



FOR SALE

# 1 Magnolia Cove Dr

Simpsonville, SC 29680

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.





## Property Description

Expand your investment portfolio with this prime property, strategically located in Simpsonville, SC. Zoned ID, this versatile site presents an exceptional opportunity for a prospective Land / Office investor. Boasting a coveted location in the thriving Simpsonville area, this property offers endless potential for development and growth. Whether envisioning a new headquarters, office complex, or mixed-use development, the zoning and location combine to create a valuable canvas for your investment endeavors. With its premier positioning and zoning flexibility, seize this chance to shape the future of this prime commercial site in Simpsonville.

## Property Highlights

- Zoned ID
- Strategic Simpsonville location

## Offering Summary

Sale Price:	\$600,000
Lot Size:	1.71 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,679	16,518	30,413
Total Population	4,490	43,348	80,983
Average HH Income	\$110,659	\$117,286	\$114,430

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Additional Photos



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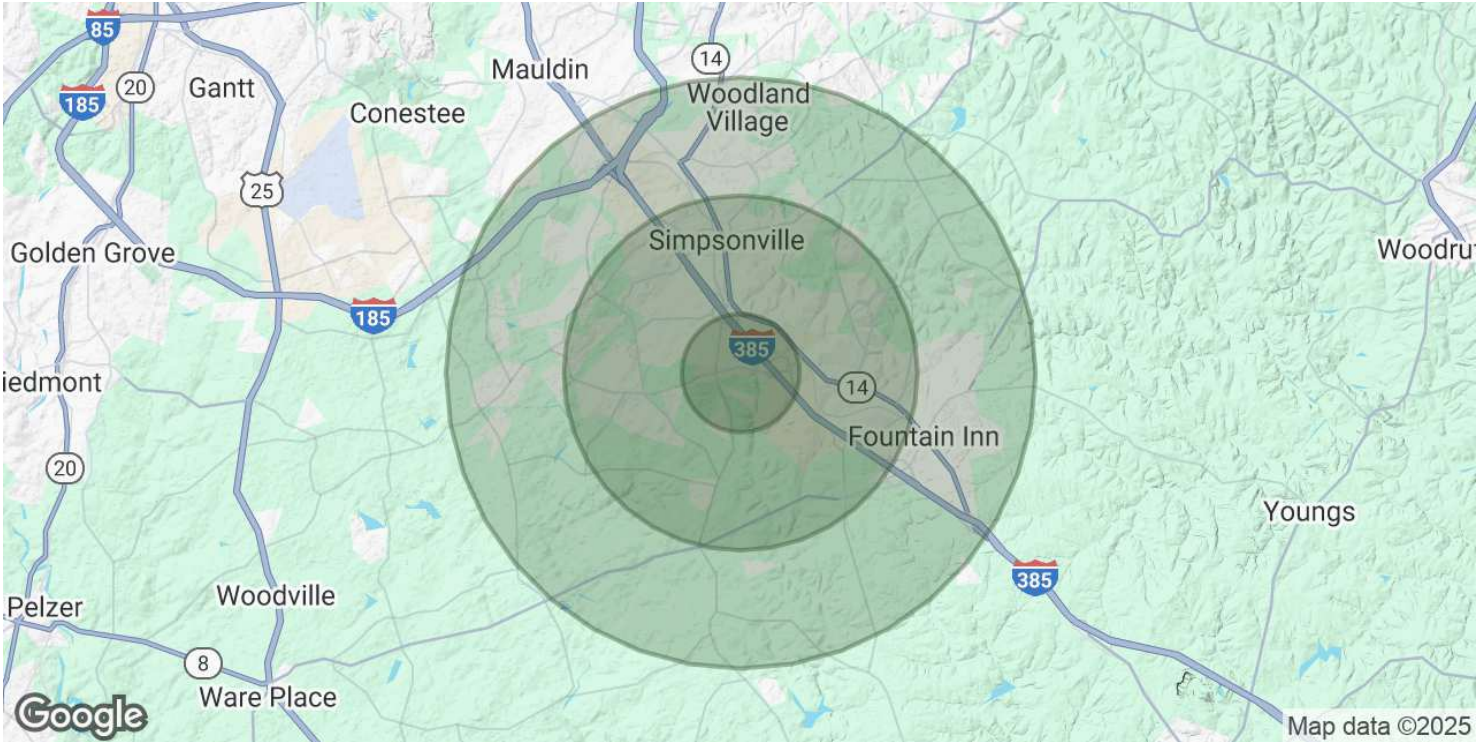


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Population	1 Mile	3 Miles	5 Miles
Total Population	4,490	43,348	80,983
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	39	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,679	16,518	30,413
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$110,659	\$117,286	\$114,430
Average House Value	\$318,523	\$321,751	\$324,020

Demographics data derived from AlphaMap

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