

DEVELOPMENT LAND FOR SALE SIMPSONVILLE, SC 29680

Fairview Road @ SE Main Street

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS



**UP TO
+-18.50 ACRES
AVAILABLE
@
FAIRVIEW RD
&
I-385/
SE. MAIN
STREET**

Prime Simpsonville, South Carolina Location

CONTACT AGENT FOR PRICING

Simpsonville, SC has been identified as one of the fastest growing residential areas in Greenville County (population over 1.45 million) and has seen a growth rate of change since 2010 of 2.39% annually, with an annual five year projection for population of 2.22% from 2016-2021

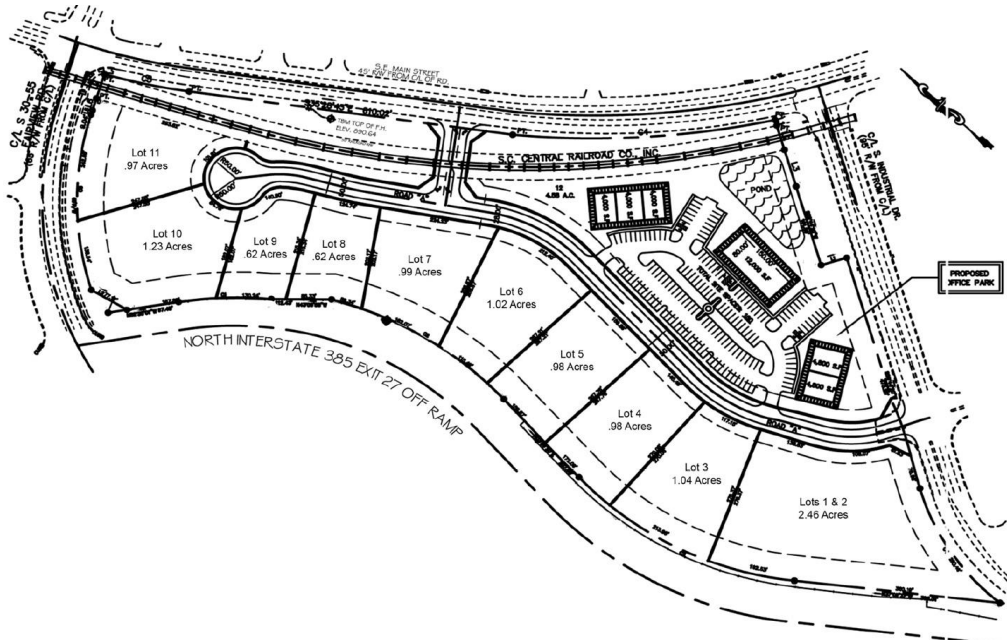
- Excellent visibility on I-385 and Fairview Road located in the #1 Retail Trade Area of Simpsonville, SC
- Property is bordered by I-385 off ramp at exit 27, Fairview Road, SE Main Street, and S. Industrial Dr.
- 63 Retail Stores, 23 Restaurants, 6 Banks, Bryson Middle School, Hillcrest High School, and Greenville Health System's Simpsonville Branch are located within 1 mile of the property.
- Population exceeds 65,000 residents with an average income of \$74,000 in a 5 mile radius
- Over 17,800 families call Simpsonville home averaging 2.7 occupants per household.

CONTACT | Zach Hines - 864.918.9944
zhines@spencerhines.com

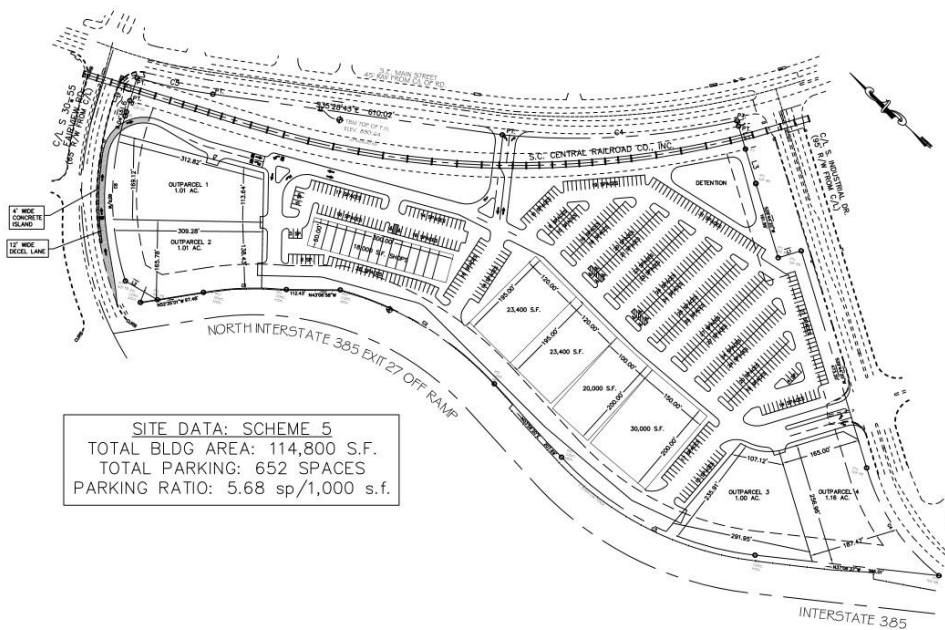
245 N. Main Street STE 201, Greenville, SC 29601

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**10 OUTPARCEL
CONCEPTUAL SITE PLAN
WITH SMALL SHOP
RETAIL SPACE**



SITE DATA: SCHEME 5
TOTAL BLDG AREA: 114,800 S.F.
TOTAL PARKING: 652 SPACES
PARKING RATIO: 5.68 sp/1,000 s.f.

**JUNIOR BOX ANCHORED
RETAIL CONCEPTUAL
SITE PLAN WITH SMALL
SHOP SPACE &
4 OUT PARCELS**

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Executive Summary

27, Simpsonville, South Carolina, 29681
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.71948
Longitude: -82.25233

	1 mile	3 miles	5 miles
Population			
2000 Population	4,003	26,104	51,120
2010 Population	4,760	34,992	70,466
2017 Population	5,564	41,260	81,919
2022 Population	6,155	45,716	90,025
2000-2010 Annual Rate	1.75%	2.97%	3.26%
2010-2017 Annual Rate	2.18%	2.30%	2.10%
2017-2022 Annual Rate	2.04%	2.07%	1.91%
2017 Male Population	48.4%	48.5%	48.4%
2017 Female Population	51.6%	51.5%	51.6%
2017 Median Age	39.6	38.0	38.3

In the identified area, the current year population is 81,919. In 2010, the Census count in the area was 70,466. The rate of change since 2010 was 2.10% annually. The five-year projection for the population in the area is 90,025 representing a change of 1.91% annually from 2017 to 2022. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	77.6%	76.5%	75.6%
2017 Black Alone	14.3%	16.0%	17.4%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.2%
2017 Asian Alone	1.0%	1.3%	1.4%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	4.0%	3.5%	3.0%
2017 Two or More Races	2.7%	2.4%	2.3%
2017 Hispanic Origin (Any Race)	9.7%	8.5%	7.9%

Persons of Hispanic origin represent 7.9% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.6 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,440	9,627	18,789
2010 Households	1,881	13,072	26,207
2017 Total Households	2,197	15,354	30,346
2022 Total Households	2,429	16,980	33,290
2000-2010 Annual Rate	2.71%	3.11%	3.38%
2010-2017 Annual Rate	2.17%	2.24%	2.04%
2017-2022 Annual Rate	2.03%	2.03%	1.87%
2017 Average Household Size	2.51	2.68	2.69

The household count in this area has changed from 26,207 in 2010 to 30,346 in the current year, a change of 2.04% annually. The five-year projection of households is 33,290, a change of 1.87% annually from the current year total. Average household size is currently 2.69, compared to 2.67 in the year 2010. The number of families in the current year is 22,771 in the specified area.

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Median Household Income			
2017 Median Household Income	\$49,384	\$60,778	\$62,499
2022 Median Household Income	\$60,562	\$70,210	\$70,810
2017-2022 Annual Rate	4.17%	2.93%	2.53%
Average Household Income			
2017 Average Household Income	\$67,822	\$76,575	\$79,344
2022 Average Household Income	\$78,093	\$87,758	\$90,269
2017-2022 Annual Rate	2.86%	2.76%	2.61%
Per Capita Income			
2017 Per Capita Income	\$27,123	\$28,713	\$29,475
2022 Per Capita Income	\$31,114	\$32,815	\$33,450
2017-2022 Annual Rate	2.78%	2.71%	2.56%

Households by Income

Current median household income is \$62,499 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$70,810 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$79,344 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$90,269 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$29,475 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$33,450 in five years, compared to \$34,828 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	1,506	10,177	19,837
2000 Owner Occupied Housing Units	1,140	7,510	15,495
2000 Renter Occupied Housing Units	300	2,118	3,294
2000 Vacant Housing Units	66	549	1,048
2010 Total Housing Units	2,068	13,989	27,965
2010 Owner Occupied Housing Units	1,272	9,781	20,783
2010 Renter Occupied Housing Units	609	3,291	5,424
2010 Vacant Housing Units	187	917	1,758
2017 Total Housing Units	2,372	16,039	31,619
2017 Owner Occupied Housing Units	1,463	11,469	23,995
2017 Renter Occupied Housing Units	734	3,884	6,351
2017 Vacant Housing Units	175	685	1,273
2022 Total Housing Units	2,621	17,730	34,607
2022 Owner Occupied Housing Units	1,633	12,734	26,378
2022 Renter Occupied Housing Units	796	4,246	6,912
2022 Vacant Housing Units	192	750	1,317

Currently, 75.9% of the 31,619 housing units in the area are owner occupied; 20.1%, renter occupied; and 4.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there

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