



6.6 Acres

**TO BE SUBDIVIDED
FOR SALE OR
GROUND LEASE:**

NEC: WEST GEORGIA & FORK SHOALS RD

Simpsonville, SC

Sam Black

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EXECUTIVE SUMMARY

PRIME LOCATION

- Situated less than 2.5 miles from Interstate-185 / Southern Connector (Toll Road), providing convenient access for both residents and commuters.
- Offers high visibility in a bustling area with significant traffic.

CADDY CORNER TO A NEW RETAIL CENTER

- Caddy corner is an upcoming shopping center anchored by Food Lion, a well-known grocery chain, enhancing foot traffic and customer draw.

THRIVING RESIDENTIAL DEVELOPMENT

- Located in a rapidly growing area with numerous new home developments under construction, reflecting the high demand for residential housing.
- Significant residential growth with a 9.7% population increase since 2020, showcasing the area's appeal and expansion.

SERVICE DEMAND VOID

- Heavy residential presence but limited options for essential services such as restaurants, medical offices, and childcare centers.
- Presents a valuable opportunity for businesses to fulfill the needs of a growing community.

HIGH GROWTH POTENTIAL

- Positioned in an area experiencing robust construction activity, indicating long-term growth and sustained demand.

DEMOGRAPHICS

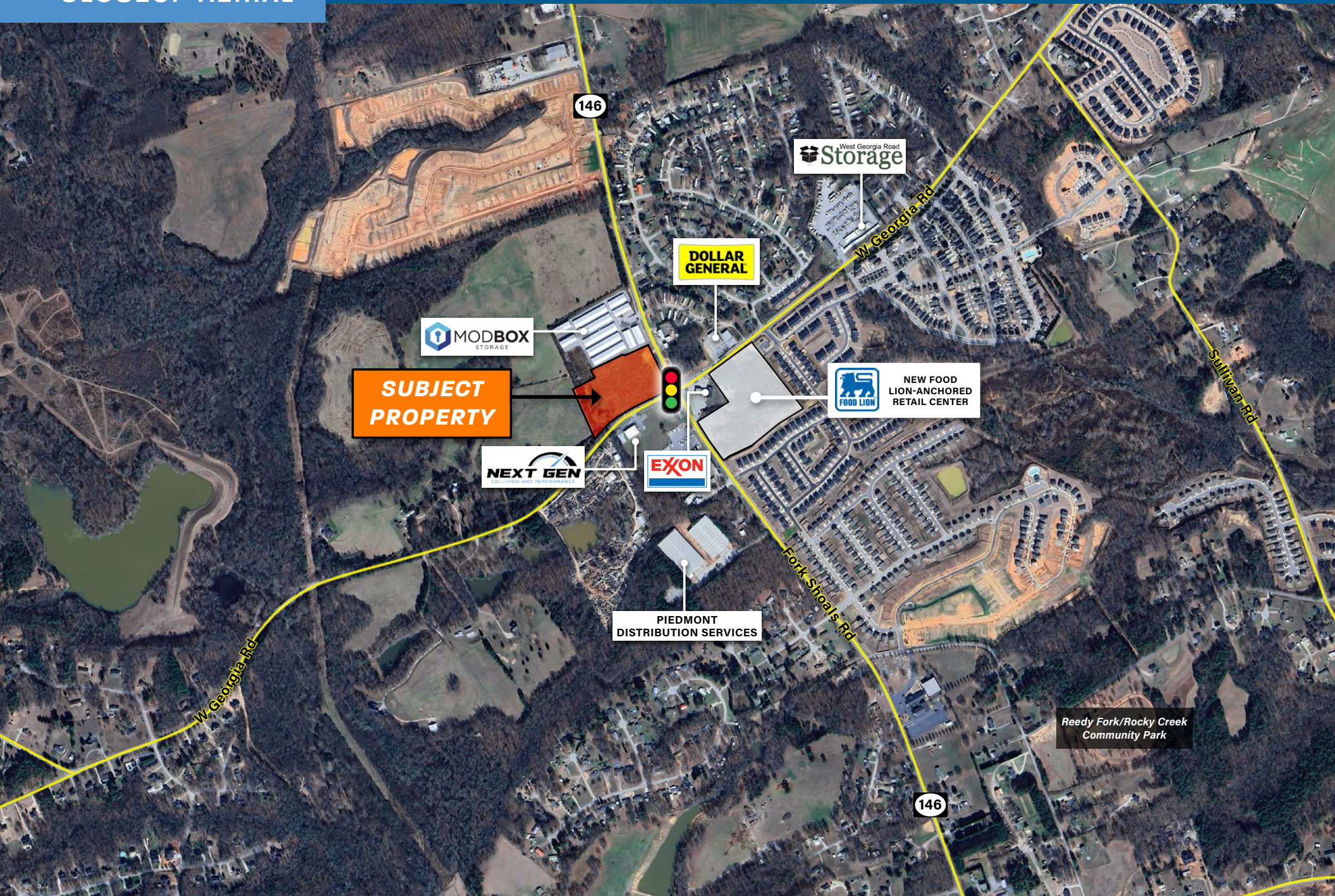
	1-Mile	3-Mile	5-Mile
2020 Population	2,214	22,000	59,568
2024 Population	3,072	25,060	65,227
2029 Population Projection	3,518	27,966	72,361
Annual Growth 2020-2024	9.70%	3.50%	2.40%
Annual Growth 2024-2029	2.90%	2.30%	2.20%
Median Age	38.8	39.9	39.6





MARKET AERIAL





REGIONAL MAP

