

SALE

I-185 & NEELY FERRY RD.

I-185 & Neely Ferry Rd. Simpsonville, SC 29680



AVAILABLE +/-26 ACRES ZONED I-1
SALE PRICE \$941,000.00

George Zimmerman, CCIM
864-979-5257

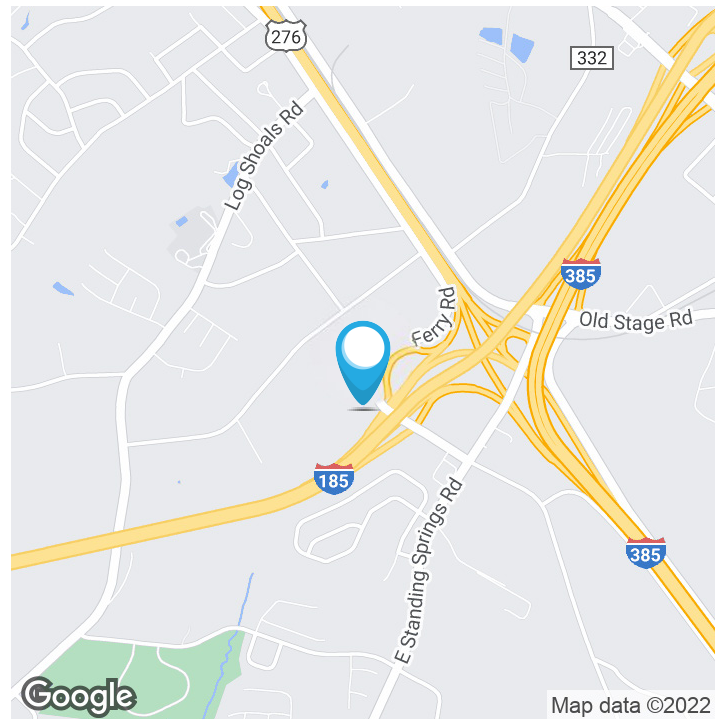
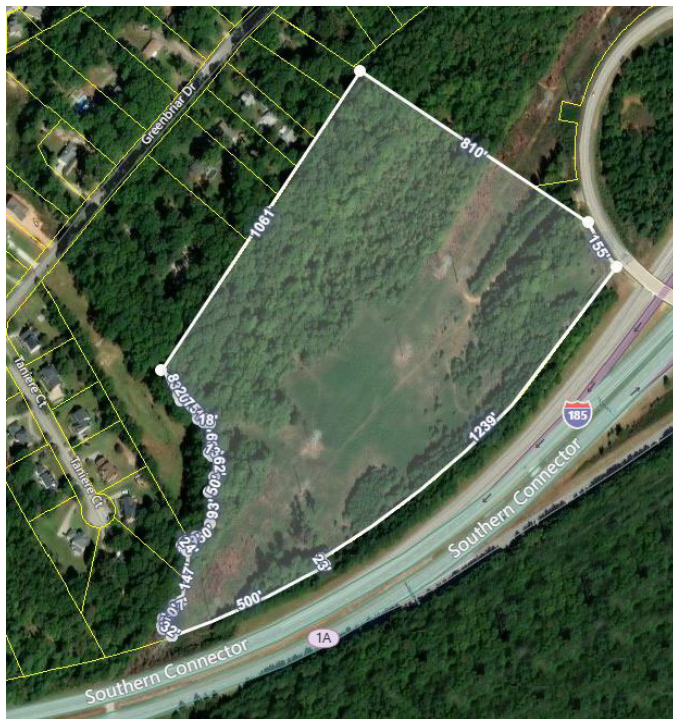


Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
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OFFERING SUMMARY

| | |
|---------------|-----------------|
| Sale Price: | \$36,000 / Acre |
| Lot Size: | +/-26 Acres |
| Price / Acre: | \$39,500 |
| Zoning: | I-1 Industrial |

PROPERTY HIGHLIGHTS

- All utilities available
- Excellent site with road frontage on the Southern Connector
- 2021 Traffic Count: 26,500 VPD (US Hwy. 276)
- Greenville County Tax Map No.: 0573010101200

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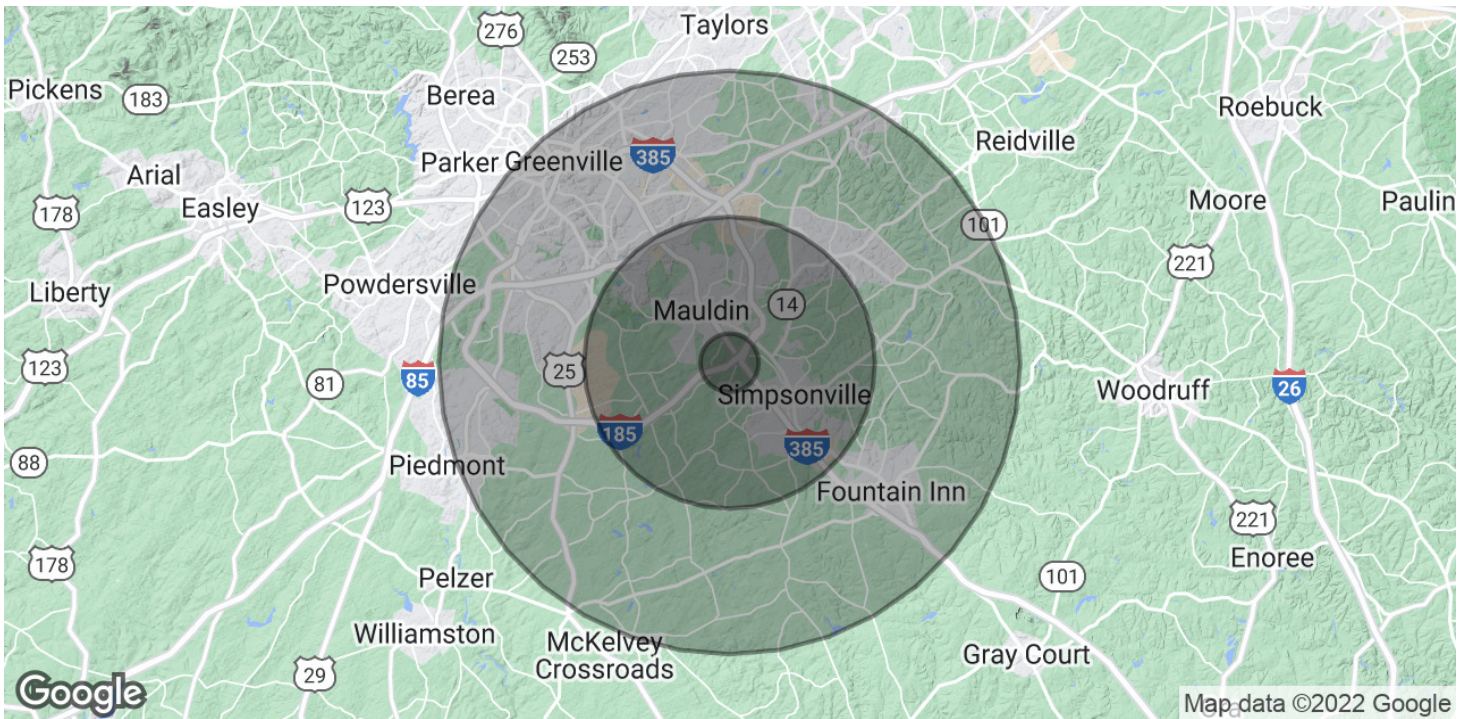


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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total Population | 2,972 | 91,237 | 282,554 |
| Average Age | 38.2 | 37.2 | 37.2 |
| Average Age (Male) | 36.2 | 36.1 | 35.7 |
| Average Age (Female) | 39.2 | 38.1 | 38.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Households | 1,188 | 35,508 | 111,522 |
| # of Persons per HH | 2.5 | 2.6 | 2.5 |
| Average HH Income | \$55,743 | \$71,422 | \$74,341 |
| Average House Value | \$165,679 | \$188,295 | \$236,326 |

* Demographic data derived from 2020 ACS - US Census

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