



**COLDWELL
BANKER
COMMERCIAL**

CAINE

DEVELOPMENT OPPORTUNITY

HAMMOND ROAD

Simpsonville, SC 29681

ACREAGE: +/-7.8 ACRES

ASKING PRICE: \$125,000/ACRE



FOR SALE

CBCCAINE.COM

CONTACT

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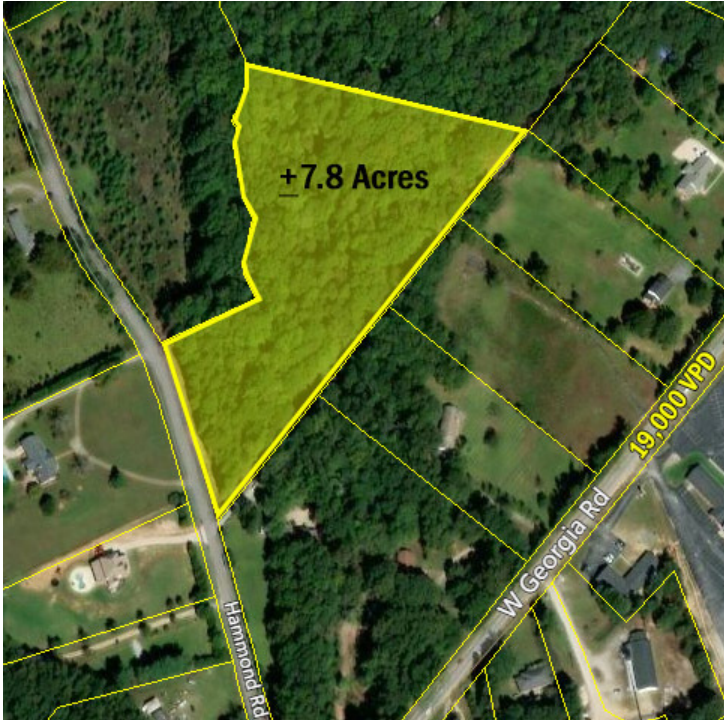
**COLDWELL BANKER COMMERCIAL
CAINE**
117 Williams Street, Greenville, SC 29601
864.250.2800



HAMMOND ROAD

Simpsonville, SC 29681

SALE



OFFERING SUMMARY

Sale Price: \$125,000/acre

Lot Size: +/-7.8 Acres

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

Price / SF: \$2.87

PROPERTY OVERVIEW

+/-7.8 acres vacant land for sale

PROPERTY HIGHLIGHTS

- Development Opportunity
- Additional land available
- 2019 Traffic Count: 19,000 VPD (W. Georgia Rd.),
4,600 VPD (Hammond Rd.)

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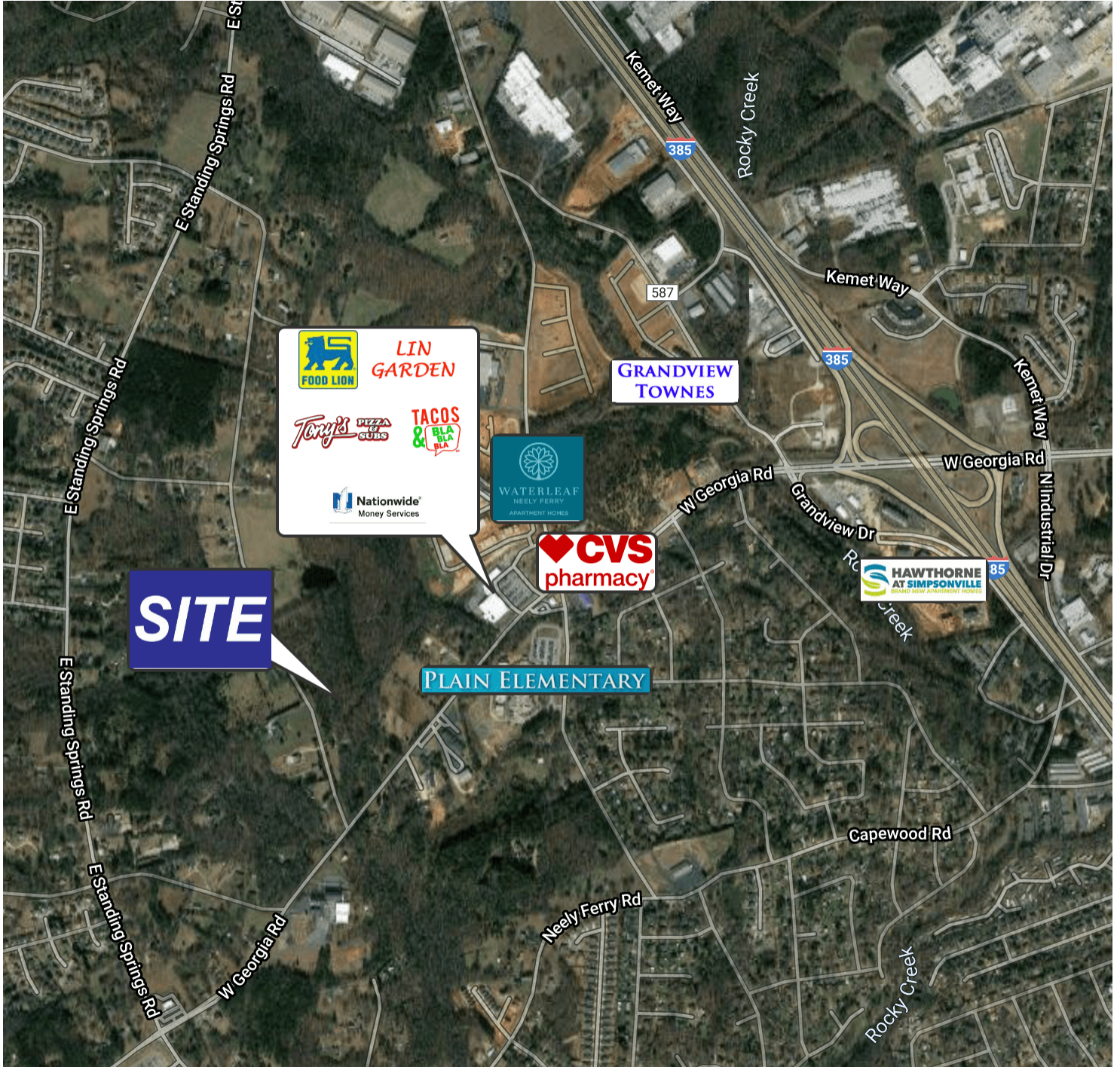




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Google

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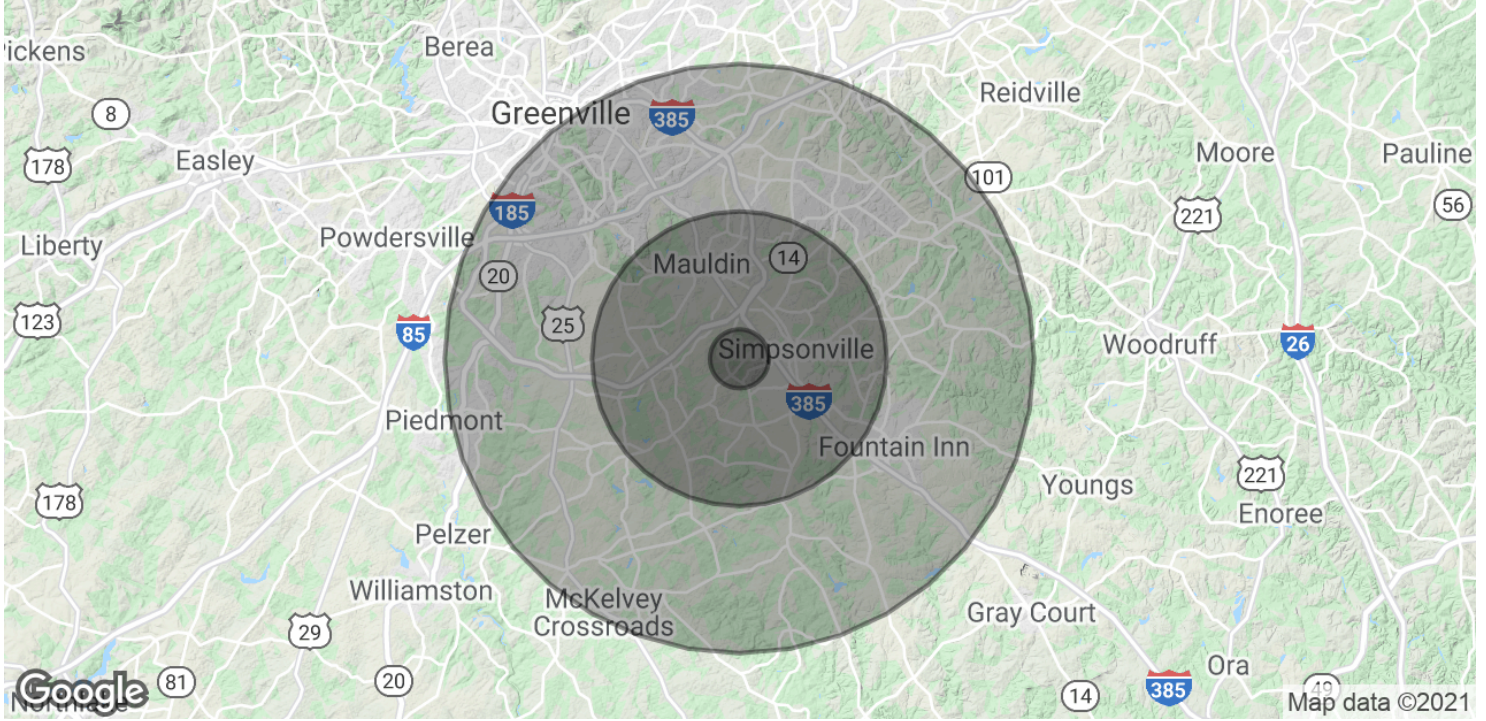
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HAMMOND ROAD

Simpsonville, SC 29681

SALE



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 4,445 | 80,238 | 237,543 |
| Average age | 35.0 | 37.1 | 37.1 |
| Average age (Male) | 32.8 | 35.8 | 35.7 |
| Average age (Female) | 35.9 | 38.1 | 38.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 1,675 | 31,038 | 93,367 |
| # of persons per HH | 2.7 | 2.6 | 2.5 |
| Average HH income | \$62,603 | \$68,754 | \$74,138 |
| Average house value | \$186,869 | \$185,306 | \$239,968 |

* Demographic data derived from 2010 US Census

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