

# SALE

## I-185 & NEELY FERRY RD.

I-185 & Neely Ferry Rd. Simpsonville, SC 29680



**AVAILABLE** +/-26 ACRES ZONED I-1  
**SALE PRICE** \$941,000.00

George Zimmerman, CCIM  
864-979-5257

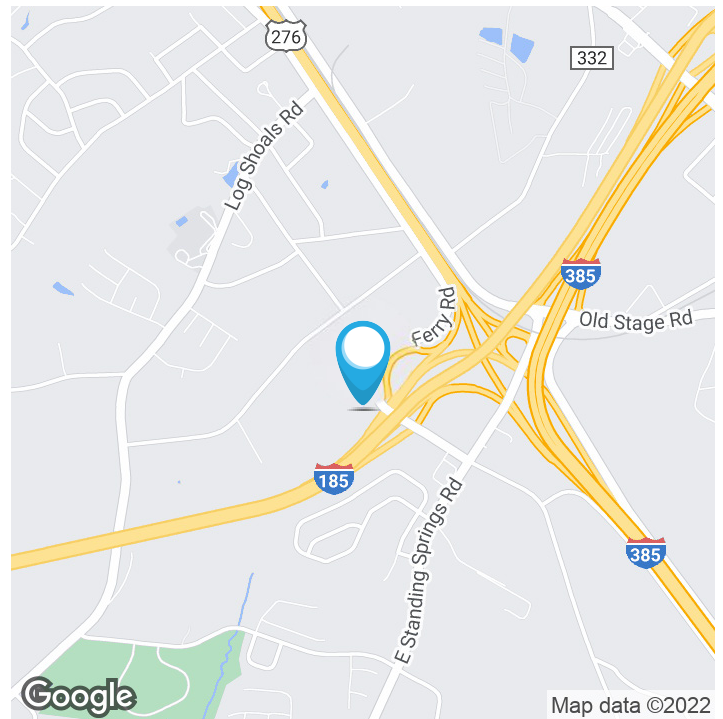
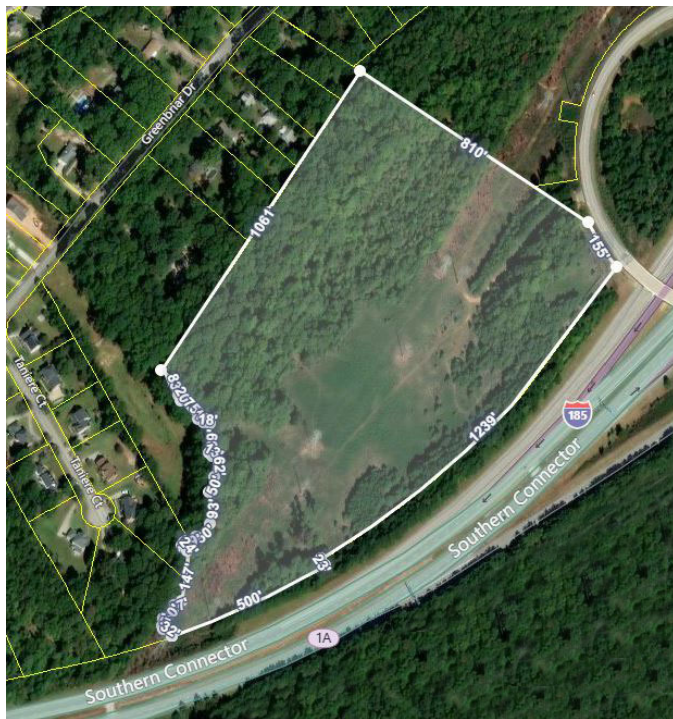


Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.  
All property information is subject to change or withdrawal without notice.

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### OFFERING SUMMARY

Sale Price:	\$39,500 / Acre
Lot Size:	+/-26 Acres
Price / Acre:	\$39,500
Zoning:	I-1 Industrial

### PROPERTY HIGHLIGHTS

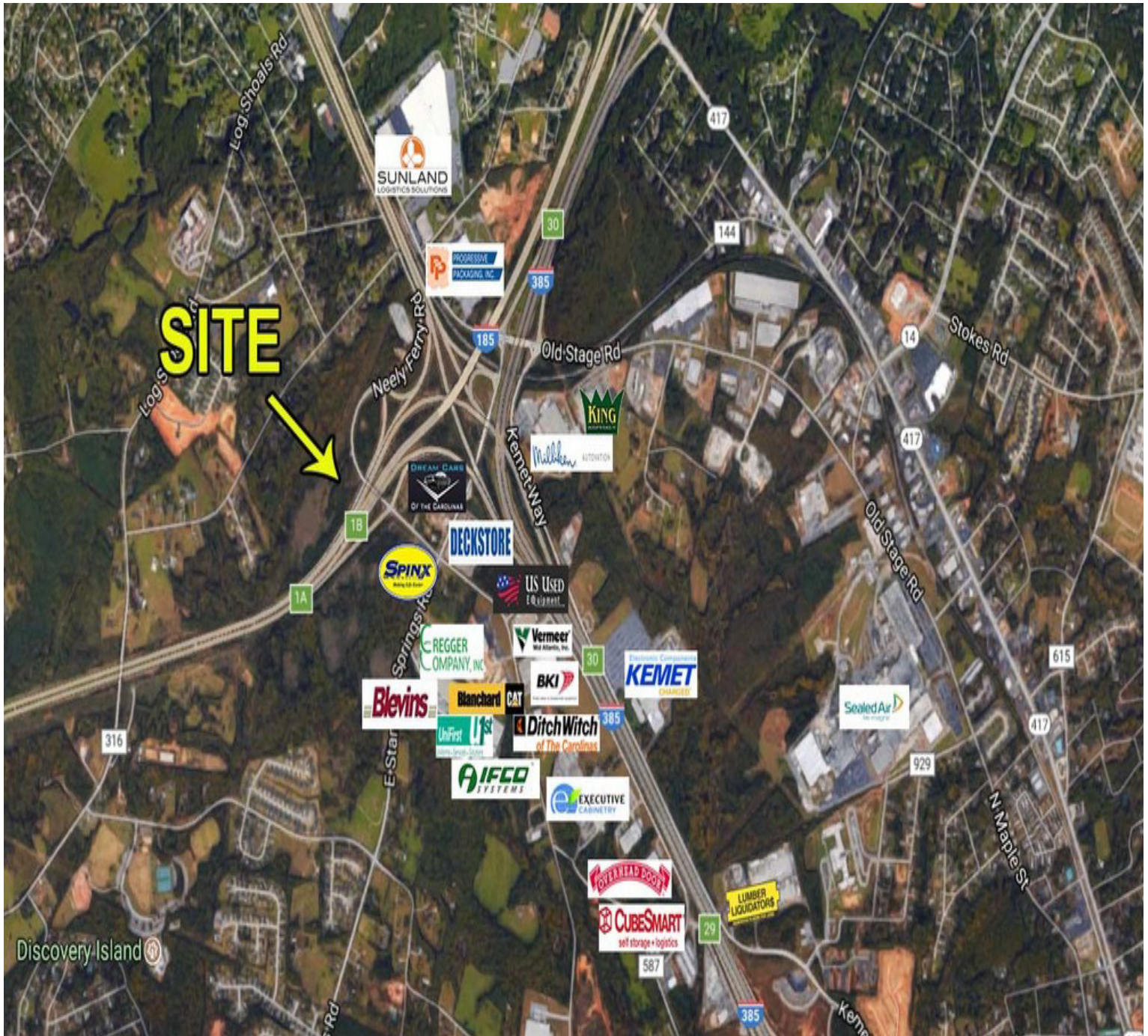
- All utilities available
- Excellent site with road frontage on the Southern Connector
- 2021 Traffic Count: 26,500 VPD (US Hwy. 276)
- Greenville County Tax Map No.: 0573010101200

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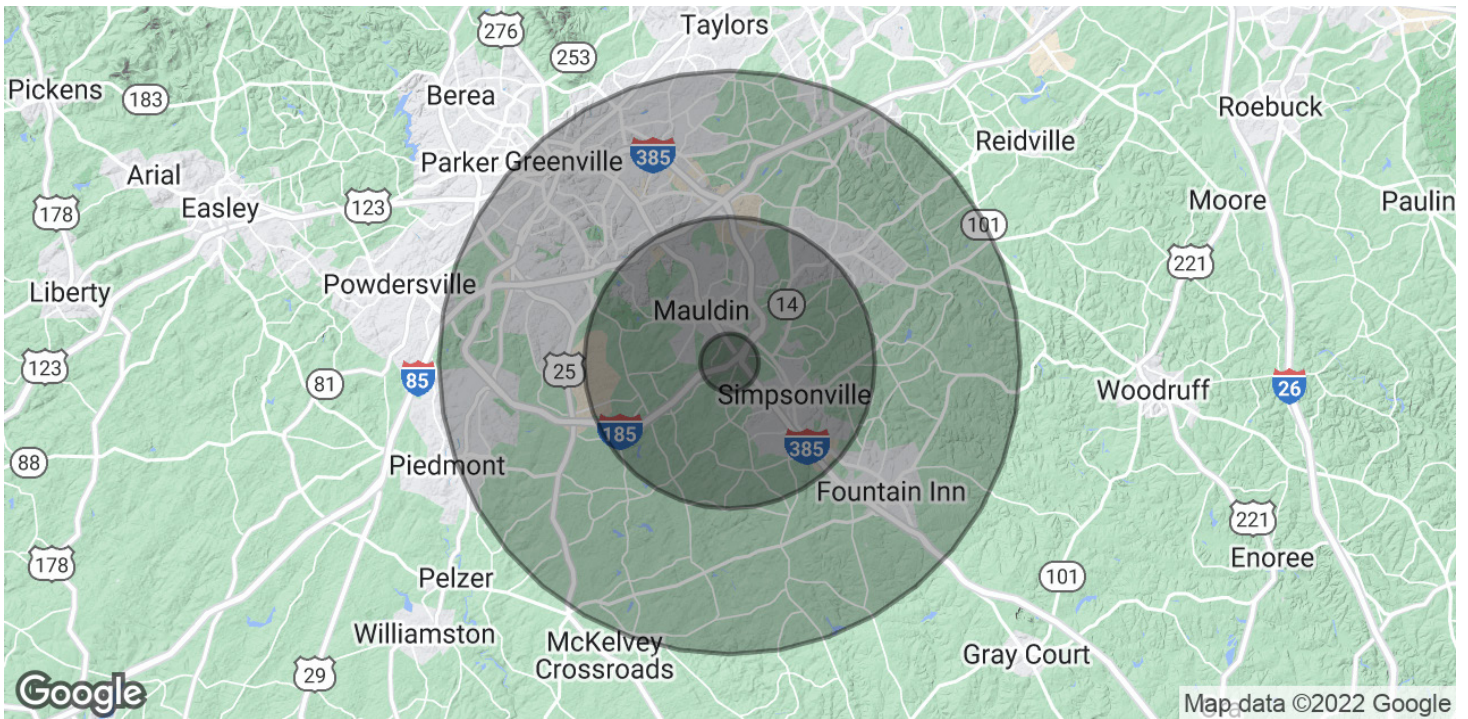
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,972	91,237	282,554
Average Age	38.2	37.2	37.2
Average Age (Male)	36.2	36.1	35.7
Average Age (Female)	39.2	38.1	38.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,188	35,508	111,522
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$55,743	\$71,422	\$74,341
Average House Value	\$165,679	\$188,295	\$236,326

\* Demographic data derived from 2020 ACS - US Census

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