



NPA PRIDE DRIVE, SIMPSONVILLE, SC 29681

INDUSTRIAL SITE CITY OF SIMPSONVILLE



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Executive Summary



PROPERTY OVERVIEW

3.4 acre industrial lot located just off of Highway 14/ Main Street in the City limits of Simpsonville. Zoned B-1 (Industrial) City of Simpsonville. Lot is wooded, ready for development. Water and sewer available (sewer capacity in process of being upgraded with city, septic also ok). Minutes from Interstate 385 and downtown Simpsonville. One of the few industrial sites remaining in the city limits of Simpsonville. Priced reduced from \$225,000!

PROPERTY HIGHLIGHTS

- 3.4 Acres
- Zoned B-1, City of Simpsonville
- Sewer and Water available (sewer capacity upgrade planned)
- Near I-385
- Private setting

PROPERTY SUMMARY

Sale Price:	\$155,000
Lot Size:	3.4 Acres
APN #:	0323010100305
Zoning:	B-1, City of Simpsonville
Market:	GSP
Sub Market:	Simpsonville
Cross Streets:	Main St

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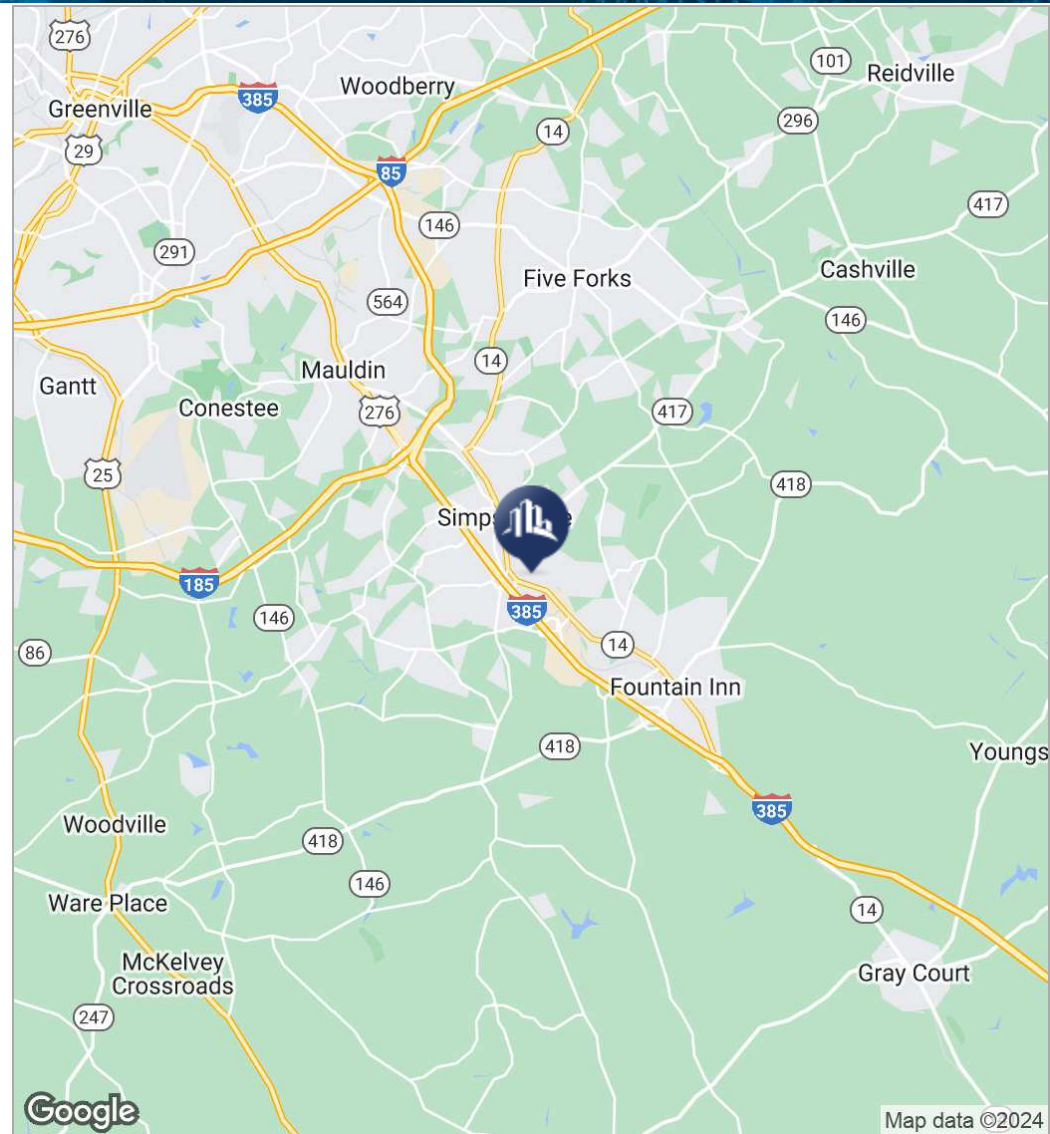
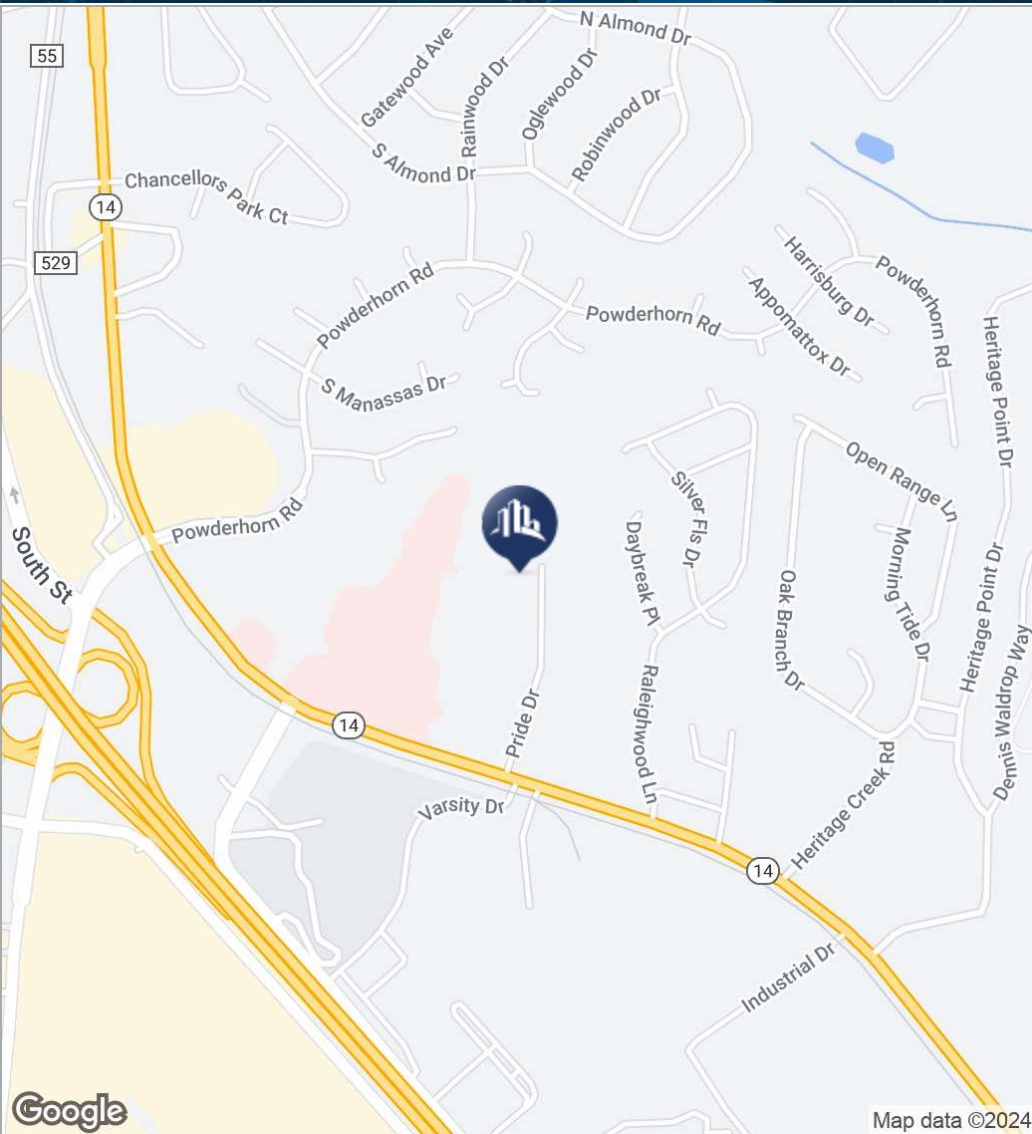
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EXECUTIVE SUMMARY // 2

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Location Maps



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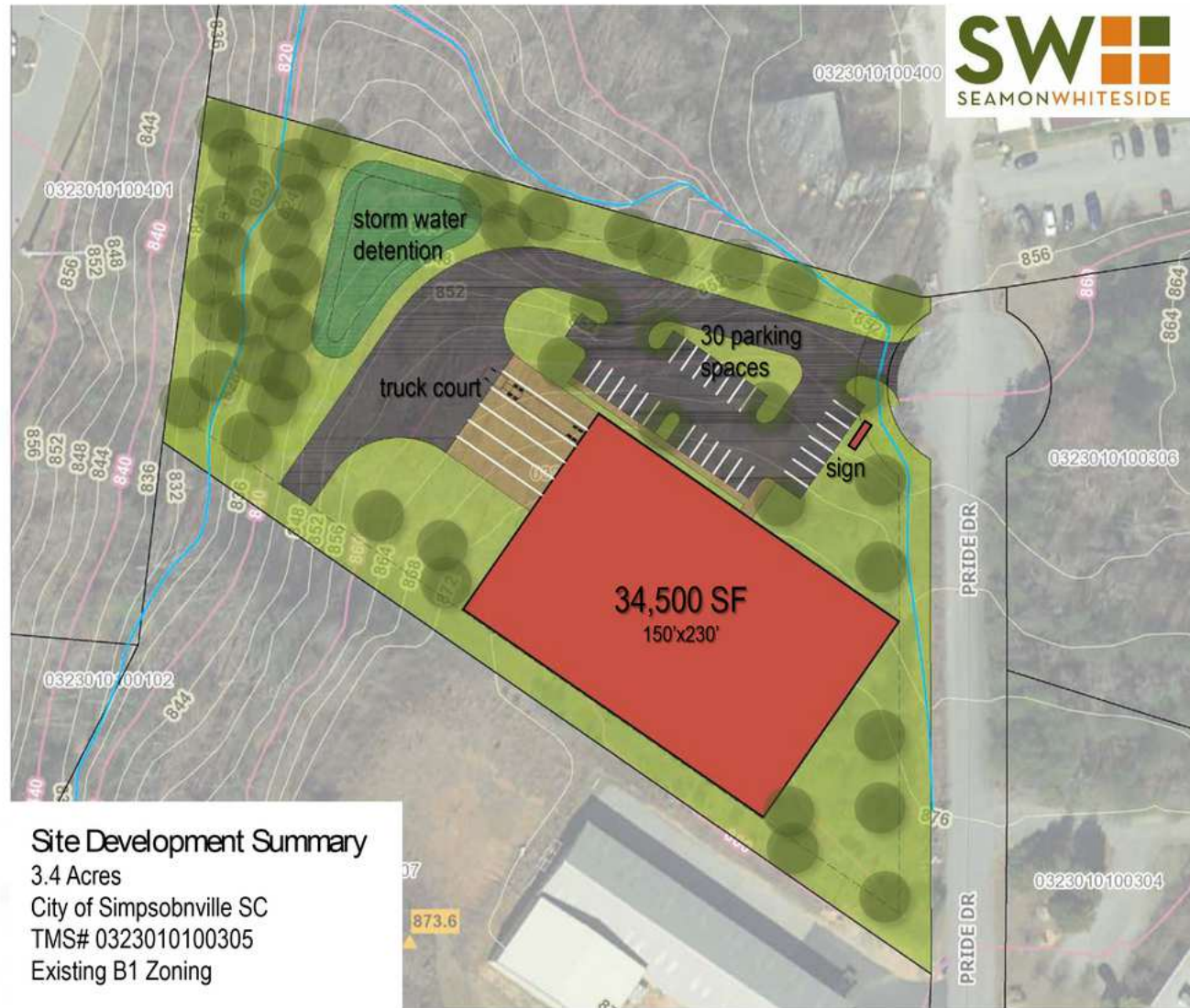
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LOCATION MAPS // 3

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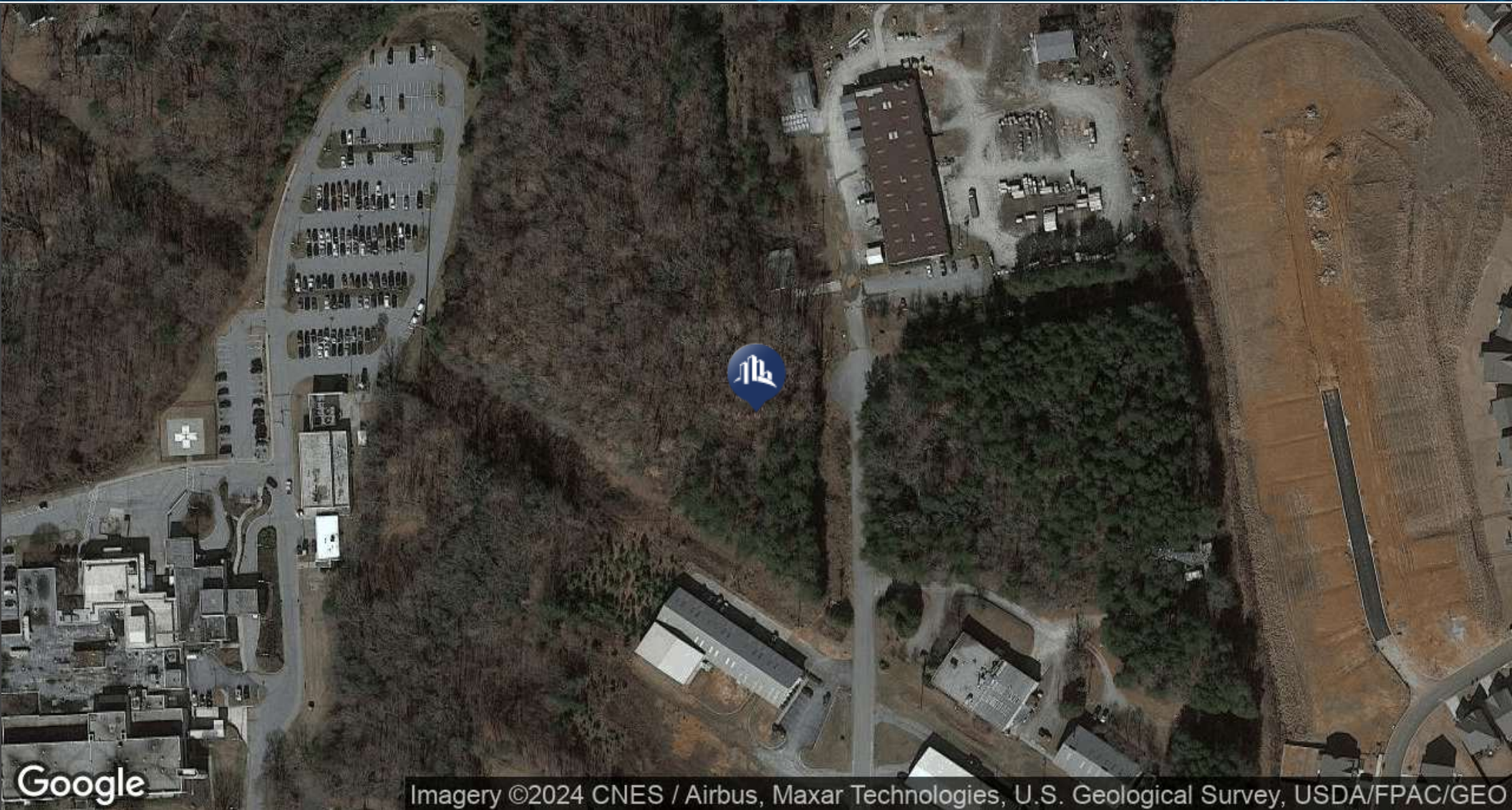
Site Plan



Site Development Summary
3.4 Acres
City of Simpsonville SC
TMS# 0323010100305
Existing B1 Zoning



Aerial Map



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AERIAL MAP // 5

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Demographics Report



	1 MILE	3 MILES	5 MILES
Total households	1,340	12,264	25,410
Total persons per hh	2.5	2.6	2.7
Average hh income	\$66,211	\$64,349	\$70,514
Average house value	\$184,085	\$198,719	\$209,145

	1 MILE	3 MILES	5 MILES
Total population	3,327	31,726	67,784
Median age	39.8	36.4	37.0
Median age (male)	39.3	34.3	35.1
Median age (female)	40.9	37.7	38.1

* Demographic data derived from 2020 ACS - US Census



Agent Bio 1



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Professional Background

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities from the sale of the business to sale-leasebacks for individual owners, private investments groups, REIT's, and Family Offices.

Memberships & Affiliations

Certified Commercial Investment Member Institute
International Council of Shopping Centers (ICSC corporate)
Member Alliance of Merger & Acquisition Advisors (AMAA)
National Association of Realtors (NAR)

Education

Clemson University, BLA (5-year professional)
Certified Commercial Investment Member Institute designation (CCIM)
Certified Mergers & Acquisitions Advisor designation (CM&AA)

