

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$249,000
Lot Size:	Estimated ±2.5 Acres
Zoning:	S-1
Market:	Simpsonville
APN:	0305000100509-

## PROPERTY OVERVIEW

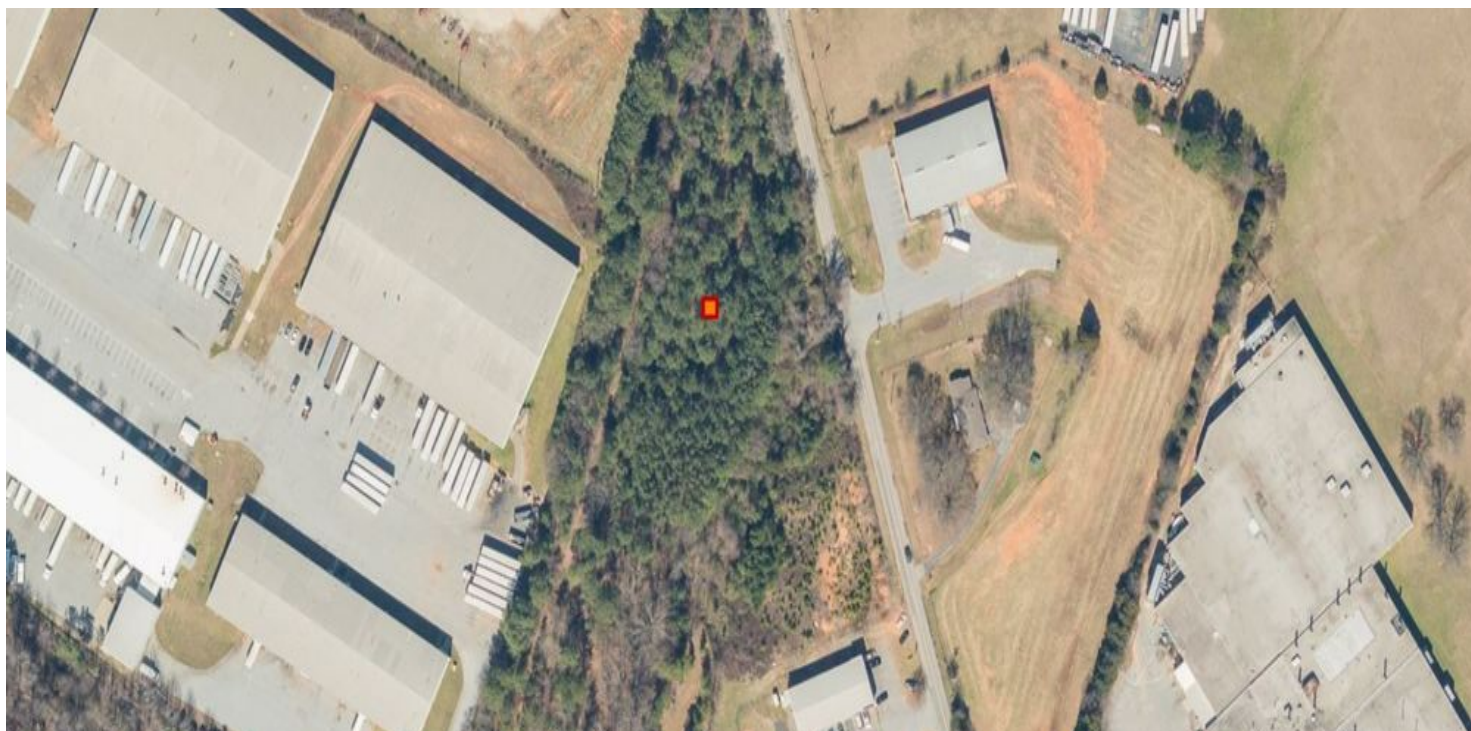
Reduced Price! Prime development location on Neely Ferry Rd. Simpsonville SC for a service business! Several developments in the area. Parcel is adjacent to I-385 and Grandview Dr. Quick access to and from the I-385 and 185 Southern Connector.

## PROPERTY HIGHLIGHTS

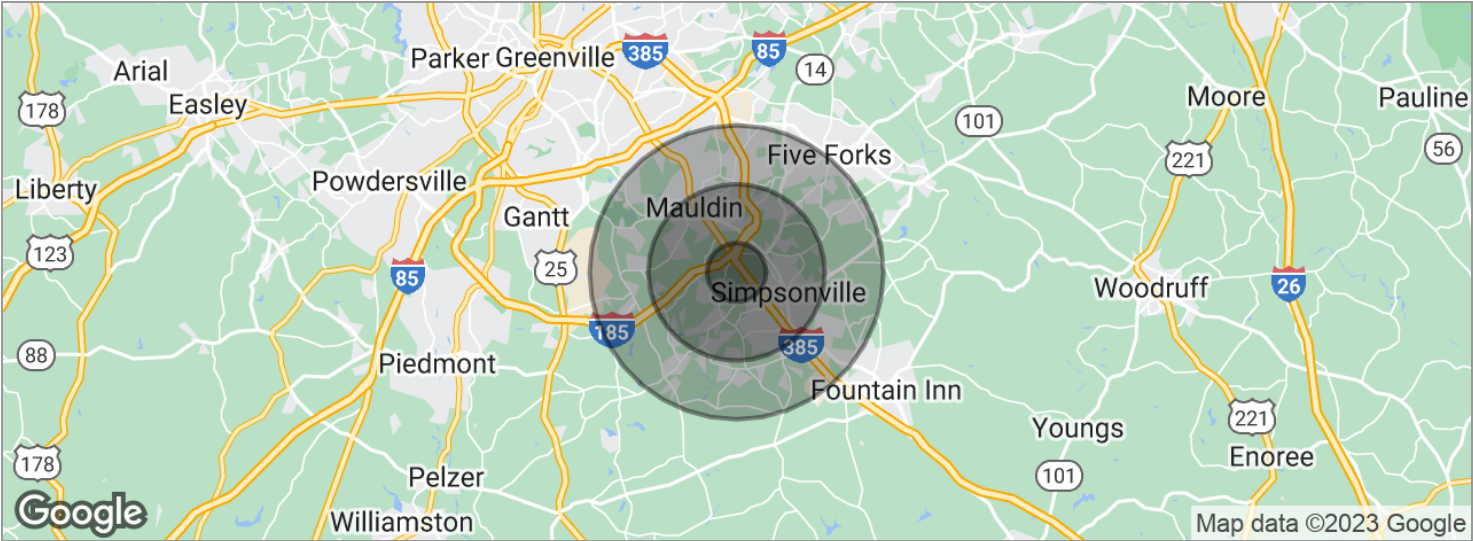
- Prime Location for Service Business
- ±477 ft. of road frontage
- Water
- Sewer
- Fronts Neely Ferry Rd.
- Corner Lot
- Minutes to I-385 and 185 Southern Connector



# Additional Photos



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,418	32,567	76,554
Median age	34.4	35.7	37.1
Median age [Male]	32.1	34.3	35.6
Median age [Female]	35.6	36.8	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,476	12,450	29,445
# of persons per HH	2.6	2.6	2.6
Average HH income	\$60,671	\$66,386	\$68,376
Average house value	\$209,679	\$196,185	\$188,251

\* Demographic data derived from 2020 ACS - US Census



# Storage | Neely Ferry Road

## Site Development Summary

2.5 Acres

Greenville County, SC

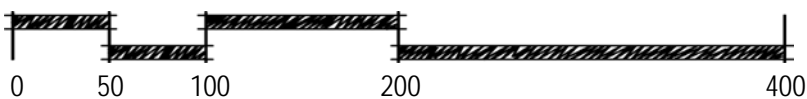
TMS# 0305000100509

S-1 Zoning

1.0  
concept



Note: This plan is conceptual and subject to change due to local regulatory requirements and market conditions.



05.09.2019

**SW**  
SEAMONWHITESIDE