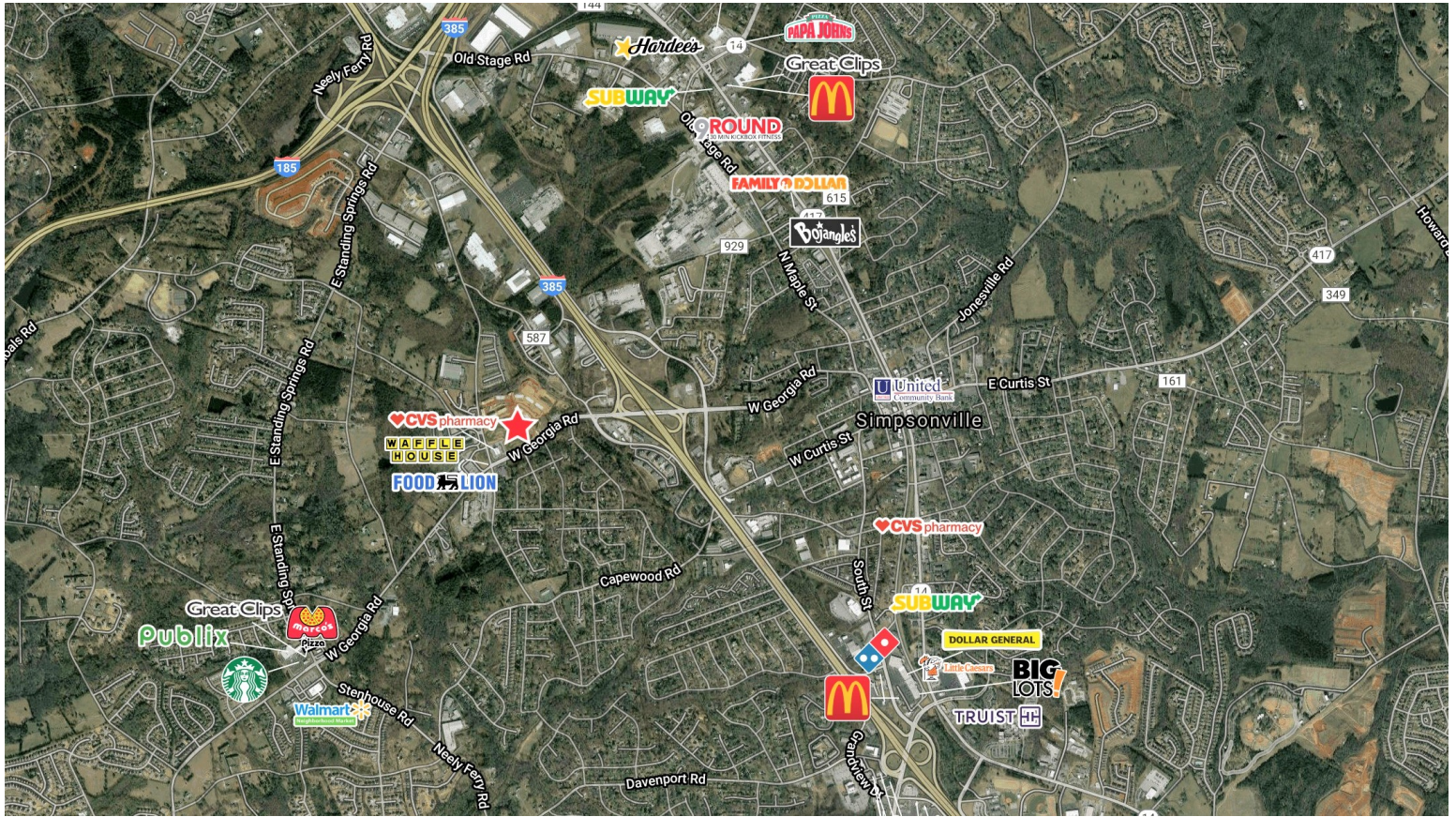


Simpsonville

910 W Georgia Road, Simpsonville, SC 29680
Greenville County



HIGHLIGHTS

County: Greenville
Type: Retail
Total SF: 76,656

CONTACT

Stacey CaChat
407.576.5239
stacey@tricolor.net

- Located in Greenville County and part of the Greenville-Mauldin-Easley MSA.
- Part of the “Golden Strip” along with Mauldin and Fountain Inn which is an area noted for having low unemployment due to the diversity of industries including Para-Chem, KEMET, Sealed Air and Milliken.
- Population within five miles of site grew 26.9% from 2010 to 2020.
- Simpsonville is expected to grow 22.7% in the next five years.
- Average household income within five miles is \$89,112.
- Median age within five miles is 37
- Traffic counts at the site are 19,000 vpd on W. Georgia Road and 3,900 vpd on Neely Ford Road.
- There are four new multifamily developments with one-half mile of the site.
- There are twelve new single family residential developments underway in Simpsonville.

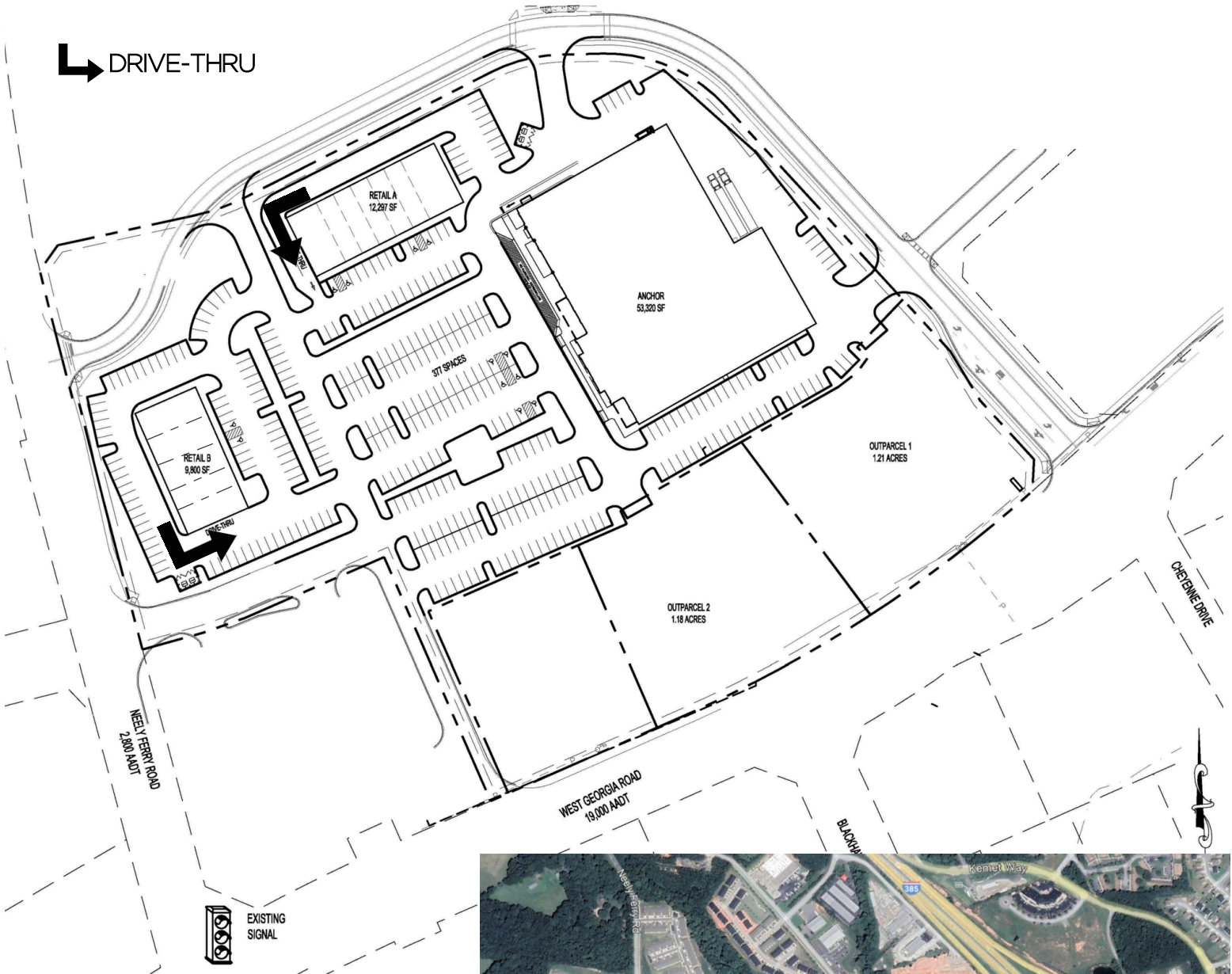
DEMOGRAPHICS

| | 3-MILE | 5-MILE | 10-MILE |
|-------------------------------|--------|---------|---------|
| Population | 53,842 | 109,193 | 290,931 |
| Households | 20,389 | 41,901 | 116,194 |
| Average Household Income (\$) | 94,400 | 92,088 | 96,891 |

Simpsonville

910 W Georgia Road, Simpsonville, SC 29680
Greenville County

TRICOR



- Retail A: 1,000 - 12,297 SF
Drive Thru Available
- Retail B: 1,000 - 9,800 SF
Drive Thru Available
- OP-01: 1.21 Acres
- OP-02: 1.18 Acres
- OP-03: 0.84 Acres