



**COLDWELL
BANKER
COMMERCIAL**

CAINE

FOR SALE

**1020 W. GEORGIA RD.
SIMPSONVILLE, SC 29680**

**AVAILABLE FOR DEVELOPMENT:
+/-3.1 ACRES**

\$695,000

CBCCAINE.COM



CONTACT

Sammy DuBose
864 250 6836
sdubose@cbccaine.com

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**COLDWELL BANKER COMMERCIAL
CAINE**
117 Williams Street, Greenville, SC 29601
864.250.2800



SALE

1020 W. GEORGIA RD.

1020 W. Georgia Rd., Simpsonville, SC 29680



OFFERING SUMMARY

Sale Price: \$695,000

Lot Size: +/-3.1 Acres

Zoning: Currently zoned R-S
(Owner will support a higher density zoning)

Price / SF: \$5.15

PROPERTY OVERVIEW

+/-3.1 Acres for Sale (Adjoining Properties Available for Larger Development)

PROPERTY HIGHLIGHTS

- Development opportunity in growing area
- Utilities in area
- 2019 Traffic Count: 19,000 VPD
- Greenville County Tax Map No. 0574020102700

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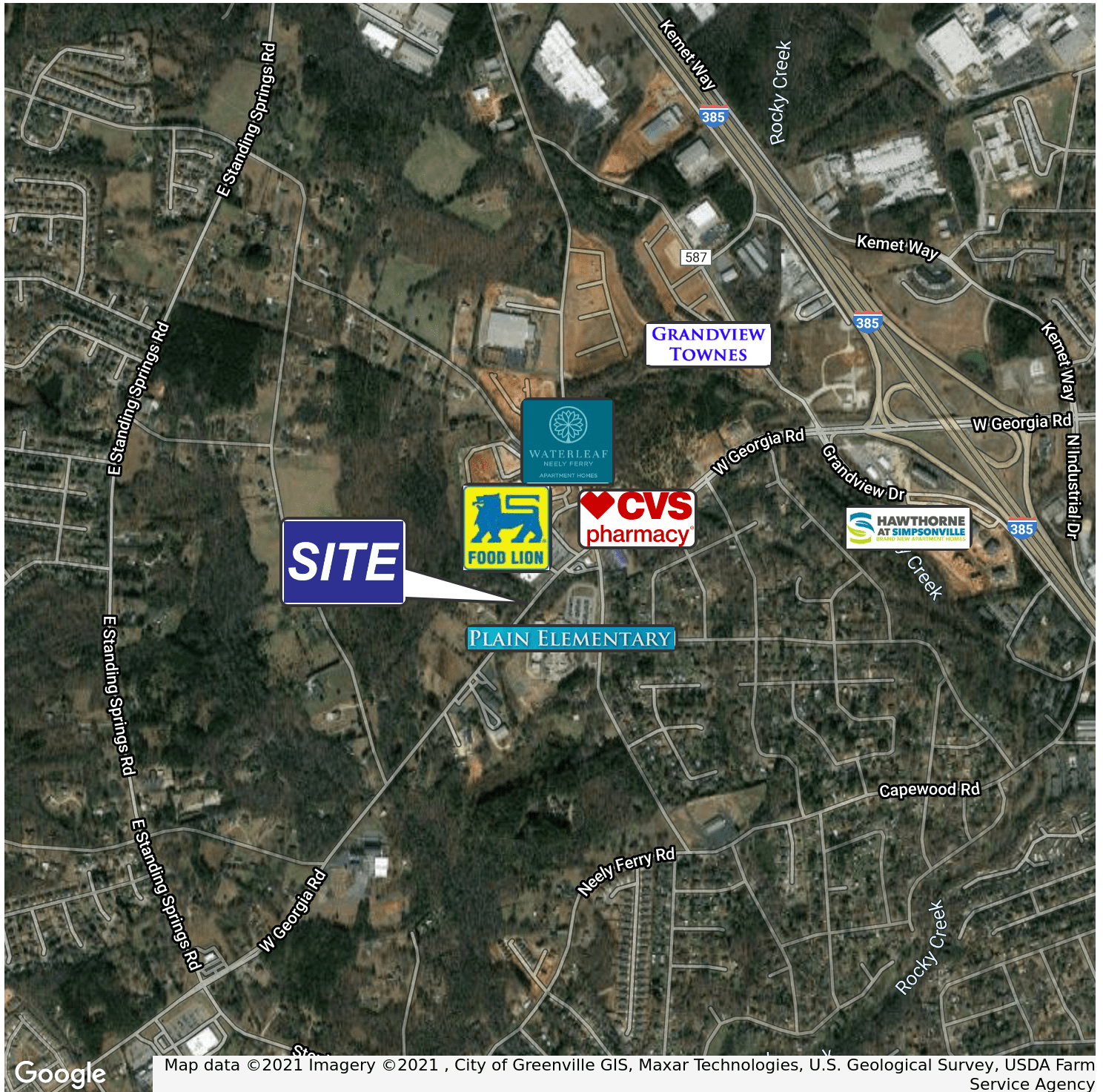
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Google

Map data ©2021 Imagery ©2021, City of Greenville GIS, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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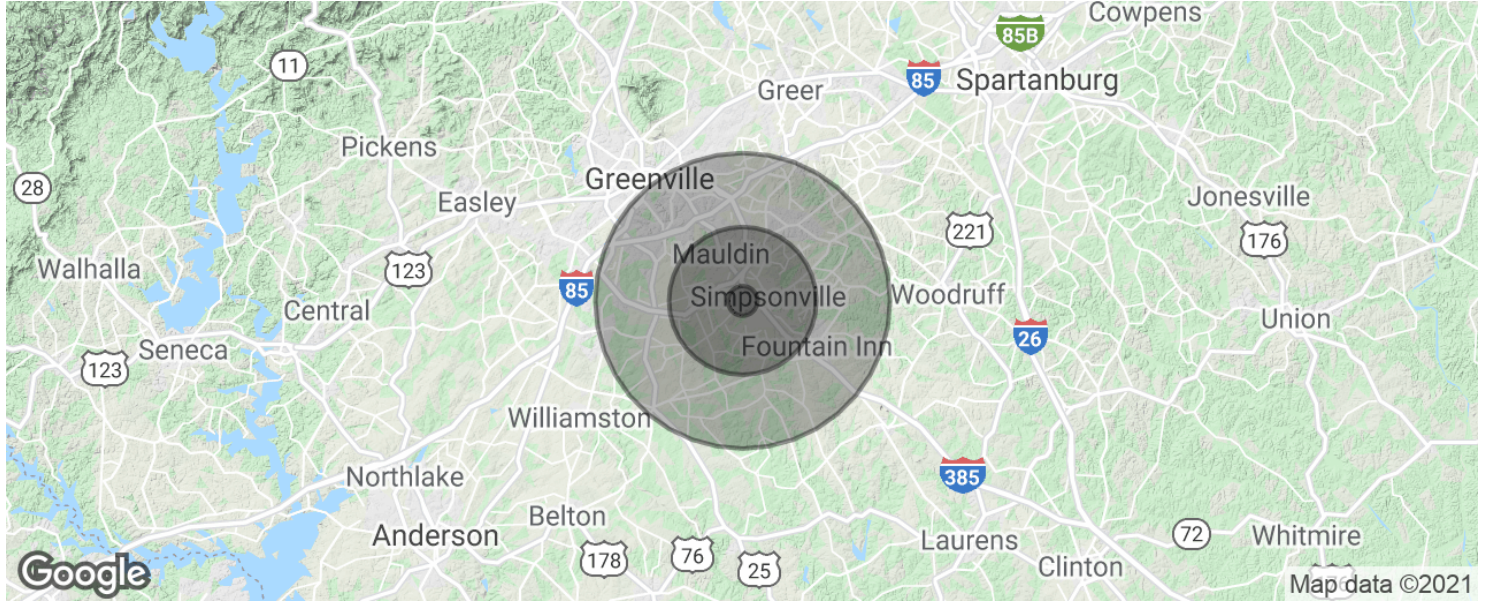
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,175	81,510	236,920
Median age	34.9	37.2	37.2
Median age (Male)	32.7	35.8	35.8
Median age (Female)	35.8	38.2	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,987	31,463	92,968
# of persons per HH	2.6	2.6	2.5
Average HH income	\$59,830	\$69,423	\$74,409
Average house value	\$184,728	\$188,031	\$240,554

* Demographic data derived from 2010 US Census

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