

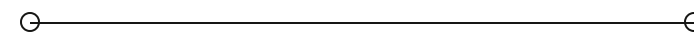


SALE

313 N Main Street

313 N MAIN STREET

Simpsonville, SC 29681



PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$5,100,000.00
LOT SIZE:	2.39 Acres
BUILDING SIZE:	24,000 SF

PROPERTY DESCRIPTION

We are excited to bring this immaculate and exceptional 24,000 SF building located in Simpsonville to market. Renovated in 2013, this meticulously maintained property offers a modern and attractive space for a diverse array of purposes. With a C2 zoning designation, it provides versatile usage options for potential investors. Located in the heart of Simpsonville, this property benefits from high visibility and easy access, making it a strategic choice for various building investors, medical facility etc. Don't miss out on the opportunity to acquire a strategically positioned commercial space in this high-growth market.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call for Pricing
BUILDING SIZE:	24,000 SF
LOT SIZE:	2.39 Acres
RENOVATED:	2013
ZONING:	C2

PROPERTY HIGHLIGHTS

- Renovated in 2013
- Prime location in Simpsonville
- Modern and attractive space
- High visibility
- Easy access for tenants
- Versatile usage options
- Strategic investment opportunity
- Meticulously maintained property

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PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Discover the dynamic community surrounding this prime commercial property in Simpsonville, SC. Situated amidst a thriving business environment, the location offers very close proximity to downtown Simpsonville with its charming array of shops, restaurants, and entertainment venues. Nearby, investors will find Simpsonville's City Park, perfect for outdoor gatherings and team-building activities. The area also boasts a burgeoning residential population, providing a rich talent pool for potential tenants. With its strategic position in this vibrant locale, the property represents an exciting opportunity for office, medical office, religious facility for investors seeking a high-growth market with ample amenities and community appeal.

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ADDITIONAL PHOTOS



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SVN | PALMETTO 8

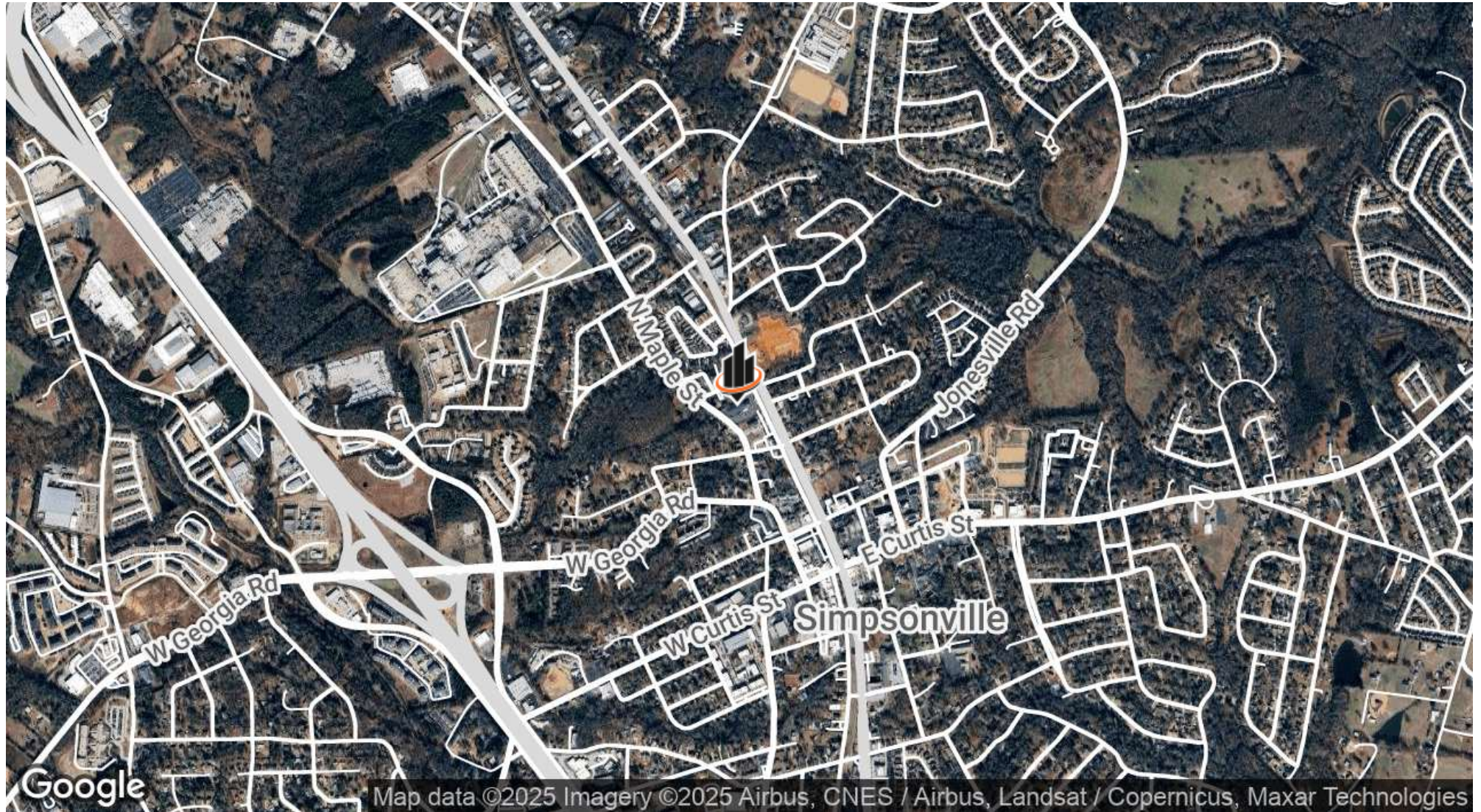
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LOCATION MAP



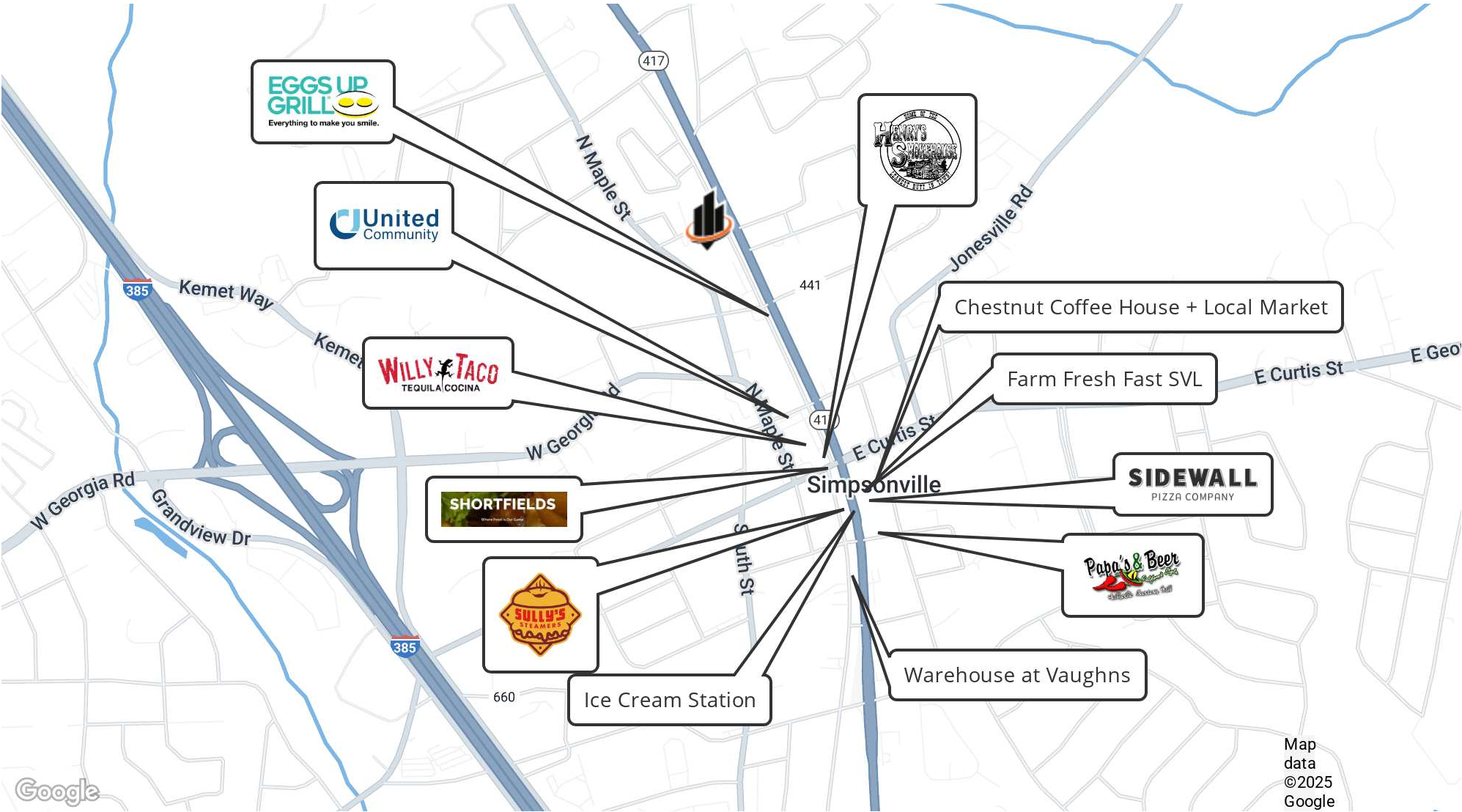
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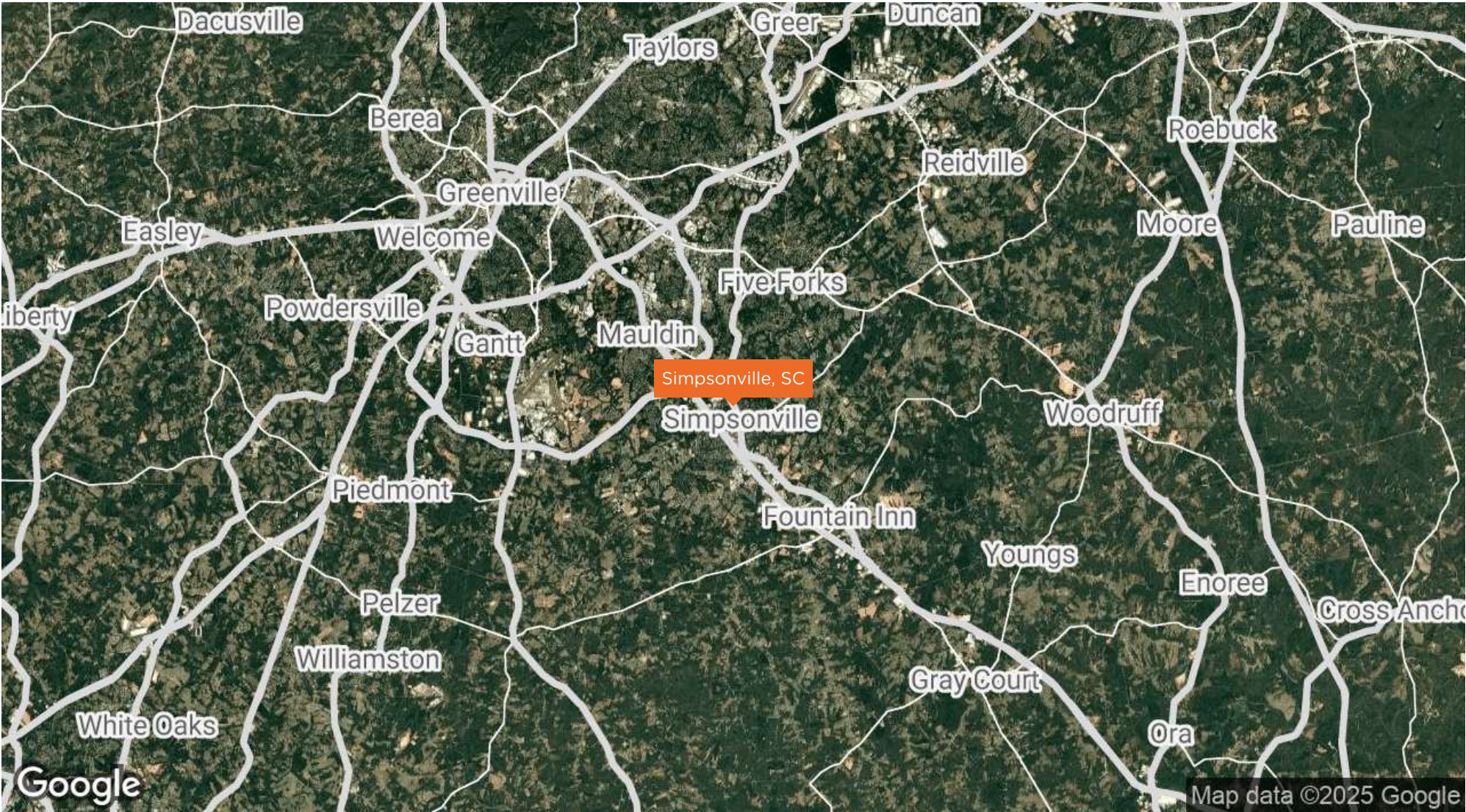
RETAILER MAP



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REGIONAL MAP



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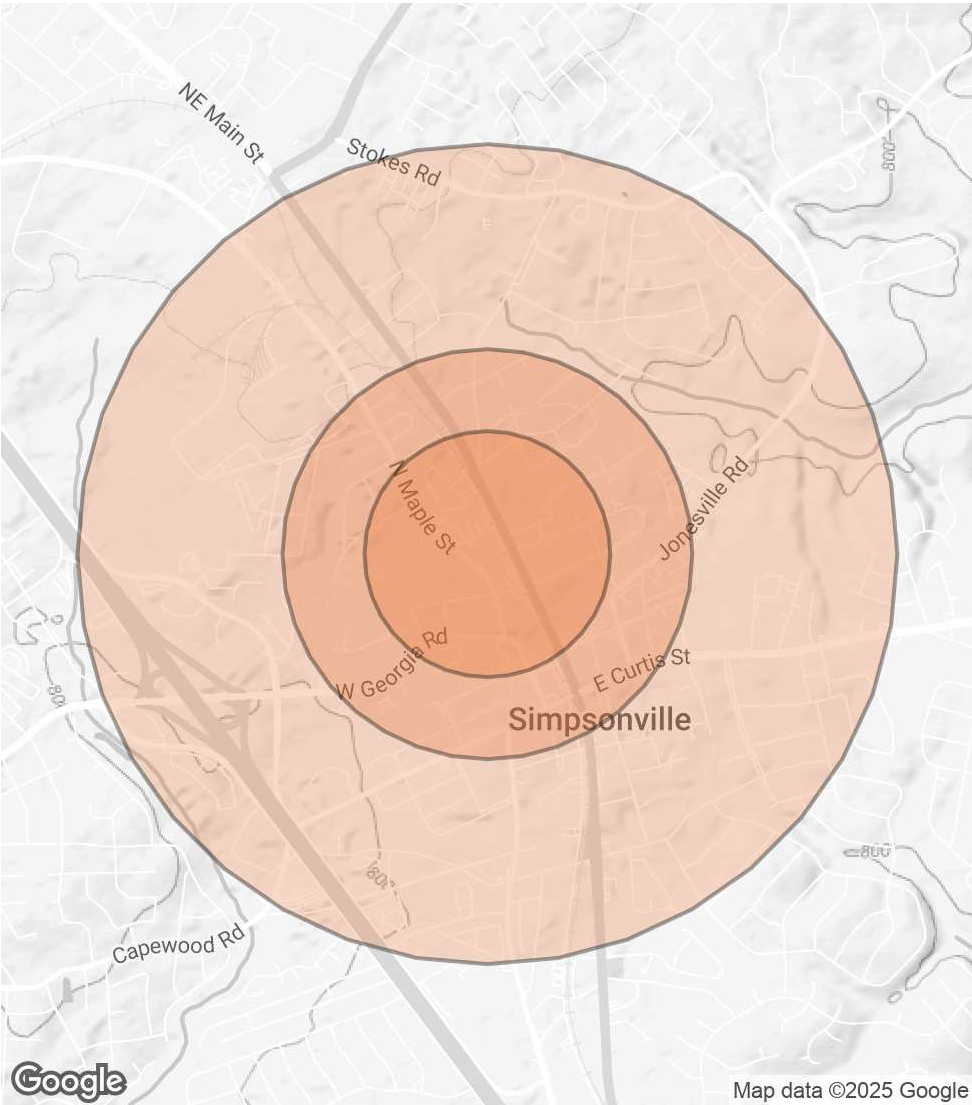
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	656	1,732	6,419
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	276	718	2,702
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$93,327	\$99,894	\$109,082
AVERAGE HOUSE VALUE	\$311,840	\$318,729	\$307,598

Demographics data derived from AlphaMap



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SVN CORE COVENANTS



SVN® core covenants

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:

- 1 Create amazing value with my clients, colleagues and communities.
- 2 Cooperate proactively and place my clients' best interests above my own.
- 3 Include, respect and support all members of the commercial real estate industry.
- 4 Honor my commitments.
- 5 Personify and uphold the SVN brand.
- 6 Resolve conflicts quickly, positively and effectively.
- 7 Take personal responsibility for achieving my own potential.
- 8 Excel in my market area and specialty.
- 9 Focus on the positive and the possible.
- 10 Nurture my career while valuing the importance of family, health and community.

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SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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The 9.6% report

A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION

SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

Visit svn.com to find out more.

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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ROD SUAREZ

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PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod’s journey to Greenville began more than two decades ago, coinciding with the region’s remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod’s understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod’s personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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PROFESSIONAL BACKGROUND

Stephen Ahrud is the Broker-In-Charge at SVN Blackstream in Greenville, SC, where he has been shaping the commercial real estate landscape since joining as an advisor in 2016. Acquiring the BIC title in 2021, Stephen has leveraged his passion for the Upstate and his commitment to helping entrepreneurs and investors to drive significant growth and success for his clients.

With a specialty in flex spaces, land, and self-storage, Stephen brings an eclectic mix of expertise and experience to the table. His dedication to understanding the unique needs of each client has enabled him to build strong relationships and achieve remarkable results.

Before diving into the world of commercial real estate, Stephen honed his skills in apartment advertising, gaining valuable insights that have contributed to his comprehensive understanding of the real estate market.

Stephen's journey into commercial real estate was fueled by his desire to influence the growth and development of the Upstate region. His work has been instrumental in helping businesses and investors find the perfect spaces to thrive.

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