

W Georgia Rd & N Industrial Dr

Retail Development

W Georgia Rd & N Industrial Dr
Simpsonville, SC 29681



The Space

Location W Georgia & N Industrial Dr, Simpsonville, SC 29681

County Greenville

APN 030600200502 & 0306000200500

Cross Street W Georgia Rd & N Industrial Dr

Traffic Count 17,900 VPD

Square Feet 32,300 SF

Lease Type NNN

Notes: BTS Rate TBD



POPULATION

1MILE **2,273** 3MILE **16,155** 5MILE **42,850**



AVERAGE HOUSEHOLD INCOME

1MILE **\$87,691** 3MILE **\$91,151** 5MILE **\$101,636**



NUMBER OF HOUSEHOLDS

1MILE **970** 3MILE **6,206** 5MILE **16,097**



Property Features

Total Tenants	3
Building Sf	32,300
Land Acres	10
Year Built	New construction
Zoning Type	C-2
Building Class	New construction
Topography	Mild
Location Class	Interstate Corridor
Number Of Buildings	3
Number Of Parking Spaces	232
Number Of Pads	3
Corner Location	Yes
Number Of Ingresses	2

Property Highlights

- Unique investment opportunity: 48-unit garden-style apartment complex and 3 retail outparcels
- First outparcel: Approximately 2 acres, under contract for an upscale Neighborhood Market tenant, proposed building size of approximately 9,830 sq ft
- Second outparcel: Approximately 1.25 acres, located on the hard corner, proposed building size of approximately 12,500 sq ft
- Third parcel: National daycare tenant, 10,000 sq ft building
- Two means of ingress and egress: Full cuts for easy access
- Shared stormwater management
- Approximately 232 parking spaces
- 19 additional spaces above code requirements
- Adjoins a lighted intersection
- Available for Build to Suit or Ground lease
- Subject to offer(s)
- Unique opportunity to acquire a multi-faceted property in a high-demand location

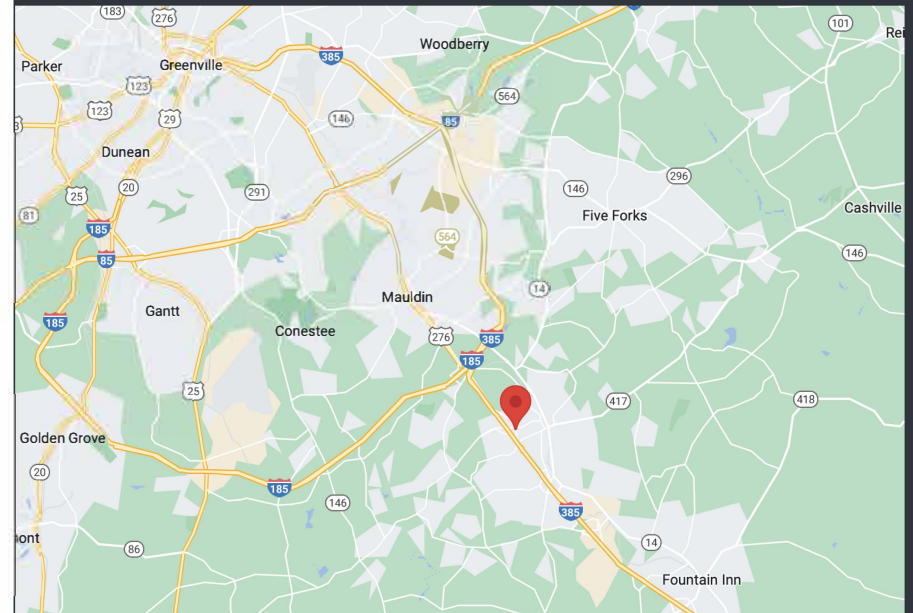
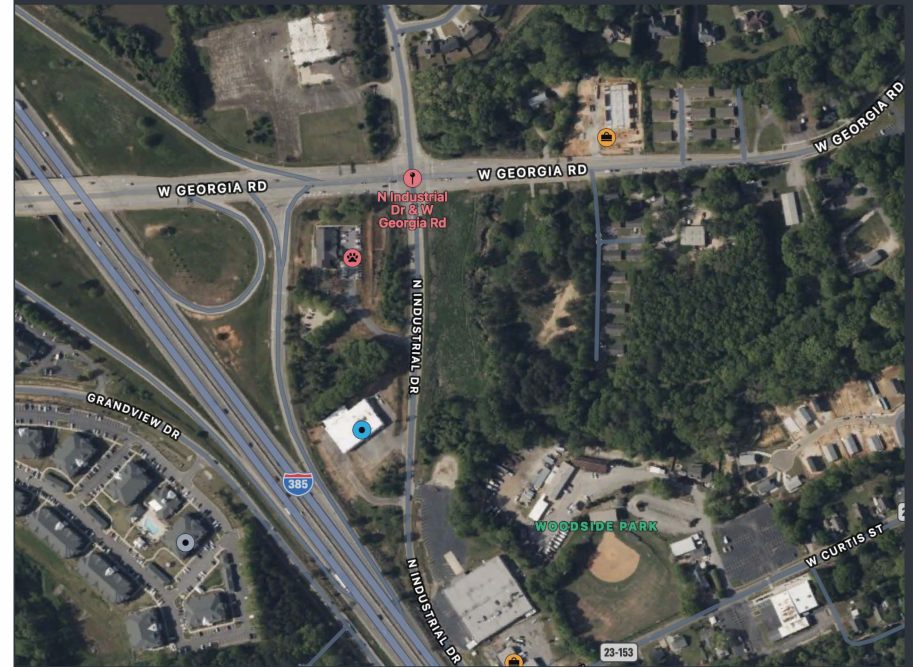


Investment Summary

The Proposed Development presents a unique investment opportunity that encompasses a 48-unit garden-style apartment complex and 3 retail outparcels. The first outparcel spans approximately 2 acres and is located on the Northeast corner, which is currently under contract for an upscale Neighborhood Market tenant. The proposed building for this outparcel spans approximately 9,830 sq ft. The second outparcel spans approximately 1.25 acres and is located on the hard corner, with a proposed 12,500 sq ft building. The third parcel will feature a 10,000 sq ft building, which will serve as a national daycare tenant. The overall development boasts two separate means of ingress and egress, both full cuts, and will offer shared stormwater management, ~232 parking spaces, 19 additional spaces above what code requires, and adjoins a lighted intersection. The development is available for Build to Suit or Ground lease and is subject to offer(s). This offering presents a unique opportunity for investors to acquire a multi-faceted property in a high-demand location.

Location Summary

The proposed development is ideally located at the intersection of W Georgia Rd and N Industrial Dr in Simpsonville, SC, which provides excellent visibility and accessibility to both local and regional markets. The area is densely populated with a mix of residential and commercial properties, and benefits from high traffic counts and easy access to major transportation routes, including Highway 385 and 185. The property is situated near numerous retail and dining options, as well as several established businesses, creating a dynamic and thriving commercial environment. The location also offers ample parking and multiple points of ingress and egress, making it an ideal destination for a wide range of businesses.













Tim McDougall

VP of Commercial Leasing & Development

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Meet Tim, an accomplished commercial real estate professional with a proven track record of success and a true passion for real estate. As a key member of the Divine Group team, Tim is responsible for pre-leasing available spaces, assisting with property development and acquisitions, and managing properties and assets.

Tim's specialized focus is on retail, office, and mixed-use properties throughout the upstate region of South Carolina. With extensive experience in buying, selling, and leasing commercial real estate, he has honed his skills to provide unparalleled service to clients. Prior to joining Divine Group, Tim represented big-box retailers such as Dick's Sporting Goods, Golf Galaxy, Designer Shoe Warehouse, and Filene's Basement, among others.

In addition to his professional achievements, Tim is deeply committed to the Greenville community and actively coaches youth hockey at the local ice rink. When he's not working or coaching, he loves to hit the links and play golf. With his drive, dedication, and expertise, Tim is poised to excel and make a significant impact in the commercial real estate industry.