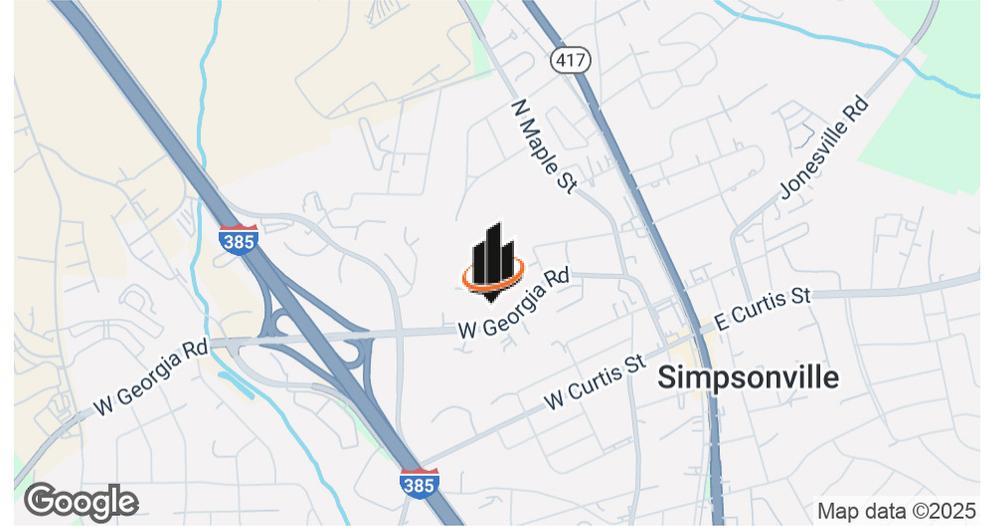
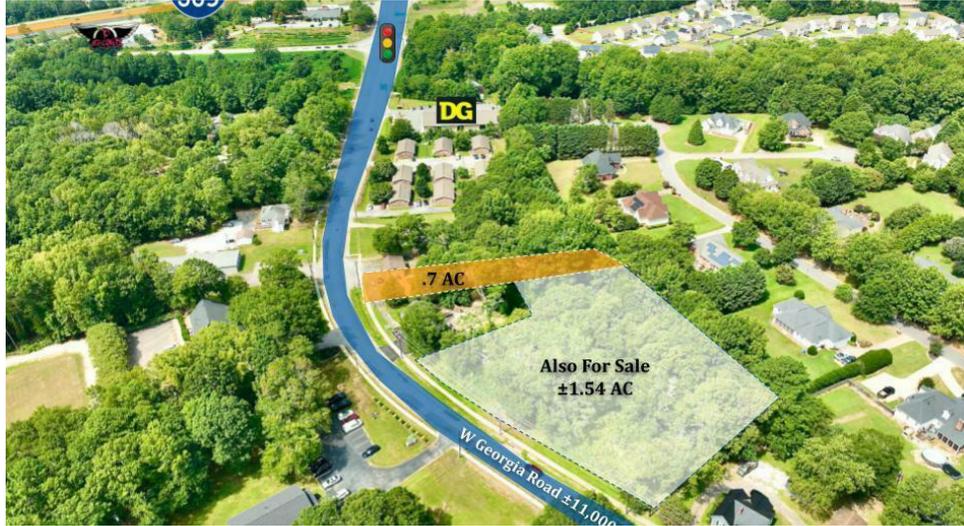


FOR SALE | 316 WEST GEORGIA ROAD | .7 AC DEVELOPMENT SITE



OFFERING SUMMARY

SALE PRICE:	\$350,000
LOT SIZE:	±0.7 AC
ALSO FOR SALE:	±1.5 AC Adjacent Parcel
ZONING:	Business - General (City of Simpsonville)

PROPERTY DESCRIPTION

Reedy River Retail at SVN Palmetto is pleased to present the opportunity to purchase a .7 AC development site in the sought after Simpsonville market. The property boasts frontage to West Georgia Road, one of the main arteries from I-385 into downtown Simpsonville. The Business General zoning allows for a variety of uses and the property could be combined with 310 W. Georgia for a total of ±2.1 AC - Contact broker for details.

PROPERTY HIGHLIGHTS

- 0.7 AC with ability to purchase an additional 1.5 AC
- B-G Zoning
- Less than a half mile to I-385
- Close proximity to vibrant Downtown Simpsonville

DANIEL HOLLOWAY

C: 864.593.6644

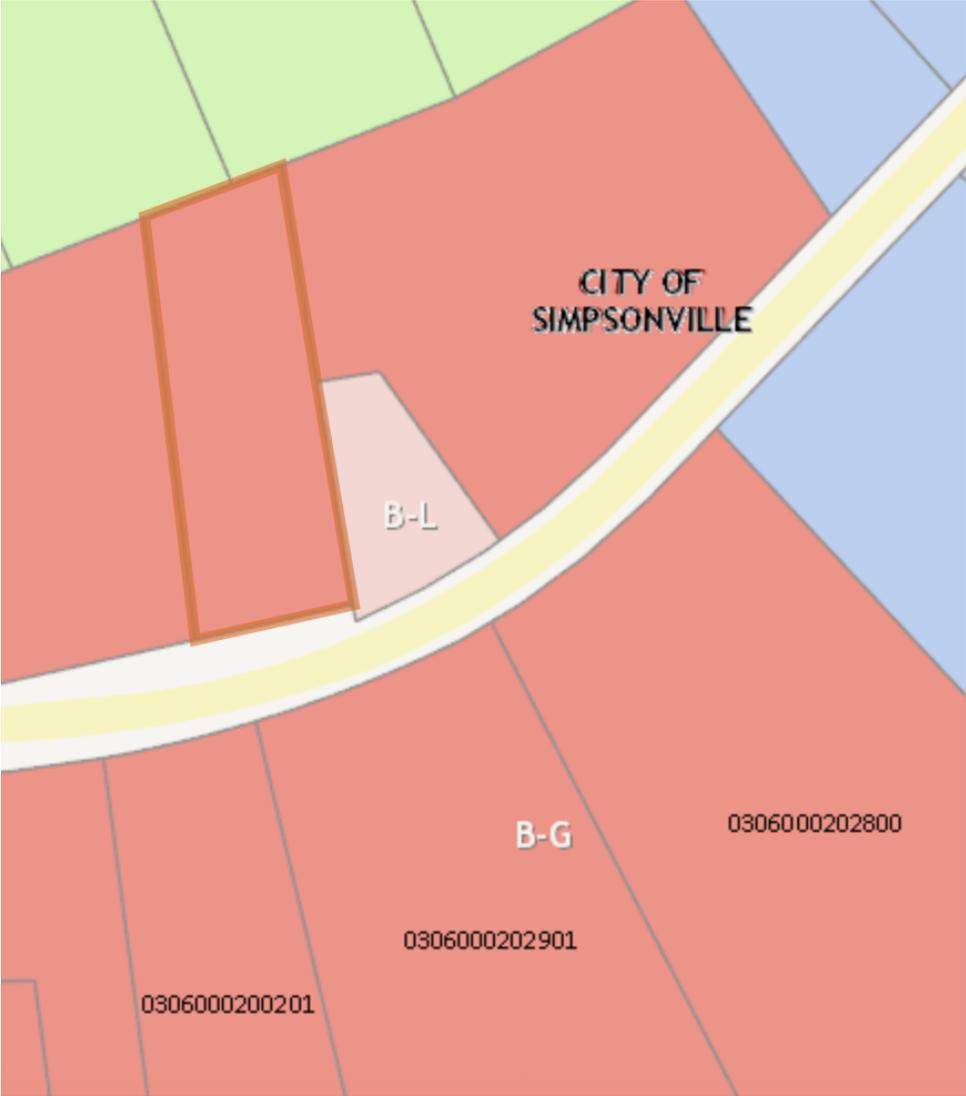
daniel.holloway@svn.com

DUSTIN TENNEY

C: 864.905.7226

dustin.tenney@svn.com

ADDITIONAL PHOTOS



DANIEL HOLLOWAY
C: 864.593.6644
daniel.holloway@svn.com

DUSTIN TENNEY
C: 864.905.7226
dustin.tenney@svn.com

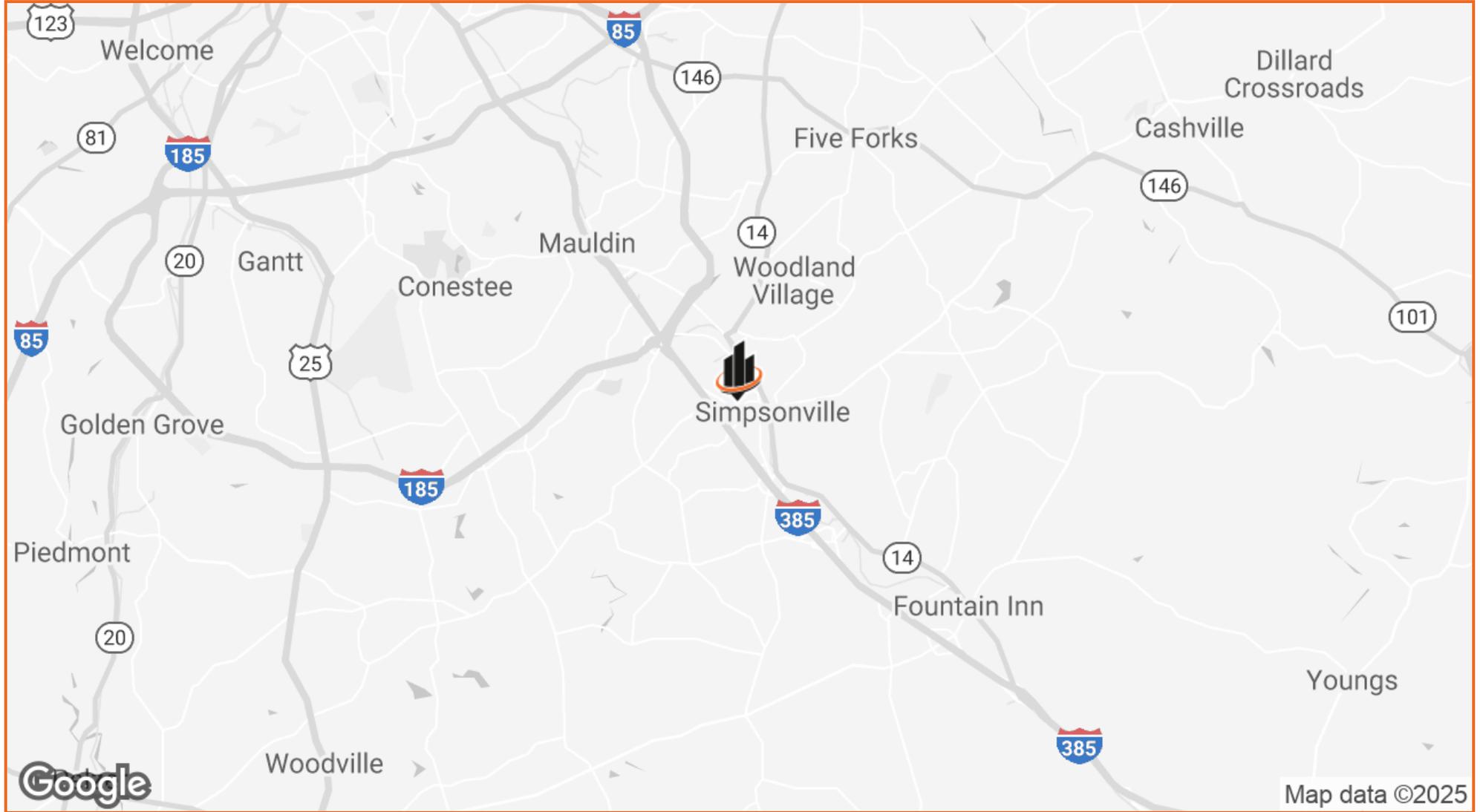
AERIAL VIEW



DANIEL HOLLOWAY
C: 864.593.6644
daniel.holloway@svn.com

DUSTIN TENNEY
C: 864.905.7226
dustin.tenney@svn.com

LOCATION MAP



DANIEL HOLLOWAY
C: 864.593.6644
daniel.holloway@svn.com

DUSTIN TENNEY
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dustin.tenney@svn.com

GENERAL OVERVIEW

UPSTATE SOUTH CAROLINA

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville-Spartanburg-Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Char-lanta" mega-region.

After BMW's initial investment, foreign companies, including others from Germany, have a substantial presence in the Upstate; several large corporations have established regional, national, or continental headquarters in the area.

Greenville is the largest city in the region with a population of 72,227 and an urban-area population of 540,492, and it is the base of most commercial activity. Spartanburg and Anderson are next in population.

In fact, the Greenville-Spartanburg-Anderson MSA was ranked seventh in the nation by site consultants considering the top markets for economic development. Many financial institutions have regional offices located in downtown Greenville.

Other major industry in the Upstate is the healthcare and pharmaceuticals. Prisma Health System and Bon Secours St. Francis Health System are the area's largest in the healthcare sector, while the pharmaceutical corporation of Bausch & Lomb have set up regional operations alongside smaller recently developed local companies like IRIX Manufacturing, Incorporated and Pharmaceutical Associates. The Upstate is also home to a large amount of private sector and university-based research.

MARKET OVERVIEW

Simpsonville, SC

In a small town like Simpsonville, you'd expect to find an assortment of cute little shops, local restaurants and family-friendly events, from the traditional Easter egg hunt to an all-American Fourth of July celebration. But in this Upstate community, located 20 minutes from downtown Greenville, you're as likely to see big-name, headlining bands like Darius Rucker, Counting Crows, Paul Simon, Mumford & Sons and Foreigner. One of the city's biggest attractions is the CCNB Amphitheatre at Heritage Park, an outdoor entertainment venue with a seating capacity of 15,000.

The city's downtown also sets it apart from other communities with a working railroad line running along Main Street, dividing the thoroughfare into two corridors. On the west side of the tracks is Simpsonville's iconic brick clock tower. Built in 1986, it's a more modern version of the classic Southern clock tower.

Nearby is the former Seaboard Air Line Railroad passenger train depot built in 1960. Now the Ice Cream Station, it has become a popular gathering destination for locals.

Once a stagecoach stop, Simpsonville traces its history to 1838 when a farmer named Peter Simpson established a blacksmithing shop at the intersection of what was the Old Stage Road and Cherokee Trail. The crossroads eventually became known as Simpsonville.

With the construction of the Greenville and Laurens Railroad in the 1880s, the town became a cotton-processing center. The Simpsonville Cotton Mill remained the town's largest employer until after World War II.

In 1953, Greenville Water Works extended its system through the towns of Mauldin, Simpsonville and Fountain Inn, bringing industrial development to the area and transforming it to what came to be known as the "Golden Strip."

Despite a 254% growth in the city's population from 1970-1990, Simpsonville has retained its small-town charm. Today, the downtown corridor is home to an array of fun shops and restaurants, including Unterhausen The Castle Cellar Pub, a unique underground eatery with a distinctly Bavarian bent. A newer addition to the Simpsonville scene is Warehouse at Vaughns, a shipping container food hall offering an array of eats and live music in the courtyard.

It's no wonder Family Circle Magazine named Simpsonville one of the Ten Best Towns for Families in South Carolina.



REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."

- David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"

- Nauman Panjwani, VP of SNS Properties

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST

