

# FOR SALE OR LEASE

±8,082 SF Office Space in Simpsonville, SC



**300 South Street**  
Simpsonville, SC 29681



**Lindsey Twining**

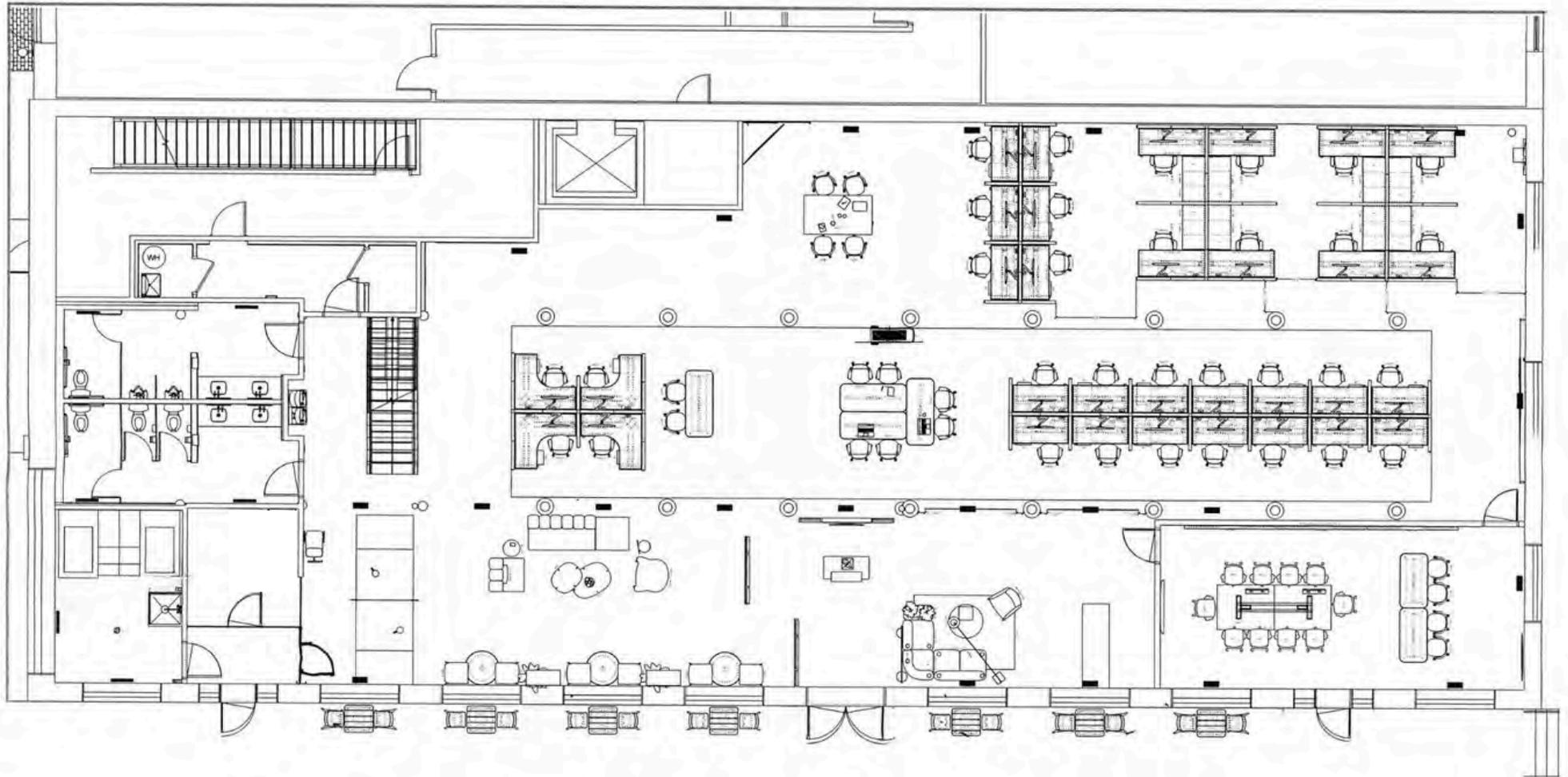
P: 864-380-4917

E: [ltwining@reedypg.com](mailto:ltwining@reedypg.com)



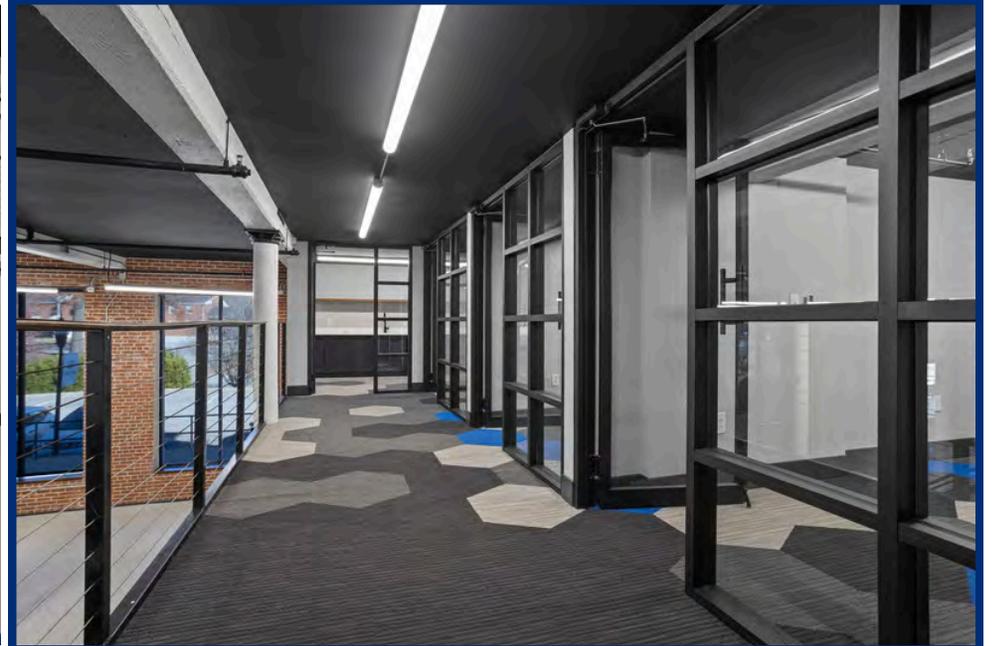
# Potential Floorplan

300 South St | Simpsonville, SC 29681



# Interior Photos

300 South Street | Simpsonville, SC



# Exterior Photos

300 South Street | Simpsonville, SC



# Cotton Mill Place

## Development Overview

Cotton Mill Place is a historic mill that has been converted into a mixed-use development featuring 48 luxury condos, 144-unit luxury apartments, and commercial space. The development has resort-style amenities for homeowners included saltwater pool, fitness center, outdoor recreational area, community garden, and clubhouse.

Within walking distance to the heart of Downtown Simpsonville.



## Amenities Within Walking Distance



# Attractions

## Simpsonville, SC

### Gracely Park

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Formerly named City Park, Gracley Park is located near the new Municipal Complex.

The new, modern campus sits on the periphery of City Park, Simpsonville's central downtown greenspace, which is undergoing a transformation of its own.

Since work began early last year, the city has made changes including the addition of pickle ball courts, two football fields, a new playground, footbridges and a bathroom facility, as well as updating nearby Park Drive to create a space for accommodating the city's farmers market.

-Post and Courier, 2024



### Heritage Park

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This Simpsonville Park includes six baseball fields, two playground areas, and a variety of rentable picnic shelters for small and large groups. The park is also home to a miniature steam train replica that offers rides for the whole family. The CCNB amphitheater is the park's centerpiece and stages concerts and seasonal events.

-VisitGreenvilleSC, 2024



# Local Amenities and Retailers

Simpsonville, SC



# Historic Overview

## Simpsonville Cotton Mill



Built in 1907 at the corner of West Curtis and South Streets, the Simpsonville Cotton Mill soon became part of the Woodside Cotton Mill Company. It brought much residential and commercial growth to Simpsonville, employing 622 people early in 1988. In 1989 the mill closed. It was named 14th most significant building in Greenville County history by the county Historic Preservations Commission. It was converted into commercial space and loft condominiums and today it is called Cotton Mill Place. The Simpsonville Cotton Mill Water Tower was built in 1908.

*-Simpsonville, SC Walking Tour Brochure*

# Market Overview

## Simpsonville, SC

“The City of Simpsonville has made the list of Home Snacks’ 10 Best Places to Live in South Carolina for 2019 after also having made the list in 2018. Topping both Charleston and Clemson, Simpsonville ranks No. 7 on the list, compiled by regional infotainment site Home Snacks. In the article “These are the 10 Best Places to Live in South Carolina for 2019,” Chris Kolmar notes Simpsonville has in the state the 5th lowest unemployment rate and 10th highest adjusted income while rating “above most places” in education. “Simpsonville isn’t just the nicest place to live in South Carolina — it’s also the one of the fastest growing places in the state,” Kolmar writes. “And with good reason.” To rank 61 cities in South Carolina, Home Snacks used home values, income, population density, unemployment rates, commute times, crime, education levels, health insurance coverage and poverty rates from U.S. Census Bureau and FBI crime data. Simpsonville has an unemployment rate of 4.9 percent and median home value of \$153,900. Simpsonville scored an overall 8 out of 10 to hold steady at its No. 7 ranking from last year. Mayor Janice Curtis said she was “thrilled” to see the City of Simpsonville on the list again. “Home Snacks hit the nail on the head in seeing that Simpsonville is growing fast,” Curtis said. “The City of Simpsonville is making tremendous progress in housing, small business growth, downtown development and recreation options. Rather than slowing down, we are revving up our engines.” While Mayor Curtis, officials and residents know the City of Simpsonville is a great place to live, the evidence for that reality is important to have for those who have yet to visit the City. Kolmar put it this way: “When you’re looking at science and data, Simpsonville definitely deserves a spot on the list for 2019.” - City of Simpsonville, SC



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# Contact Information

Reedy Commercial

## WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



**Lindsey Twining**

864-380-4917

[ltwining@reedypg.com](mailto:ltwining@reedypg.com)

