



2nd Gen Auto Repair Shop For Sale

1010 NE Main Street

Simpsonville, SC 29681



PROPERTY SUMMARY

SVN Palmetto is pleased to offer for sale 1010 NE Main Street in the sought after Simpsonville market. The half acre property features a $\pm 2,000$ automotive repair shop plus an additional ± 850 SF detached storage building and 16 parking spaces. The property has over 100 feet of frontage along NE Main Street, which sees more than 23,000 VPD, with close proximity to I-385 and Highway 14. The property is zoned C-2 in Greenville County, allowing for a wide variety of potential uses.

PROPERTY HIGHLIGHTS

- 2nd Generation auto repair shop
- Convenient Simpsonville location near I-385
- Highly visible location on NE Main Street (23,000 VPD)
- $\pm 2,000$ SF building plus storage shed
- C-2 Zoning (Greenville County)
- .53 AC parcel with 100+ ft of frontage
- RESTRICTED USE: Oil Change

ASKING PRICE

\$1,250,000

Site Size

0.53 Acres

Building Size

2,000 SF

Zoning

C-2 Greenville County

Market

Simpsonville, SC

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Retailer Map

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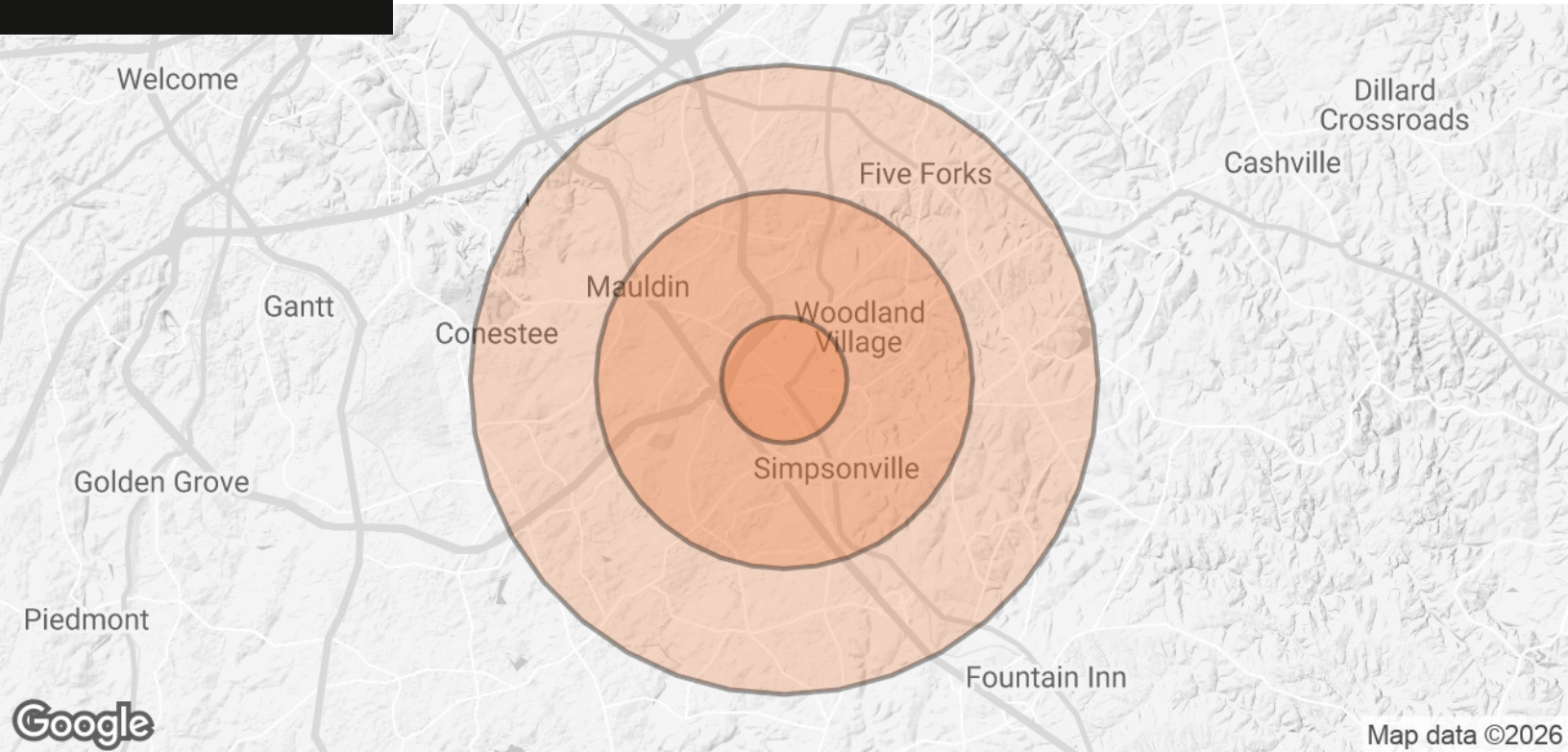




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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2025)	±3,771	±56,811	±147,398
PROJECTED GROWTH (2030)	+2.4%	+4.7%	+4.7%
AVERAGE AGE	43.0	41.6	40.7
AVERAGE HH INCOME	±\$102,466	±\$113,731	±\$121,910
MEDIAN HOME VALUE	\$388,964	\$393,704	\$435,820
DAYTIME POPULATION	±1,508	±14,669	±39,168



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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



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