

Price Reduction: \$649,000 206 Ladean Court | Simpsonville, SC 29680



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Aerial



### **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      | 7,352     | 48,047    | 89,520    |
| Avg. HH Income  | \$105,289 | \$120,975 | \$117,228 |
| Total Employees | 5,851     | 37,972    | 70,884    |

#### **TRAFFIC COUNTS**

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







### Infastructure

- 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.



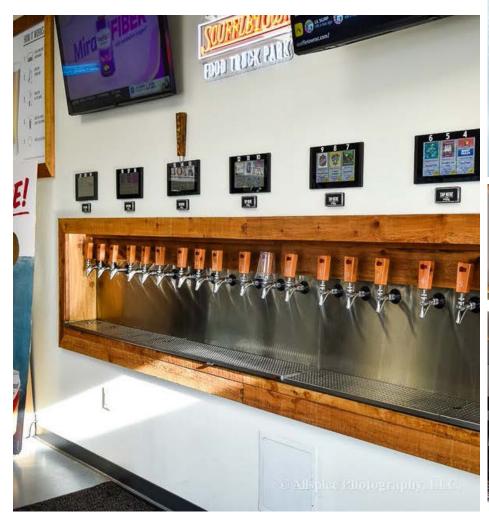






### Pour My Beer System

- Advanced system allows for self serve
- Walk-in cooler capable of storing over 21 kegs and soft drinks
- System is powered by NUC02 for gas supply and has Nitrogen re-supply capability







### Floor Plan

