



± 0.7 Acres

Contact Broker for Details

## Property Features

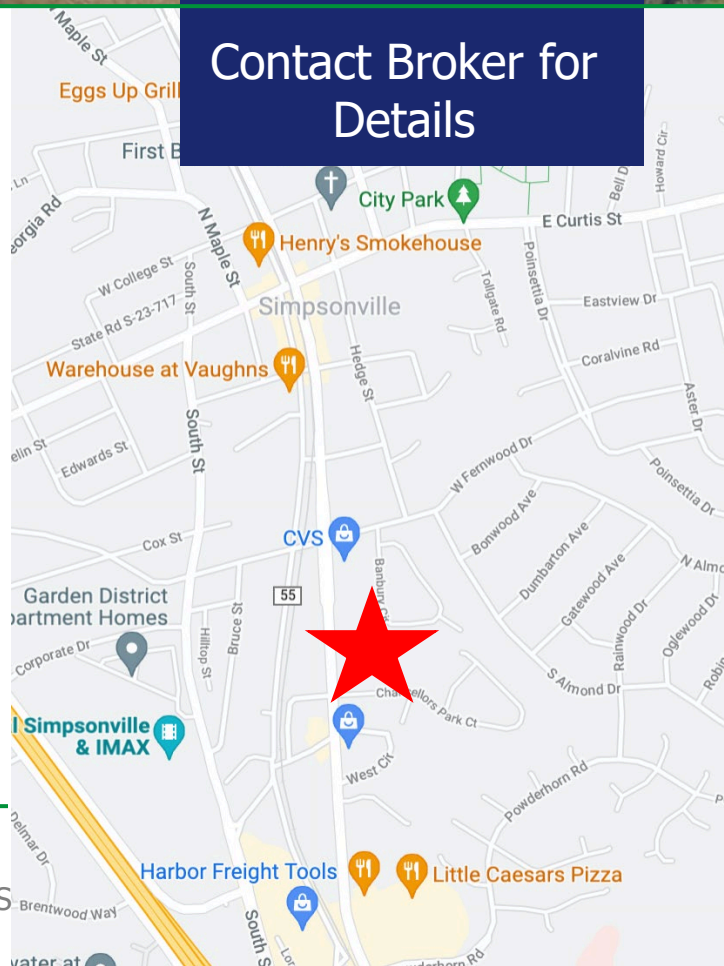
- +/- 0.7 Acres
- Available for Ground Lease or Build to Suit
- Master Stormwater in Place
- Ideal for a QSR, Drive-Thru Coffee, Bank, Professional Office, etc.
- Great Visibility Near Downtown Simpsonville, SC
- 2022: MPSI Estimate - 15,939 Vehicles per Day
- Surrounded by National Retailers, Professional Office Users, and Residential Neighborhoods
- Greenville County Tax Map #: 0322000100200

**CONTACT** | Mike Tan - 864.357.1136  
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**www.spencerhines.com**

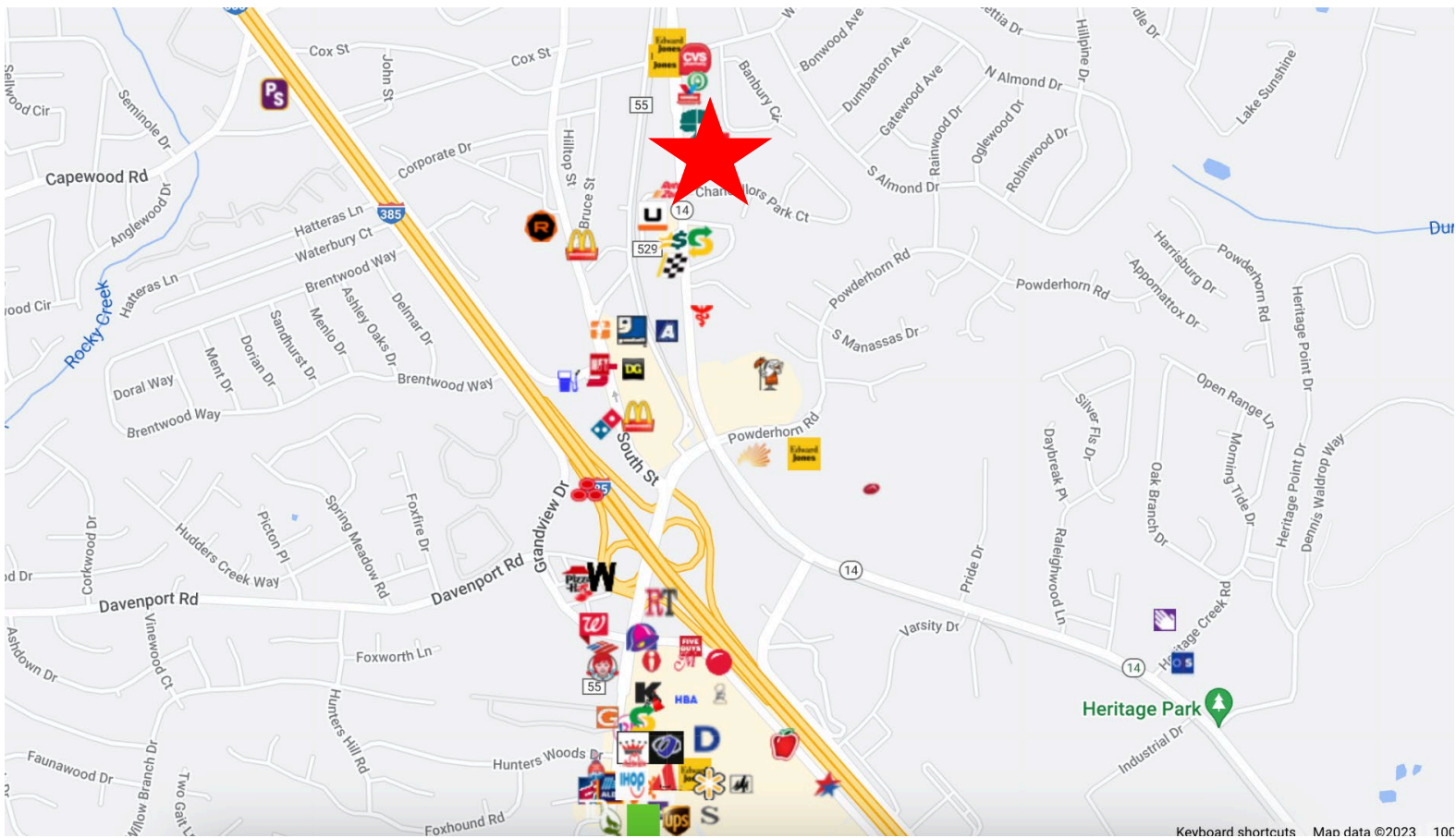
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001





## Area National Retailers Map



Keyboard shortcuts Map data ©2023 100


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## Demographics

SE Main Street				
419 SE Main St, Simpsonville, SC 29681				
Building Type: <b>Land</b>	Total Available: <b>0 SF</b>			
Class: -	% Leased: <b>0%</b>			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	9,867	51,442	108,330	
2023 Estimate	9,462	48,910	103,719	
2010 Census	7,351	35,329	79,609	
Growth 2023 - 2028	4.28%	5.18%	4.45%	
Growth 2010 - 2023	28.72%	38.44%	30.29%	
<b>2023 Population by Hispanic Origin</b>	990	4,772	9,307	
<b>2023 Population</b>	9,462	48,910	103,719	
White	7,569 79.99%	38,636 78.99%	80,333 77.45%	
Black	1,484 15.68%	7,968 16.29%	18,289 17.63%	
Am. Indian & Alaskan	40 0.42%	168 0.34%	335 0.32%	
Asian	124 1.31%	936 1.91%	2,312 2.23%	
Hawaiian & Pacific Island	11 0.12%	44 0.09%	102 0.10%	
Other	234 2.47%	1,158 2.37%	2,347 2.26%	
U.S. Armed Forces	0	8	105	
<b>Households</b>				
2028 Projection	4,059	19,555	40,885	
2023 Estimate	3,886	18,576	39,115	
2010 Census	2,970	13,275	29,761	
Growth 2023 - 2028	4.45%	5.27%	4.53%	
Growth 2010 - 2023	30.84%	39.93%	31.43%	
Owner Occupied	2,484 63.92%	14,060 75.69%	30,948 79.12%	
Renter Occupied	1,401 36.05%	4,517 24.32%	8,167 20.88%	
<b>2023 Households by HH Income</b>				
Income: <\$25,000	280 7.21%	1,459 7.85%	3,750 9.59%	
Income: \$25,000 - \$50,000	973 25.05%	3,864 20.80%	7,961 20.35%	
Income: \$50,000 - \$75,000	813 20.93%	3,039 16.36%	6,669 17.05%	
Income: \$75,000 - \$100,000	700 18.02%	3,252 17.51%	6,164 15.76%	
Income: \$100,000 - \$125,000	476 12.25%	2,278 12.26%	4,810 12.30%	
Income: \$125,000 - \$150,000	159 4.09%	1,350 7.27%	3,161 8.08%	
Income: \$150,000 - \$200,000	339 8.73%	2,197 11.83%	4,150 10.61%	
Income: \$200,000+	145 3.73%	1,138 6.13%	2,452 6.27%	
<b>2023 Avg Household Income</b>	<b>\$85,574</b>	<b>\$97,970</b>	<b>\$96,569</b>	
<b>2023 Med Household Income</b>	<b>\$71,242</b>	<b>\$82,122</b>	<b>\$79,780</b>	