



**COLDWELL  
BANKER  
COMMERCIAL**  
CAINE

## HILLCREST MARKETPLACE

647 SE Main St.  
Simpsonville, SC 29681

AVAILABLE SPACE  
+/-1,200 SF

RENTAL RATE  
\$12/SF NNN



# FOR LEASE

CBCCCAINE.COM

### CONTACT

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117 Williams Street, Greenville, SC 29601  
864.250.2800



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## OFFERING SUMMARY

Available SF:	+/-1,200 SF
Lease Rate:	\$12.00/SF (NNN)
NNN Estimate:	\$2.73/SF
Lot Size:	11.2 Acres
Year Built:	1989
Building Size:	+/-55,842 SF
Zoning:	C-2

## PROPERTY HIGHLIGHTS

- Former Chiropractor's office
- Sportsclub Anchored Shopping Center
- Other tenants include Little Caesars, Metro PCS, Hillcrest Cleaners, Lee Nails, GG'z Food and Spirits, Chang An Chinese Restaurant, The Dance Studio, and Beautyland Beauty Supply
- Ample parking
- Pylon signage available
- Centrally located at the intersection of Fairview Rd. & Main St., ¼ mile from Hillcrest Hospital
- 2019 Traffic Counts: SE Main St.: 16,600 VPD, I-385: 65,200 VPD

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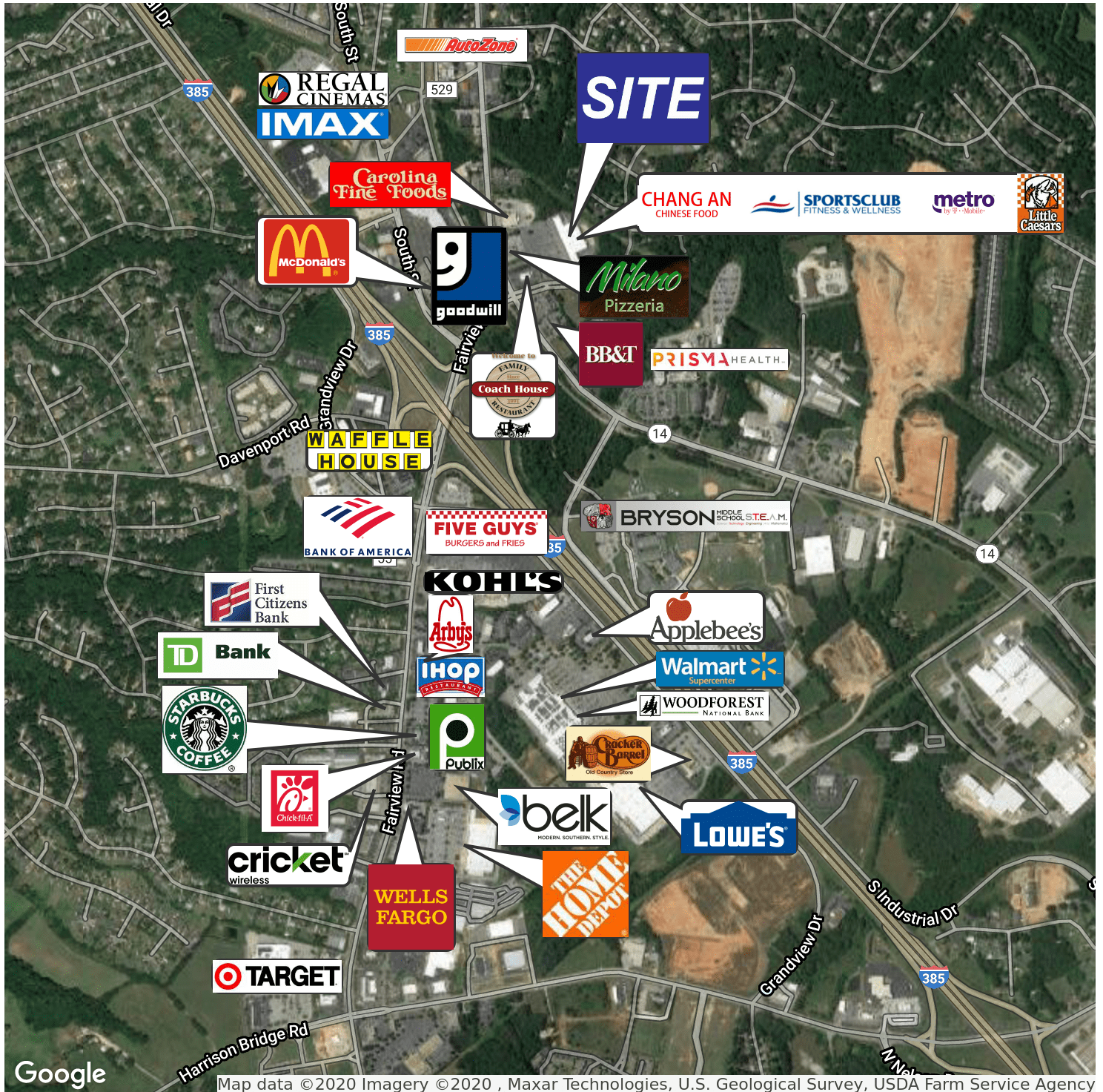




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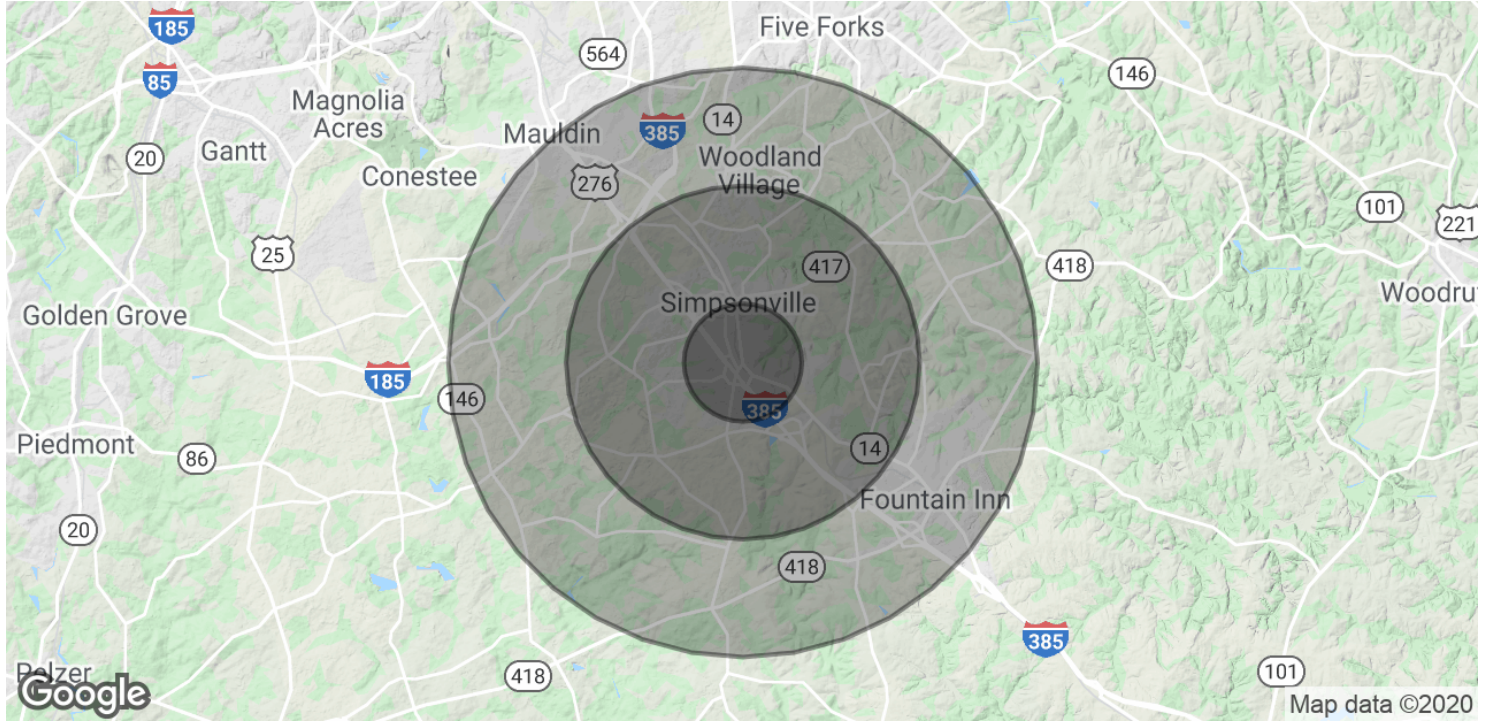
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,995	32,508	72,904
Average age	38.1	36.5	37.1
Average age (Male)	37.3	34.7	35.2
Average age (Female)	39.3	37.7	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,608	12,617	27,409
# of persons per HH	2.5	2.6	2.7
Average HH income	\$62,458	\$65,479	\$70,677
Average house value	\$183,764	\$199,786	\$209,682

\* Demographic data derived from 2010 US Census

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