



0.74 Acres of Land and Improvements for Sale

Price Reduction: \$499,000
206 Ladean Court | Simpsonville, SC 29680



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Aerial



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Property Overview

PROPERTY FEATURES

- ±0.74 acres with improvements for sale or lease
- Park includes 20+ picnic tables, a fenced-in kids' playground with a 30X30 sandbox, and a covered pavilion equipped with a 120" projector screen, 65' Smart TVs, fans, and heaters.
- Commissary Kitchen access for food trucks
- Public restrooms
- High-traffic area with signalized access to Fairview Road
- Ample parking
- Situated off Simpsonville's main retail corridor
- Nearby retail/restaurants include Aldi, Lowe's, Walmart, Target, Kohl's, Ingles, Orange Theory, Petsmart, Publix, TJ Maxx, Ross, Hobby Lobby, Panera Bread

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,393	52,108	97,317
Avg. HH Income	\$105,215	\$117,427	\$115,174
Total Employees	5,879	41,237	77,208

TRAFFIC COUNTS

Fairview Road	+/- 29,789 VPD
I-385	+/- 80,000 VPD



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Infrastructure

- The site is equipped with an ADT security system
- The food trucks are supported by 50AMP, 30AMP, and 120V power supplies.
- Amenities include potable water, a grey water sewer dump, and WiFi access.
- The commissary kitchen features commercial refrigeration with a three-door refrigerator and freezer, a three-compartment sink for large dishes and shelving for storage. Additionally, the kitchen has a commercial 4-burner natural gas range for food preparation, and a spacious prep table.



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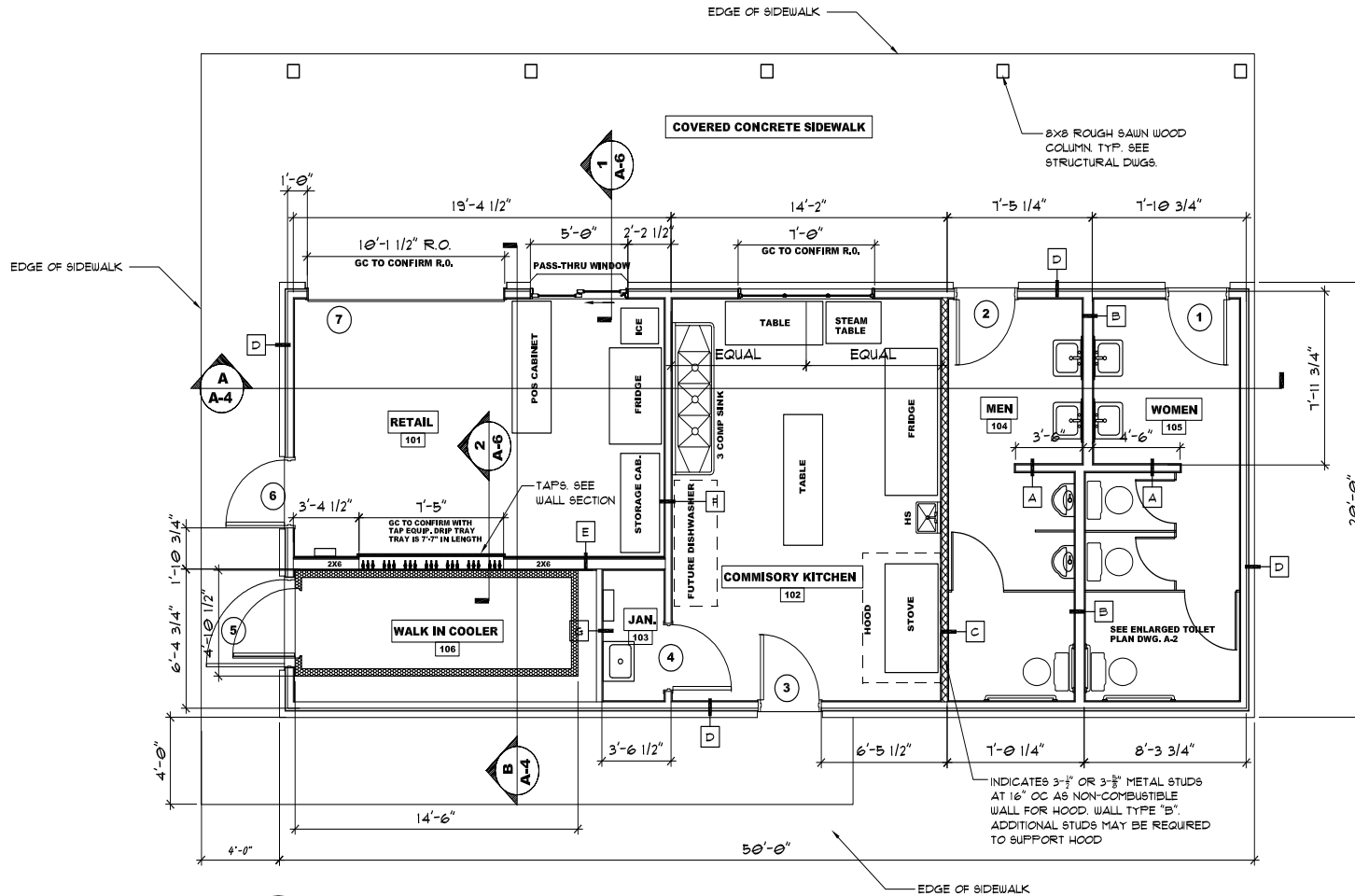
Pour My Beer System

- Advanced system allows for self serve
- Walk-in cooler capable of storing over 21 kegs and soft drinks
- System is powered by NUCO2 for gas supply and has Nitrogen re-supply capability



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Floor Plan



FLOOR PLAN - RETAIL BUILDING

1/4" = 1'-0"