Simpsonville
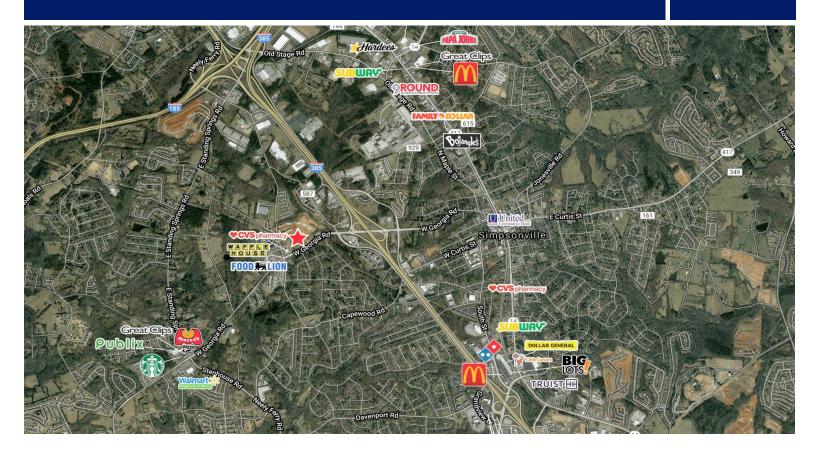
910 W Georgia Road, Simpsonville, SC 29680
Greenville County

TRICOR

HIGHLIGHTS

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

CONTACT

Stacey CaChat
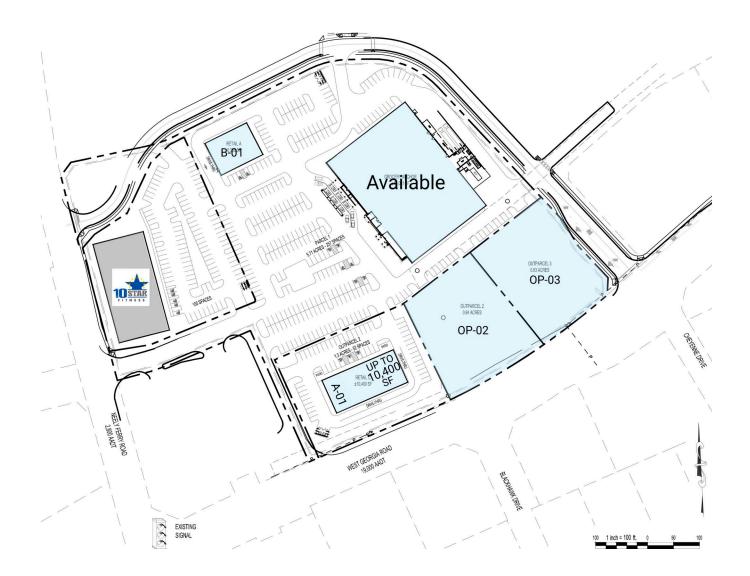407.576.5239
stacey@tricor.net

- 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.
- The annual population growth in Simpsonville is anicipated at 4.5%.
- Within the last 5 years, the population has increased by 27% creating a housing surge with single family homes.
- Simpsonville is a destination for young families with the median age of 36 and active working professional with in the affluent submarket of Greenville.
- Traffic counts at the site are 19,000 vpd on W. Georgia Road and 3,900 vpd on Neely Ford Road.
- Simpsonville ranks high in excellence in schools, parks and numberous outdoor activities including easy access to I-387 and I-85.

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
Population	56,792	116,108	306,926
Households	22,037	45,639	124,716
Average Household Income ($)	118,837	115,826	122,310

RETAIL A
B-01

GROCER ANCHOR
Available

PARCEL 1
5.71 ACRES - 257 SPACES

100 SPACES

10 STAR FITNESS

OUTPARCEL 3
0.93 ACRES
OP-03

OUTPARCEL 2
0.94 ACRES
OP-02

OUTPARCEL 2
1.3 ACRES - 52 SPACES

PATIO

RETAIL 1
±10,400 SF
A-01

UP TO 10,400 SF

DRIVE-THRU

NEELY FERRY ROAD
2,800 AADT

WEST GEORGIA ROAD
19,000 AADT

CHEYENNE DRIVE

BLACKHAWK DRIVE

EXISTING SIGNAL

100 1 inch = 100 ft. 0 50 100

A-01	Available	2,500 SF	
A-02	Available	7,900 SF	
B-01	Available	6,308 SF	
G-01	Available	51,031 SF	
OP-02	Available	0.94 AC	
OP-03	Available	0.93 AC	