680 Fairview Road, Simpsonville, SC 29680



#### **PROPERTY DESCRIPTION**

Excellent investment opportunity in Simpsonville, SC!

All 5 units in this center are leased (one tenant occupies 2 adjacent spaces, counted as 1 unit). These tenants have been in place for an extended period, primarily operating under a gross lease agreement. As lease renewals approach in 2024, there is an opportunity to transition to NNN leases and modify the terms of the lease agreements.

This center boasts an ideal position along the bustling Fairview road, with an estimated daily vehicle traffic of 29,100. It is in close proximity to interstate 385 and minutes from the fast growing city of Greenville, SC.

Contact us at commercial@primerealtysc.com or 864.438.2999 for more information!

### **PROPERTY HIGHLIGHTS**

- 5 Units 100% Leased
- Average Daily Traffic on Fairview Road is 29,100
- Close Proximity to Interstate 385
- Cap Rate: 7%

### **OFFERING SUMMARY**

Sale Price:	\$1,200,000
Number of Units:	5
Lot Size:	0.94 Acres
Building Size:	8,868 SF
NOI:	\$84,851.65
Cap Rate:	7.0%

DEMOGRAF	PHICS	0.5 MILES	1 MILE	1.5 MILES	
Total Househ	olds	574	2,403	5,289	
Total Populat	ion	1,534	6,324	14,227	
Average HH I	ncome	\$83,056	\$81,867	\$85,627	



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## RETAIL FOR SALE















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RETAIL FOR SALE







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#### 680 Fairview Road, Simpsonville, SC 29680 **RETAIL FOR SALE** (291) Berea (290) (183)(101)Reidville (253) Woodberry 385 Parker Greenville (296) (14) (276) 29 (123) 85 [123] (417) Dunean (146) (291) Cashville (81) Five Forks (564)(146)le 85 (14) Mauldin Gantt (20) 185 Conestee (276) (417)385 (101) (418) 25 (418) Wo Simpsonville Golden Grove 185 385 (146) iedmont (14)(101) (86) Fountain Inn (20) (418) Youngs 385 Woodville (418) Pelzer (146)Ware Place (14) (92) nston McKelvey **Gray Court** Crossroads (247)(14)(101) Map data ©2024

Fully Leased Strip Mall in Simpsonville, SC





### Fully Leased Strip Mall in Simpsonville, SC 680 Fairview Road, Simpsonville, SC 29680 **RETAIL FOR SALE** Bridges Rd (276) (564) Adams Mil Rd 14) 385 Mauldin W Butler Rd 566 Bethelad (417) Harts Ln Harts Ln 185 276 (417) Ashmore Bride (14) Stokes Rd Hillcrest Middle School E Georgia F (417) od als Rd tanding Springs Rd Simpsonville Elementary School E Curtis St 161 Simpsonville Plain Elementary School Cabewoodko W Georgio Pad Log Shoals Rd Standing Springs (146) Davenport Rd (14) Brashier Middle College Stella's Southern Bistro Bryson Elementary School Rocky Creek Rd (14) Harrison Bridge Rd 181 A Georgia Rd (146) First Watch Walmart Supercenter Target



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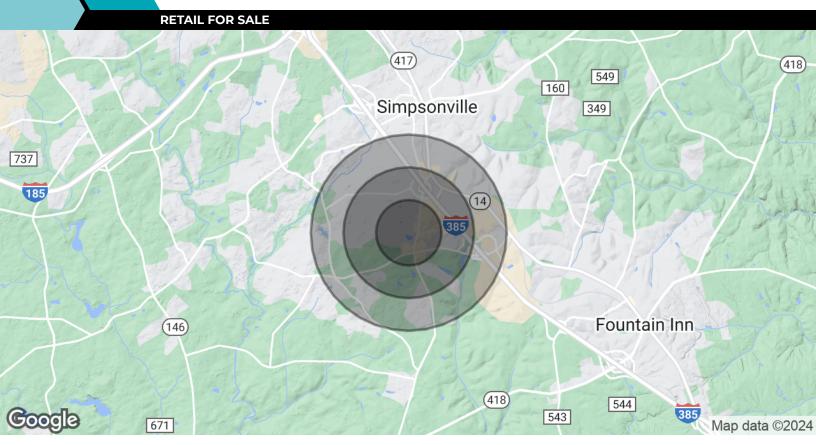
New Harrison Bridge Rd



Map data

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680 Fairview Road, Simpsonville, SC 29680



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,534	6,324	14,227
Average Age	34.8	35.4	36.1
Average Age (Male)	32.9	33.9	35.2
Average Age (Female)	38.2	37.8	37.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	574	2,403	5,289
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$83,056	\$81,867	\$85,627
Average House Value	\$187,498	\$176,509	\$177,735

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census



