



Thomas McAfee  
FUNERAL HOMES  
FUNERALS • CREMATION • PRE-PLANNING

Site



DOLLAR GENERAL

# GROUND LEASE / BTS OPPORTUNITY

±1.28 Acres with Frontage on Hwy 417 Near I-385 & I-185 in Simpsonville, SC



## Executive Overview

01 Hwy 417

Simpsonville, SC 29681

### Property Highlights:

- Corner lot on Hwy 417
- All utilities available
- High traffic count:  $\pm 14,300$  VPD (2024)
- High visibility from I-385
- Existing cuts provided
  - No curb cuts will be approved from Hwy 417
- Common storm water management
- Contact Agent for BTS opportunity

### Offering Summary

**Land Size:**  $\pm 1.28$  Acres

**Zoning:** C-2

**Lease Rate:** Contact Broker

**Lease Type:** Ground Lease

*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's agent.*





## Property Description

01 Hwy 417

Greenville Tax #: 0295000100108

### **Prime Corner Lot – Ground Lease or Build-to-Suit**

Introducing ±1.28 acres of highly visible land located at a prominent corner with direct exposure from Interstate 385. This site is surrounded by a strong mix of residential neighborhoods and established commercial businesses, creating an ideal environment for development. Zoned C-2, the property offers exceptional versatility for a wide range of uses. Available for ground lease or build-to-suit, this site is primed for your next project.



## Parcel Overview

01 Hwy 417

Greenville Tax #: 0295000100108

±1.28 Acres



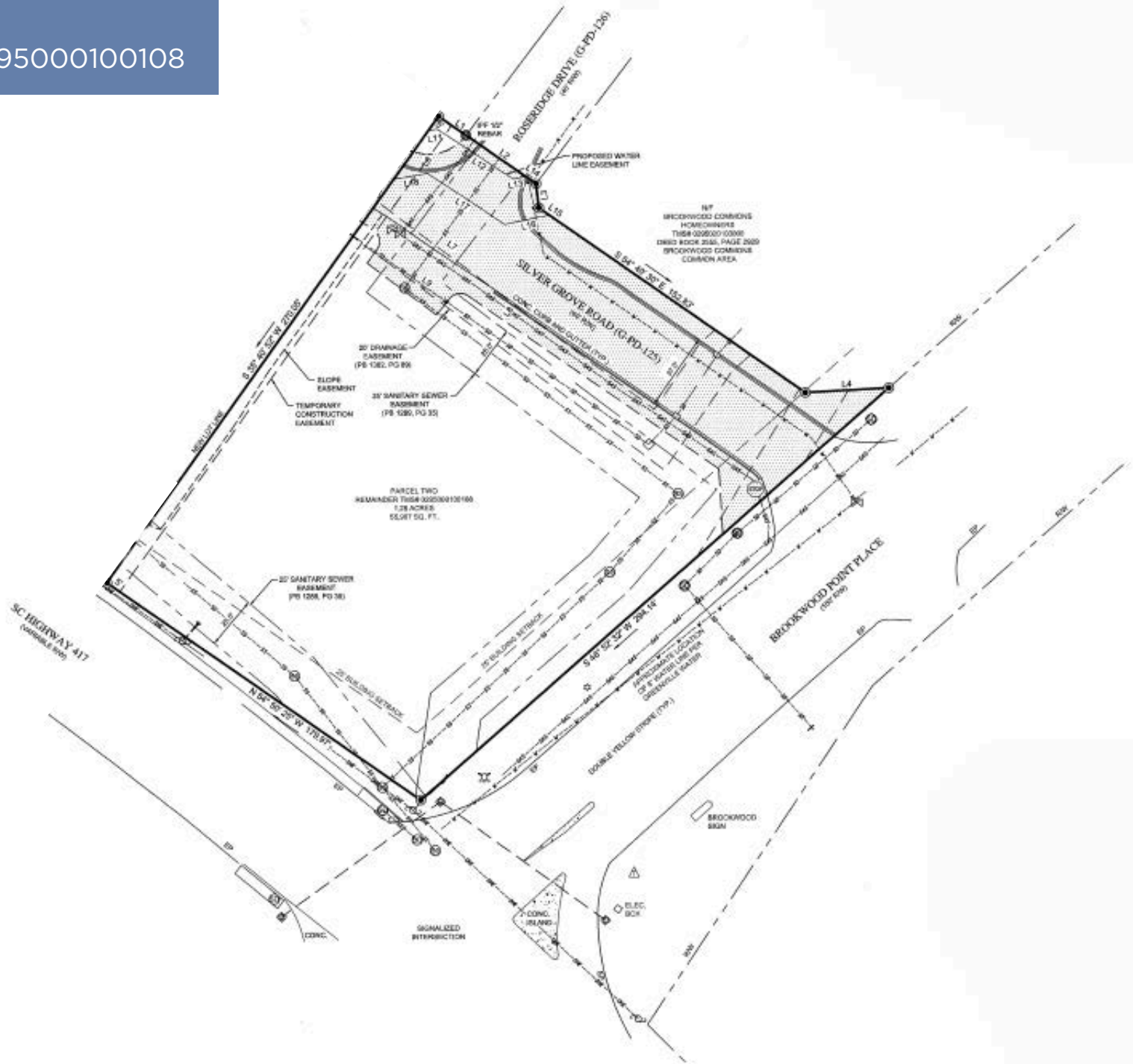
VPD: ±14,300 (SCDOT, 2024)



## Survey

01 Hwy 417

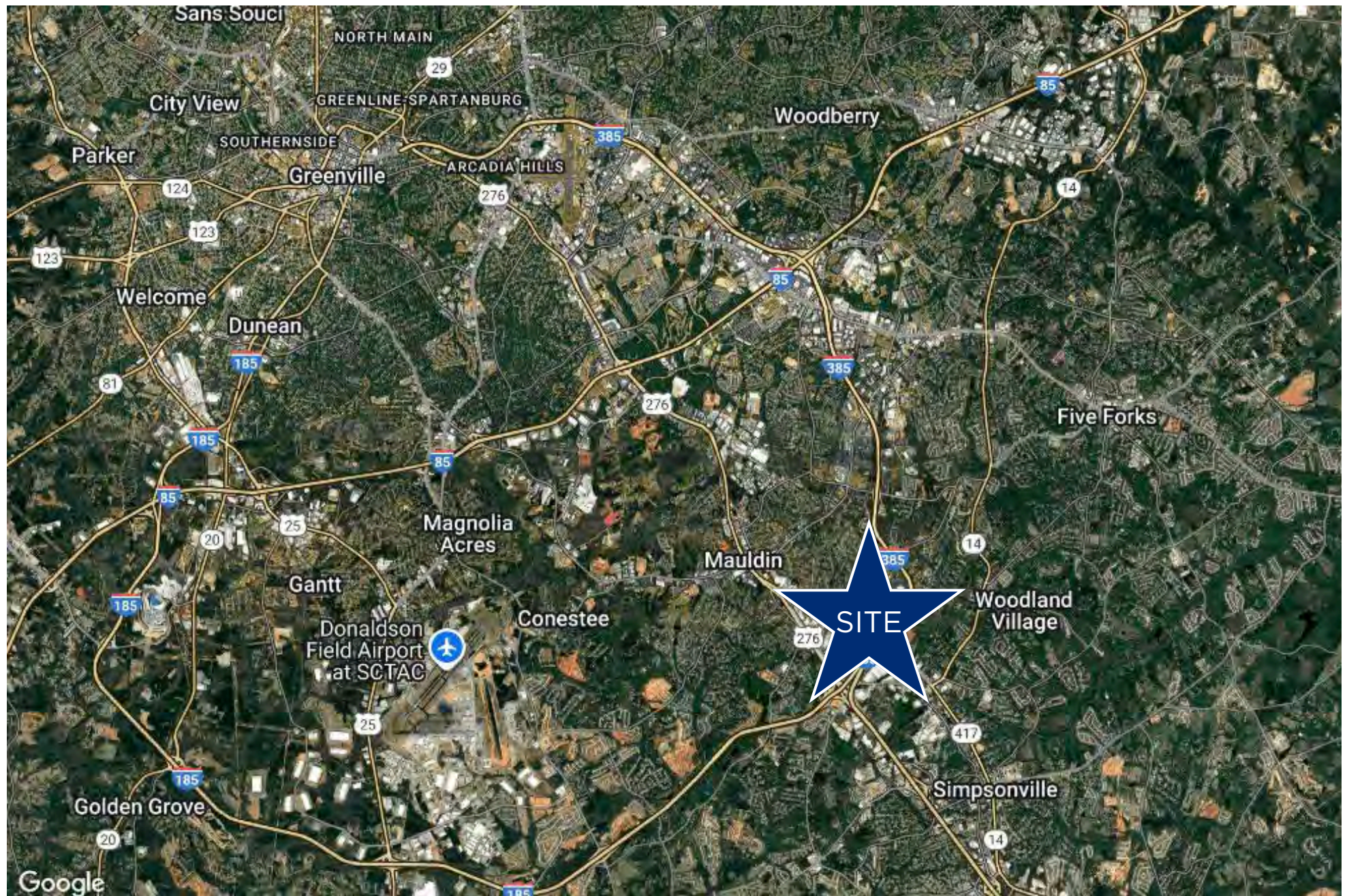
Greenville Tax #: 0295000100108





# Map

Simpsonville, SC





# Confidentiality & Disclaimer

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REEDY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.



# 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.



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