

Fully Leased Strip Mall in Simpsonville, SC

680 Fairview Road, Simpsonville, SC 29680

RETAIL FOR SALE



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%

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	574	2,403	5,289
Total Population	1,534	6,324	14,227
Average HH Income	\$83,056	\$81,867	\$85,627



Ashley Lewis

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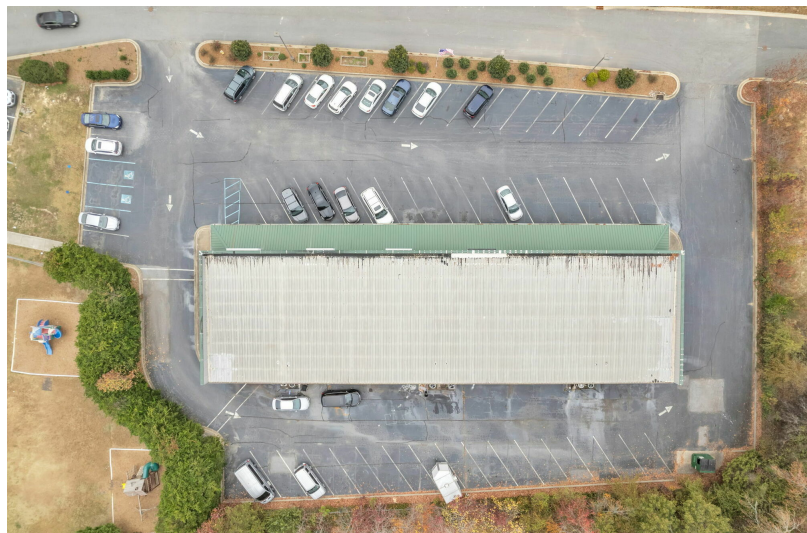
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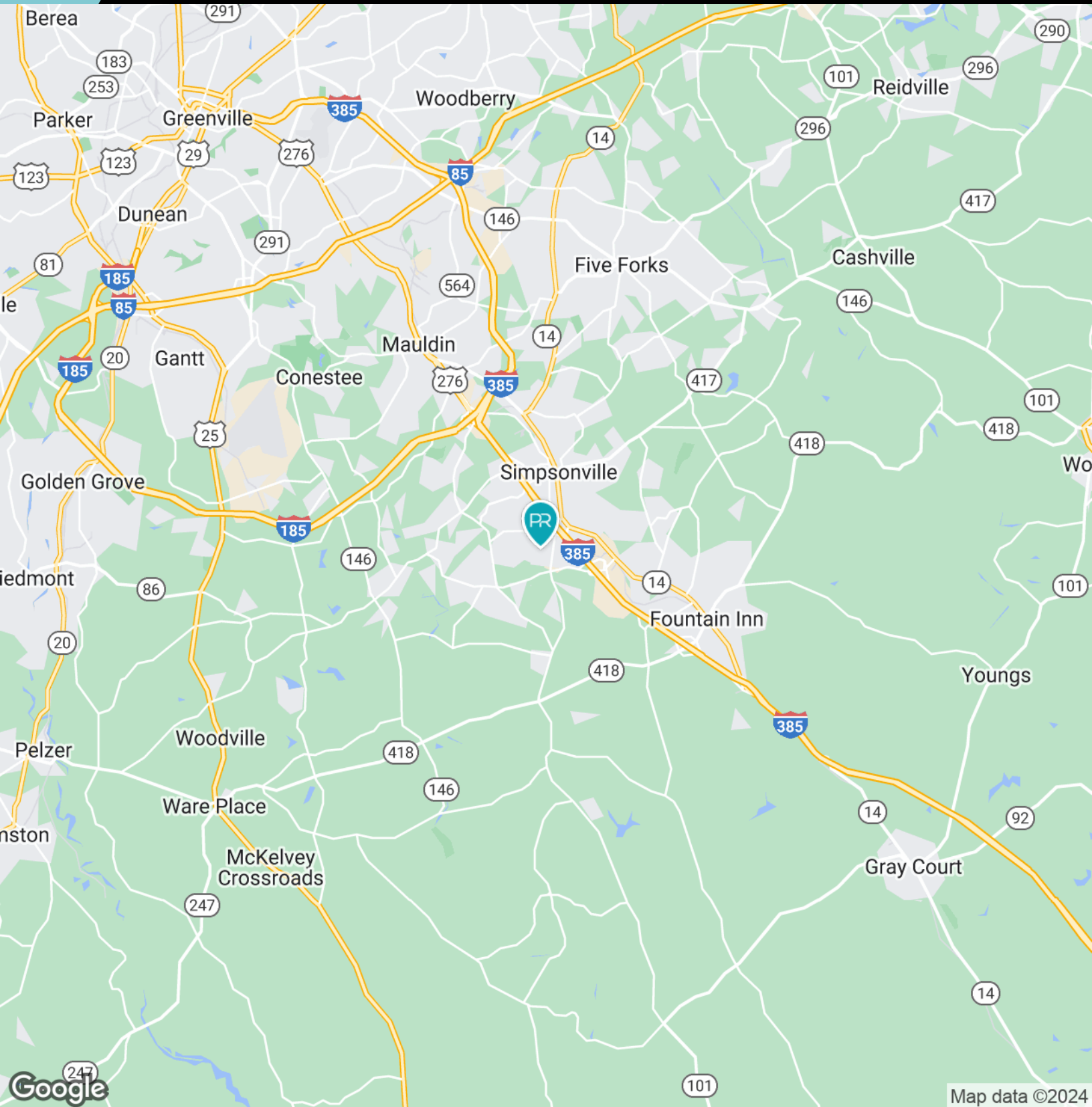
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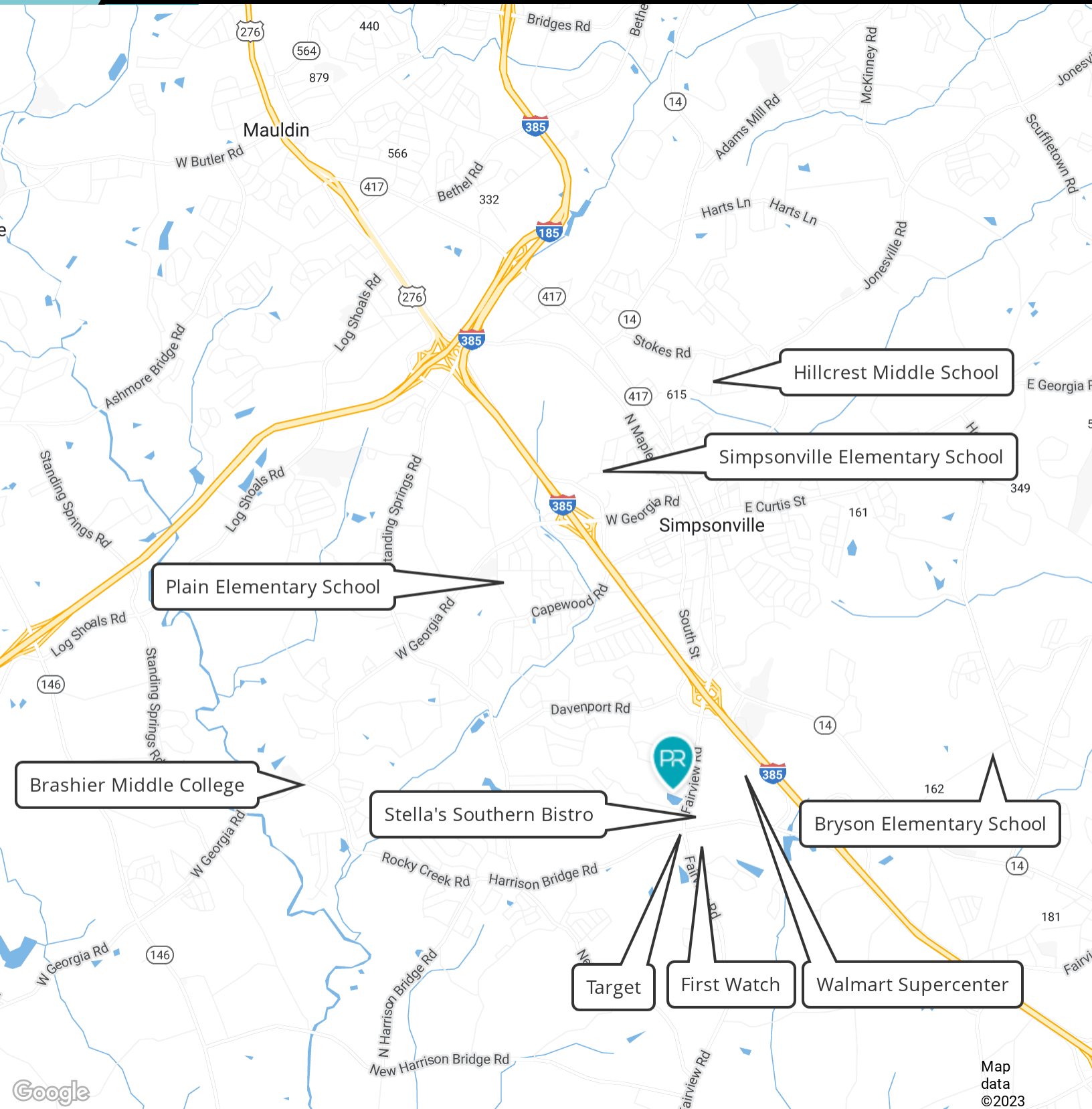
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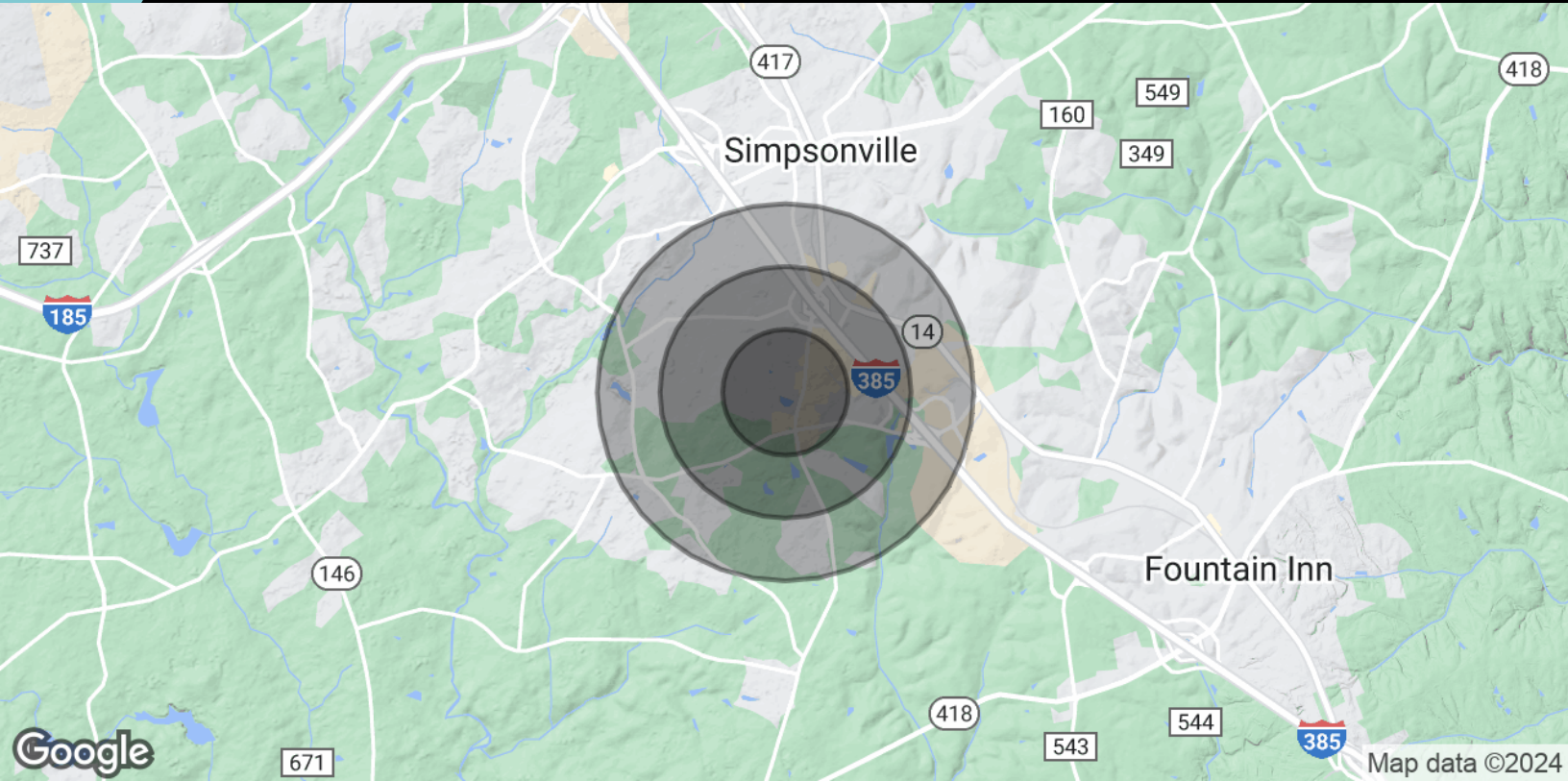
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,534	6,324	14,227
Average Age	34.8	35.4	36.1
Average Age (Male)	32.9	33.9	35.2
Average Age (Female)	38.2	37.8	37.5

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

* Demographic data derived from 2020 ACS - US Census



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