

1216 West Georgia Rd.
Simpsonville, SC 29680
.85 Acres

For Sale
\$600,000



SCDOT
17000 VPD



Located on .85 acres / 1.5 miles from I-385.
150 Frontage on West Georgia Rd.
1/4 mile to Neighborhood Wal-Mart
2000 ± rooftops within 2 miles

- [Tax Map](#)
- 1418 sf house on site
- 3 bedroom/1 full/1/2 bath/finished basement
- Property backs up to a retention pond
- 17,000 VPD (SCDOT)
- Less than 1/4 mile from Wal-Mart
- Multiple new builds in 2018 and 2019 within 2 miles
- Thousands of residences within 2 miles
- New Dental and Veterinary offices across the street
- 150 ft. linear frontage/250 ft. linear depth
- Less than 2 miles from I-385
- Property less than 500 ft. from four way traffic light



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