



**COLDWELL
BANKER
COMMERCIAL**

CAINE

212 NE MAIN ST.

Simpsonville, SC 29681

+/-2.163 ACRES

\$925,000

+2.163 ACRES

FOR SALE

CBCCAINE.COM



CONTACT INFORMATION:

David Sigmon, CCIM, SIOR

864.250.6838

dsigmon@cbccaine.com

Pete Brett, CCIM

864.250.6815

pbrett@cbccaine.com

Matt Vanvick

864.250.6806

mvanvick@cbccaine.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Caine. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
CAINE**

117 Williams Street, Greenville, SC 29601
864.250.2800



212 NE MAIN ST.

Simpsonville, SC 29681

SALE



SALE PRICE **\$925,000**

PROPERTY OVERVIEW

Land for sale on NE Main St. in Simpsonville

OFFERING SUMMARY

Lot Size: +/-2.163 Acres

PROPERTY HIGHLIGHTS

- Level topography, cleared land
- 227 feet of frontage on NE Main Street
- New streetscape on NE Main Street
- All public utilities available
- Underground storm water detention in place
- 2018 Traffic Count: 17,400 VPD

Zoning: B-G City of Simpsonville

Price / SF: \$9.82

CBCCAINE.COM

David Sigmon, CCIM, SIOR | 864.250.6838 | dsigmon@cbccaine.com
 Pete Brett, CCIM | 864.250.6815 | pbrett@cbccaine.com
 Matt Vanvick | 864.250.6806 | mvanvick@cbccaine.com



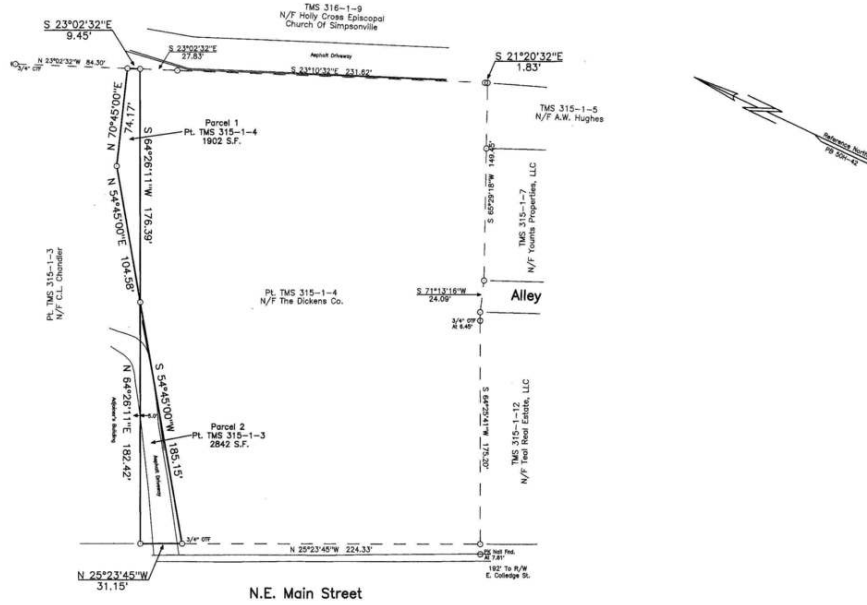
COLDWELL BANKER COMMERCIAL

CAINE



212 NE MAIN ST.
Simpsonville, SC 29681

SALE



Survey



Conceptual

Conceptual

CBCCAINE.COM

David Sigmon, CCIM, SIOR | 864.250.6838 | dsigmon@cbccaine.com
 Pete Brett, CCIM | 864.250.6815 | pbrett@cbccaine.com
 Matt Vanvick | 864.250.6806 | mvanvick@cbccaine.com



**COLDWELL
BANKER
COMMERCIAL**

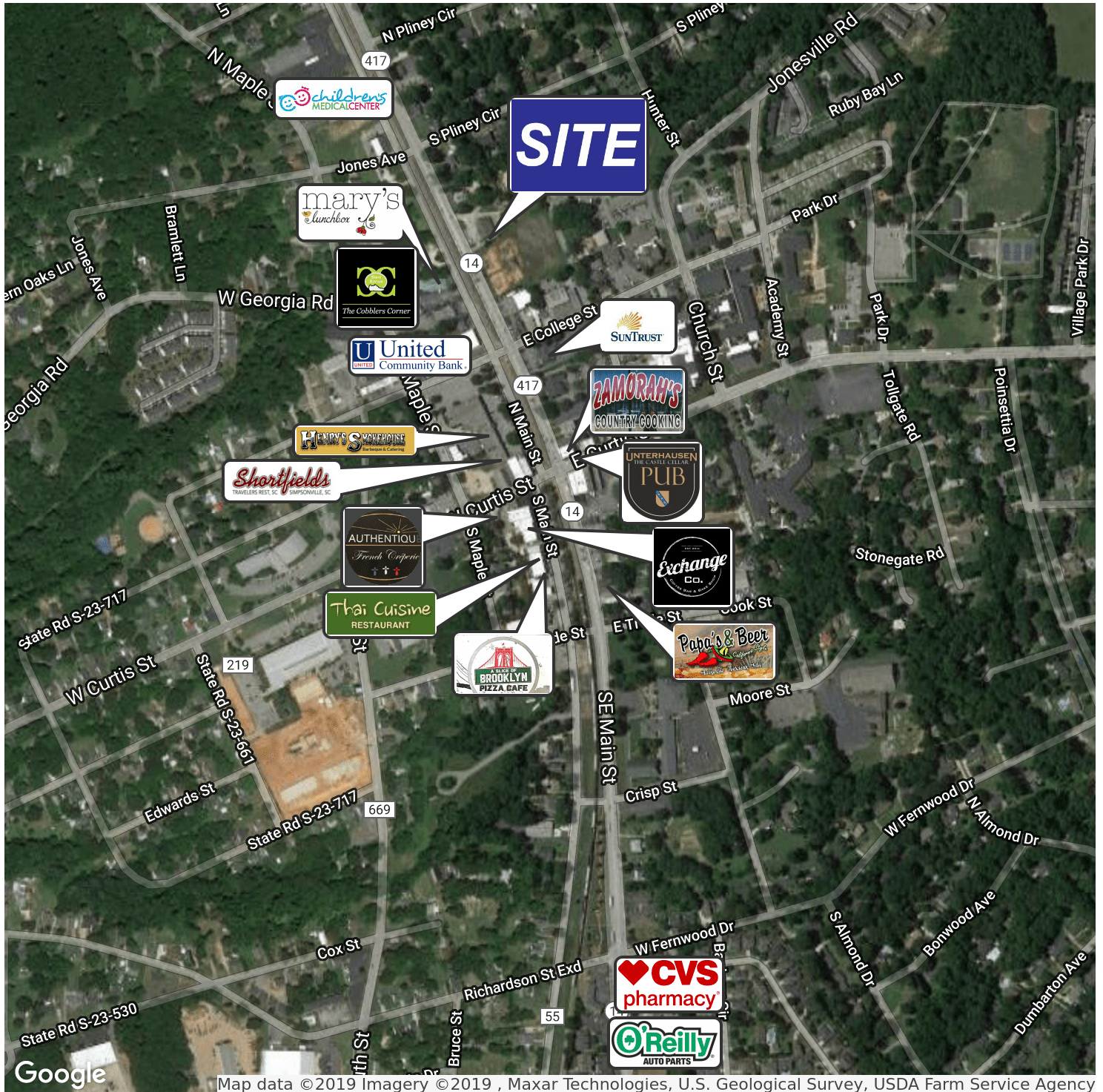
CAINE



212 NE MAIN ST.

Simpsonville, SC 29681

SALE



Map data © 2019 Imagery © 2019, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

CBCCAINE.COM

David Sigmon, CCIM, SIOR | 864.250.6838 | dsigmon@cbccaine.com
 Pete Brett, CCIM | 864.250.6815 | pbrett@cbccaine.com
 Matt Vanvick | 864.250.6806 | mvanvick@cbccaine.com





212 NE MAIN ST.

Simpsonville, SC 29681

SALE



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 3,147 | 35,122 | 85,068 |
| Median age | 39.1 | 37.8 | 37.6 |
| Median age (Male) | 39.5 | 36.3 | 35.8 |
| Median age (Female) | 39.5 | 38.9 | 38.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,302 | 13,937 | 32,180 |
| # of persons per HH | 2.4 | 2.5 | 2.6 |
| Average HH income | \$61,543 | \$66,951 | \$73,526 |
| Average house value | | \$189,333 | \$219,702 |

* Demographic data derived from 2010 US Census

CBCCCAINE.COM

David Sigmon, CCIM, SIOR | 864.250.6838 | dsigmon@cbccaine.com
 Pete Brett, CCIM | 864.250.6815 | pbrett@cbccaine.com
 Matt Vanvick | 864.250.6806 | mvanvick@cbccaine.com



COLDWELL BANKER COMMERCIAL

CAINE