

FOR LEASE



715 NE MAIN ST SIMPSONVILLE SC



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THE OPPORTUNITY



PRIME RETAIL OR OFFICE OPPORTUNITY LOCATED ON MAIN STREET IN SIMPSONVILLE, SOUTH CAROLINA. THIS ±1,330 SF BUILDING SITS ON APPROXIMATELY 0.48 ACRES ZONED BUSINESS GENERAL (BG) WITHIN THE CITY OF SIMPSONVILLE, ALLOWING FOR A WIDE VARIETY OF COMMERCIAL USES.

THE PROPERTY OFFERS EXCELLENT VISIBILITY AND ACCESS ALONG ONE OF SIMPSONVILLE'S MAIN CORRIDORS—JUST MINUTES FROM INTERSTATE 385, DOWNTOWN RESTAURANTS, AND NEARBY SERVICE AND RETAIL DISTRICTS.

LIGHT RENOVATIONS COMPLETED IN 2023 PROVIDE AN UPDATED LOOK WHILE MAINTAINING FLEXIBILITY FOR TENANT OR OWNER CUSTOMIZATION. AMPLE ON-SITE PARKING AND CONVENIENT ACCESS MAKE THIS AN IDEAL LOCATION FOR PROFESSIONAL OFFICE, BOUTIQUE RETAIL, OR SERVICE-ORIENTED BUSINESS SEEKING EXPOSURE AND ACCESSIBILITY IN A HIGH-GROWTH MARKET.

PROPERTY SUMMARY

Lease Rate: **\$20/SF NNN**

Frontage **±76'**

Acres **0.48 ± AC**

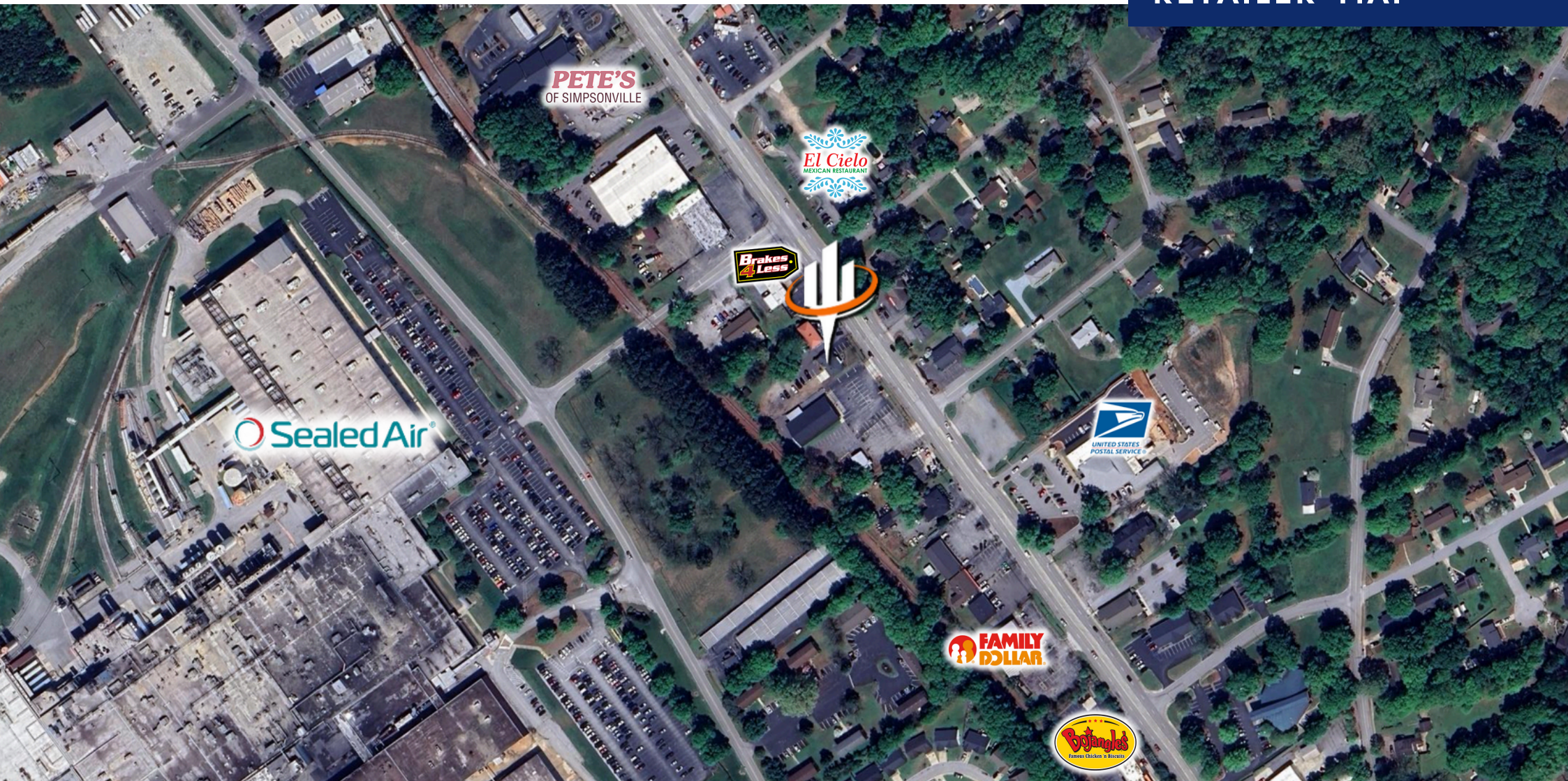
Parcel No. **0302000301400**

Zoning **BG City of Simpsonville**

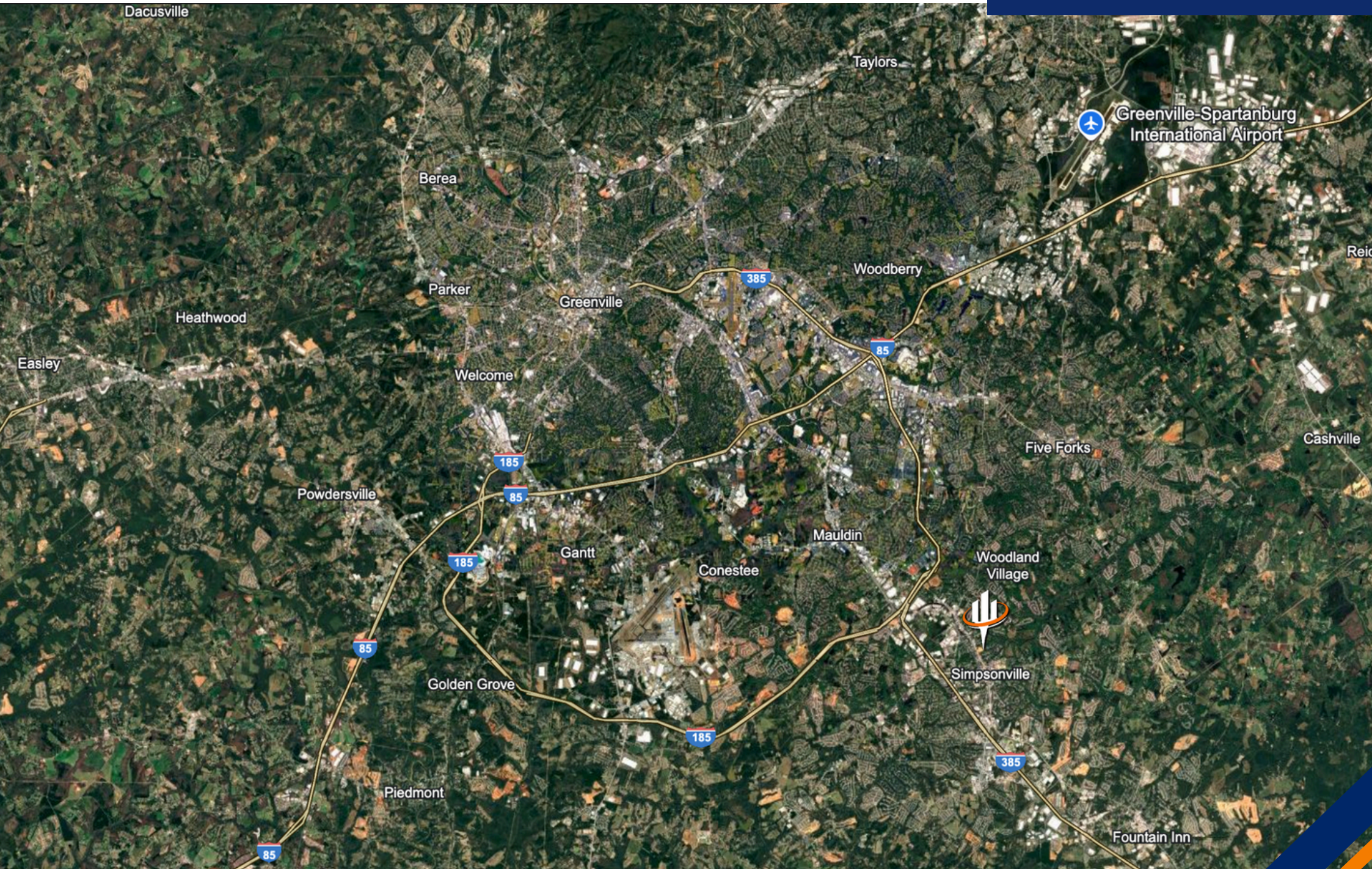
Traffic **±20,000 VPD on Main Street**



RETAILER MAP



REGIONAL MAP

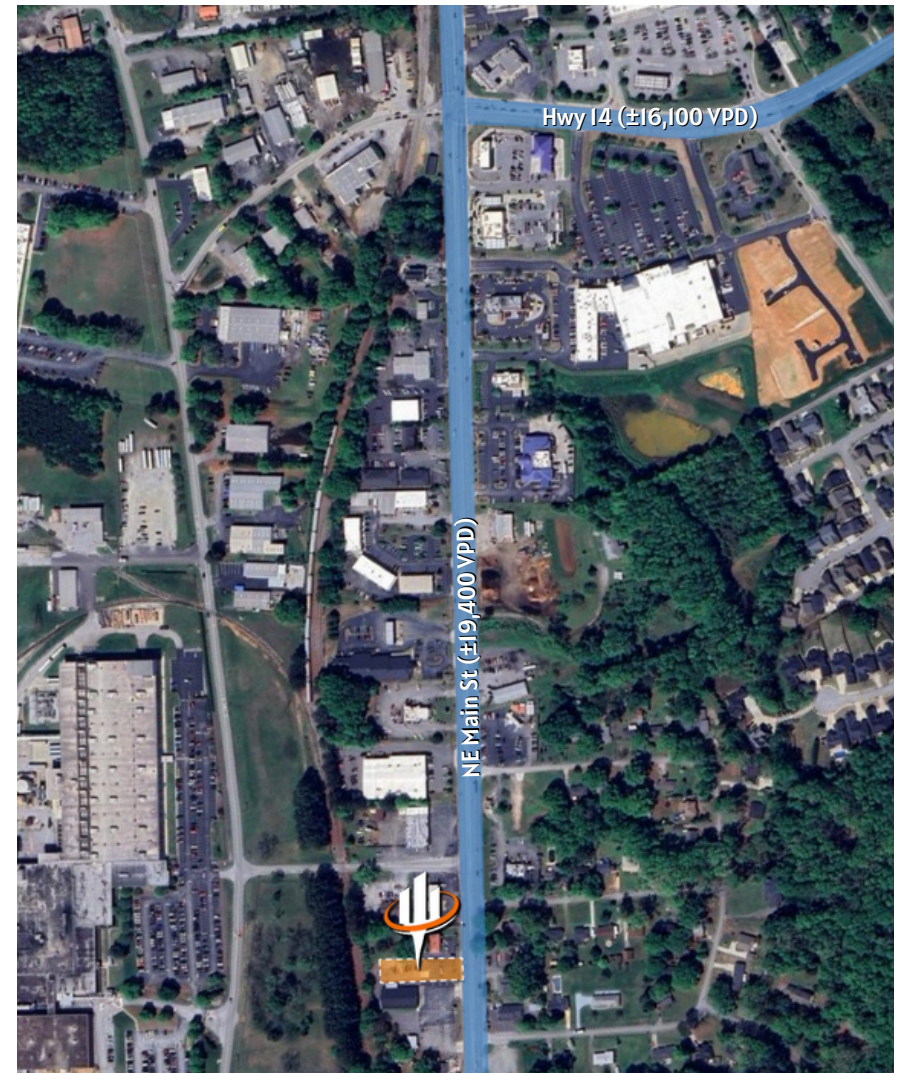


DEMOGRAPHICS

	1 MILE	5 MILES	7 MILES
2025 Population (Q2)	4,820	139,047	204,673
Avg HH Income	\$104,623	\$121,080	\$126,534
Daytime Employees	2,424	34,648	61,790
Average Age	41.6	40.7	40.5
Median Home Value	\$387,587	\$421,293	\$453,544
2029 Estimated Population	+2.7%	+5.0%	+5.4%

	8 Minutes	12 Minutes	4 Miles
2025 Population (Q2)	51,085	124,084	97,427
Avg HH Income	\$113,237	\$118,867	\$119,024
Daytime Employees	13,107	32,368	22,610
Average Age	41.3	40.9	40.9
Median Home Value	\$384,670	\$413,841	\$408,307
2029 Estimated Population	+5.7%	+5.1%	+5.1%

Source: SiteSeer Retail Data



Source: SCDOT Traffic Data

MARKET 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 "Charlanta" 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.



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