

For Lease: Multi-Tenant Retail Development

Grandview Drive | Simpsonville, SC 29680



217-A E. Washington Street
Greenville, SC 29607
864 752 0300

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Grandview Drive

Property Overview

PROPERTY FEATURES

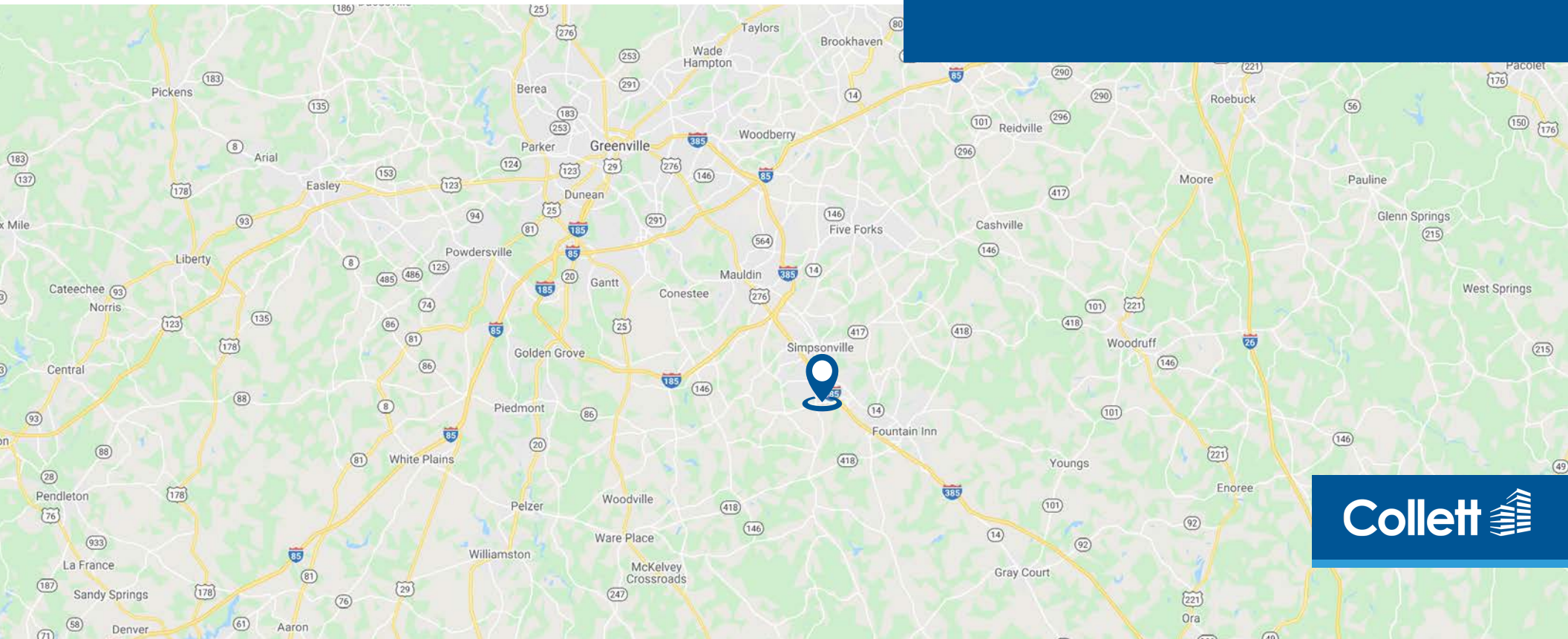
- ±1,600 SF - 5,600 SF multi-tenant building or ground lease opportunity
 - Subdividable: ±1,600 - ±5,600 SF
- Adjacent to Bon Secours 10-acre Campus and Artisan Living (±112 units)
- Close proximity to I-385 for easy access via Harrison Bridge Road
- Strong retail and restaurant demographics
- Nearby retail/restaurants include Lowe's, Walmart, Target, Kohl's, Ingles, Planet Fitness, Petsmart, Publix, TJ Maxx, Ross, Hobby Lobby, Panera Bread, and Chick-fil-a

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	2,641	45,015	83,004
Avg. HH Income	\$89,091	\$87,002	\$88,494
Total Employees	4,629	14,448	21,379

TRAFFIC COUNTS

I-385	53,900 VPD
Harrison Bridge Road	28,000 VPD



Grandview Drive

Aerial



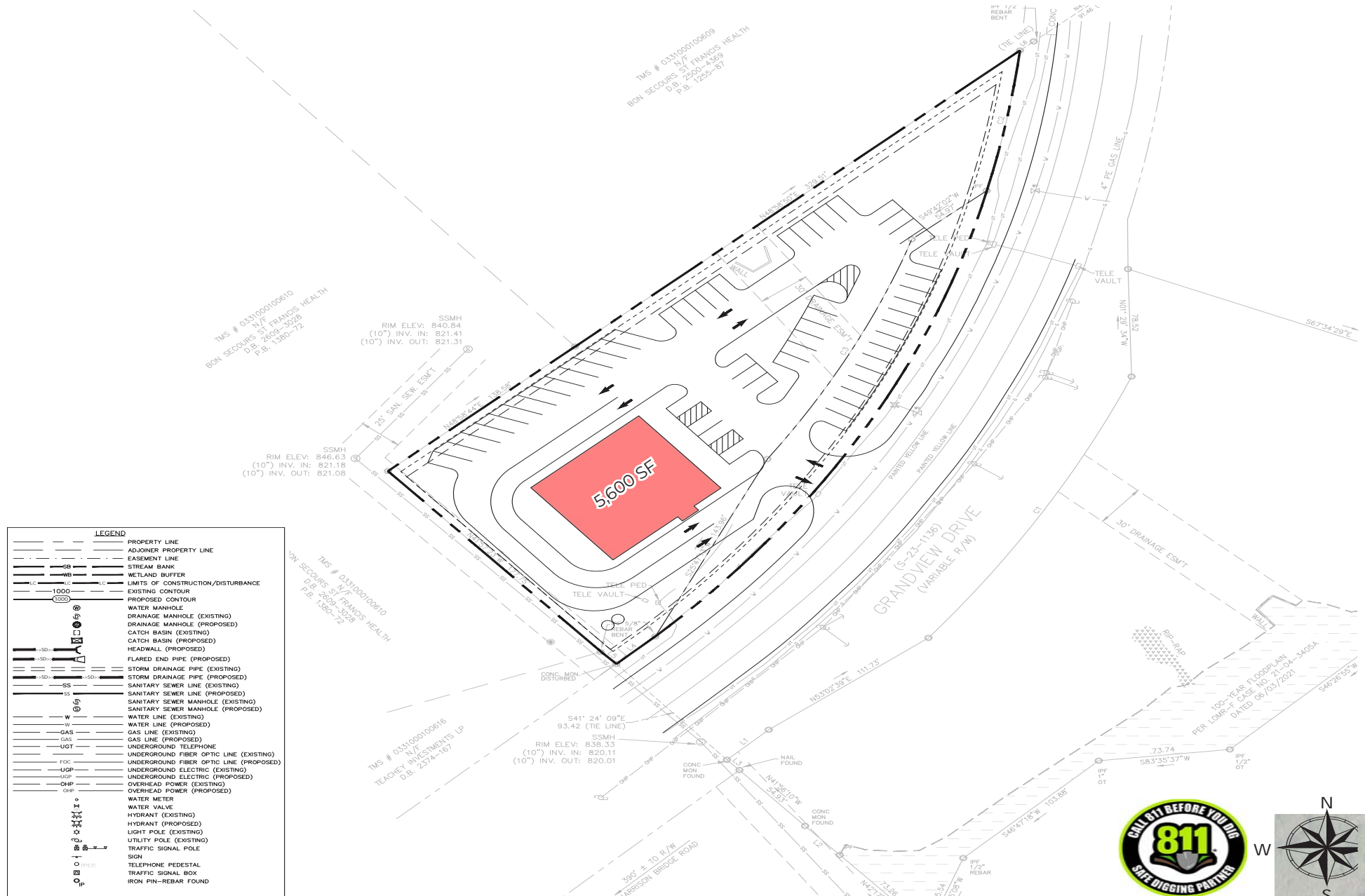
Grandview Drive

Aerial



Grandview Drive

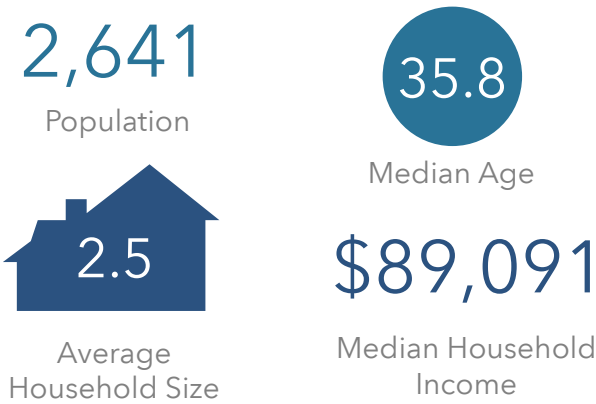
Preliminary Site Plan: 5,600 SF subdividable multi-tenant building



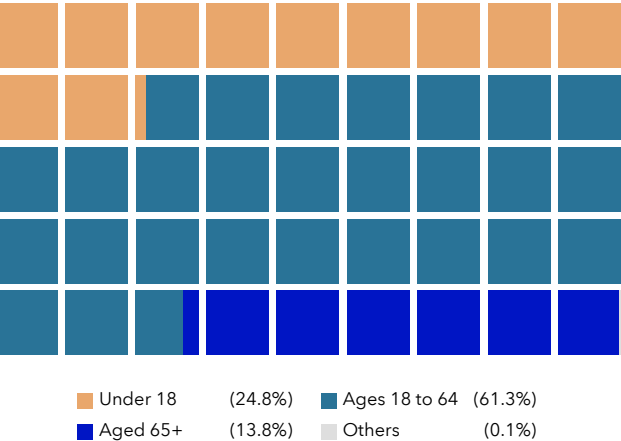
Grandview Drive

Demographics

KEY FACTS

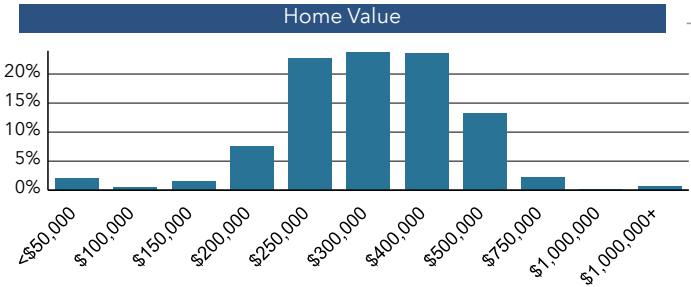
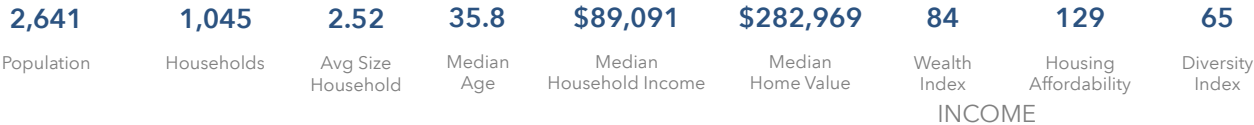


POPULATION BY AGE

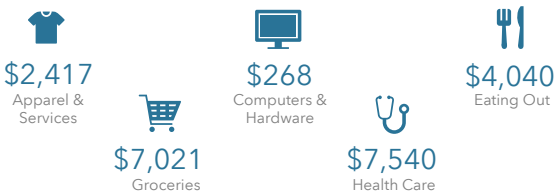


Population Trends and Key Indicators

3971 Grandview Dr, Simpsonville, South Carolina, 29680
Ring of 1 mile



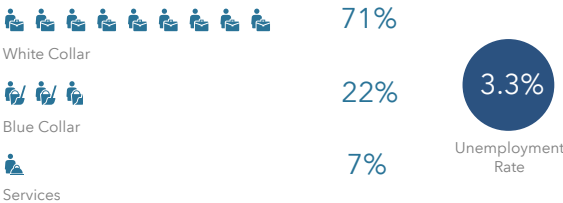
ANNUAL HOUSEHOLD SPENDING



AVERAGE AMOUNT SPENT ON RETAIL GOODS



EMPLOYMENT



ANNUAL LIFESTYLE SPENDING

