

# For Lease: Multi-Tenant Retail Development

Grandview Drive | Simpsonville, SC 29680



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### **Property Overview**

#### **PROPERTY FEATURES**

- $\cdot\,\,\pm$ 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

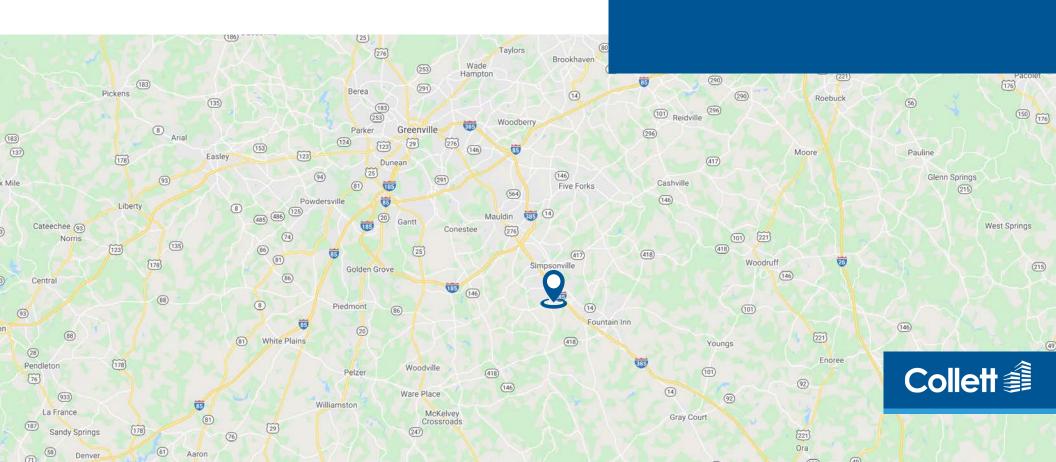
- Strong retail and restaurant demographics
- Nearby retail/restaurants include Lowe's, Walmart, Target, Kohl's, Ingles, Planet Fitness, Petsmart, Publix, TJ Maxx, Ross, Hobby Lobby, Panera Bread, and Chick-fil-a

### **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



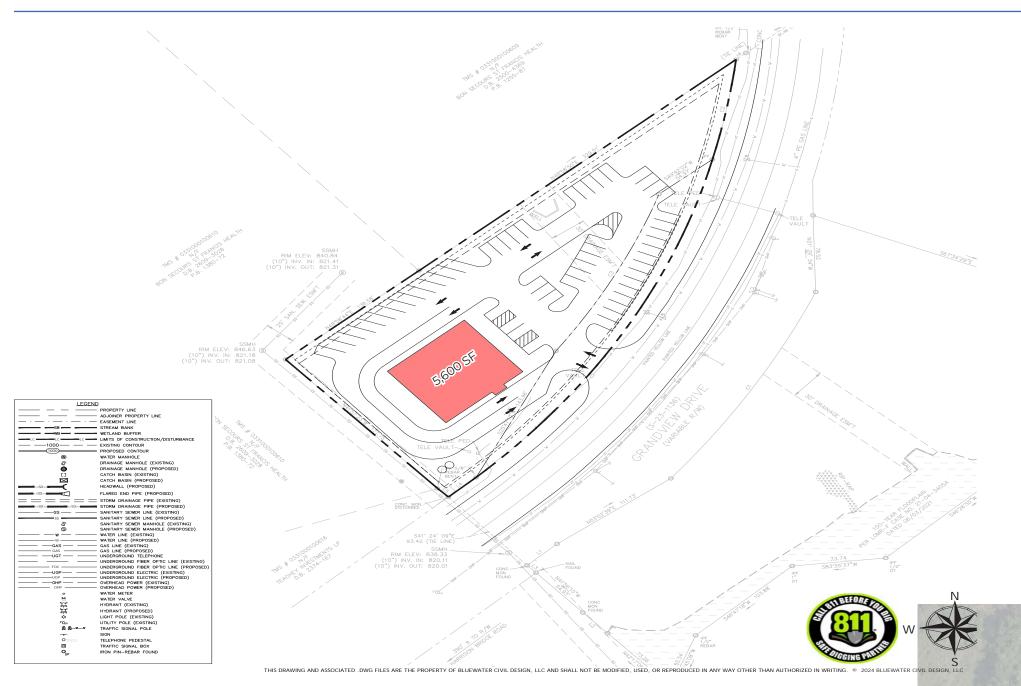
Aerial



### Aerial



### Prelimary Site Plan: 5,600 SF subdivable multi-tenant building



### Demographics

#### **KEY FACTS**

2,641

Population



Average Household Size



Median Age

\$89,091

Median Household Income

# Population Trends and Key Indicators

3971 Grandview Dr, Simpsonville, South Carolina, 29680

2,641 Population

1,045 Households

2.52 Avg Size

Household

35.8 Median

Age

\$89,091 Median

Household Income

\$282,969 Median Home Value

84 Wealth

129 Housing

Index Affordability Diversity Index

65

INCOME





Median Household Income

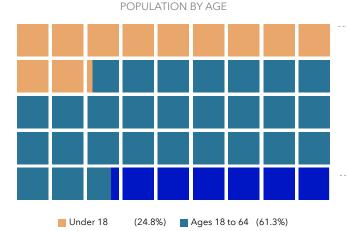


\$248,940

Per Capita Income Median Net Worth

ANNUAL HOUSEHOLD SPENDING

AVERAGE AMOUNT SPENT ON RETAIL GOODS



\$2,417



\$7,021

Groceries

\$268 Computers &



\$7,540

Health Care





\$33,624,627

2024 Retail Goods

#### **EMPLOYMENT**

White Collar



ANNUAL LIFESTYLE SPENDING

\$69 Theatre/Operas/



Movies/Museums/ Parks

Aged 65+

Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024). © 2025 Esri

(0.1%)

Blue Collar

7%

22%

Unemployment









Online Games