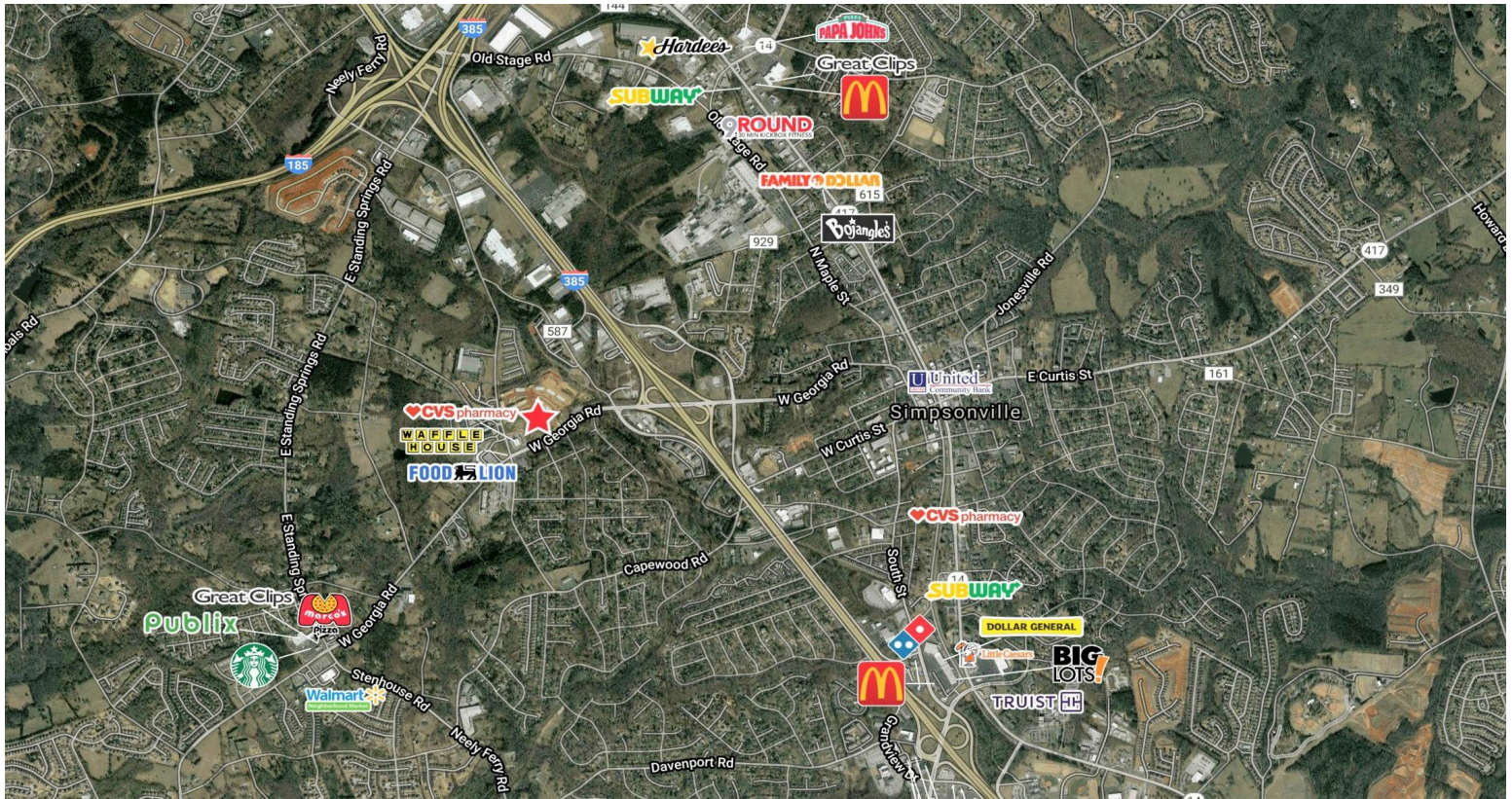


# Simpsonville

910 W Georgia Road, Simpsonville, SC 29680  
Greenville County

**TRICOR**



## HIGHLIGHTS

County: Greenville  
Type: Retail  
Total SF: 76,656

## CONTACT

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- Located in Greenville County and part of the Greenville-Mauldin-Easley MSA.
- Part of the “Golden Strip” along with Mauldin and Fountain Inn which is an area noted for having low unemployment due to the diversity of industries including Para-Chem, KEMET, Sealed Air and Milliken.
- Population within five miles of site grew 26.9% from 2010 to 2020.
- Simpsonville is expected to grow 22.7% in the next five years.
- Median age within five miles is 37
- Traffic counts at the site are 19,000 vpd on W. Georgia Road and 3,900 vpd on Neely Ford Road.
- There are four new multifamily developments with one-half mile of the site.
- There are twelve new single family residential developments underway in Simpsonville.

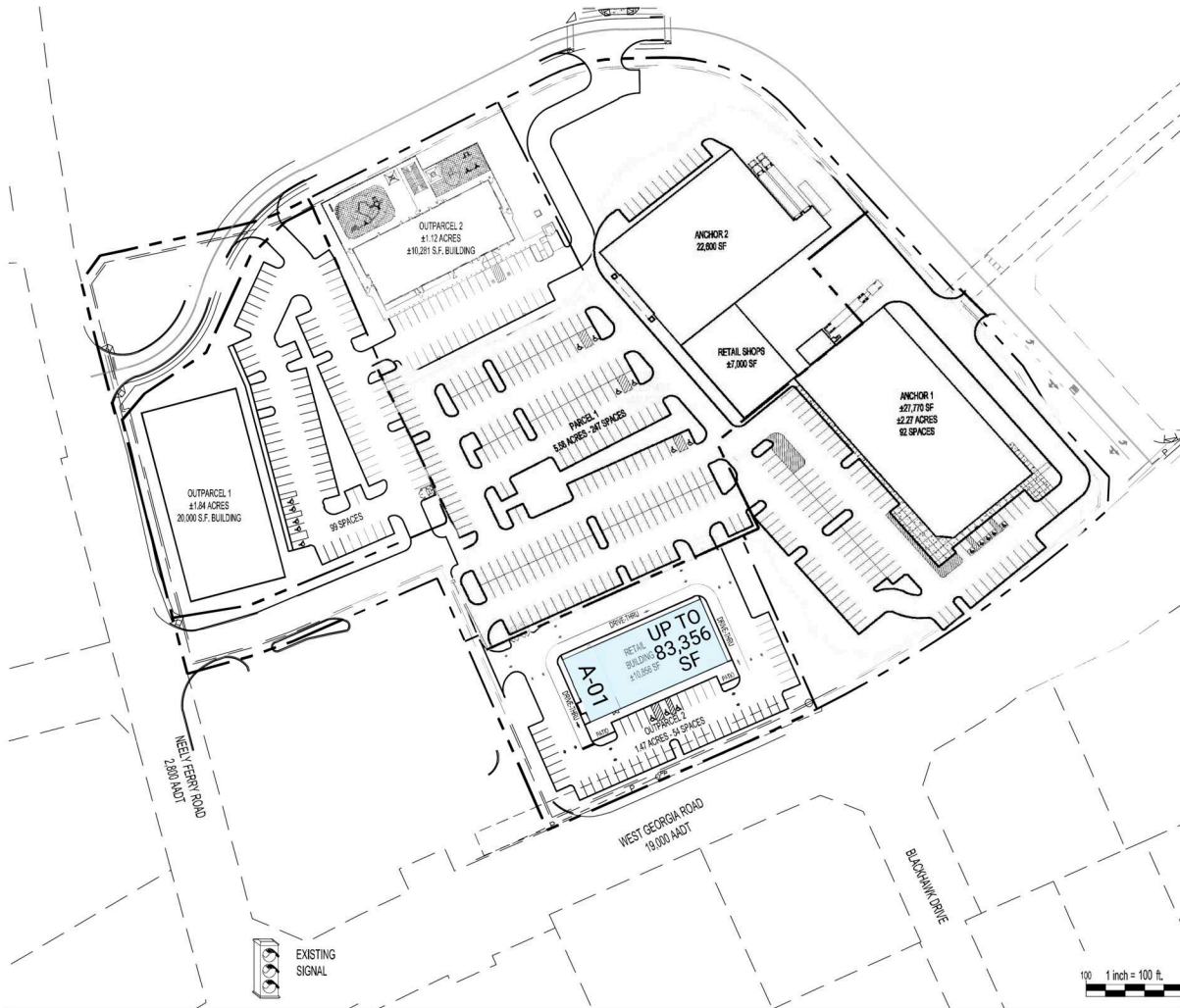
## DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
Population	56,209	111,030	287,363
Households	21,588	43,313	116,452
Average Household Income (\$)	90,402	90,533	97,411

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A-01 Available

2,500 SF

A-02 Available

8,356 SF