH INCOME	\$121,862	\$112,493	\$94,440
2029 HH PROJECTION	3,058	19,733	46,158
GROWTH 2024-2029 - PROJECTION	8.98%	9.46%	10.29%

Map and demographics data derived from CoStar Group



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ADVISOR BIO



ROD SUAREZ

Senior Advisor

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PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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