



**COLDWELL
BANKER
COMMERCIAL**

CAINE

1016 W. GEORGIA RD.

Simpsonville, SC 29680

AVAILABLE SPACE

+/-9 Acres

ASKING PRICE

\$115,000 / acre



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CONTACT

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**COLDWELL BANKER COMMERCIAL
CAINE**
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FOR SALE

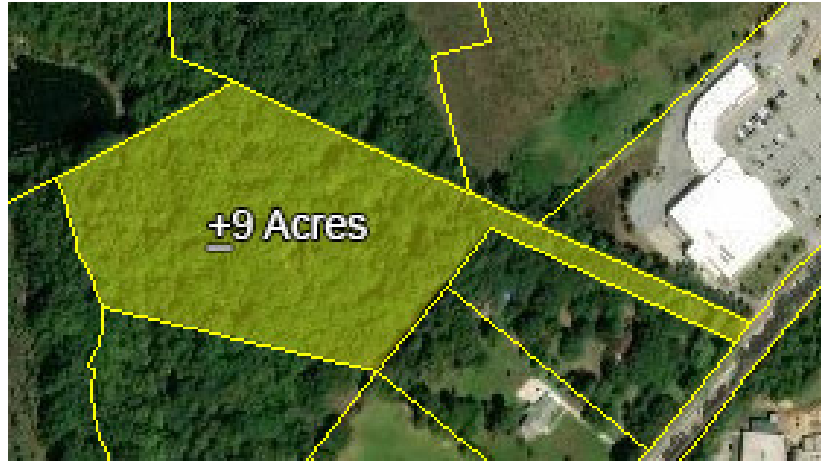
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1016 W. GEORGIA RD.

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SALE



OFFERING SUMMARY

Sale Price: \$115,000 / acre

Lot Size: +/-9 Acres

Price / SF: \$2.64

PROPERTY HIGHLIGHTS

- Additional land available
- Currently zoned R-S (Owner will support a higher density zoning)
- 2019 Traffic Count: 19,000 VPD
- Greenville County Tax Map No. 0574020100901

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Google

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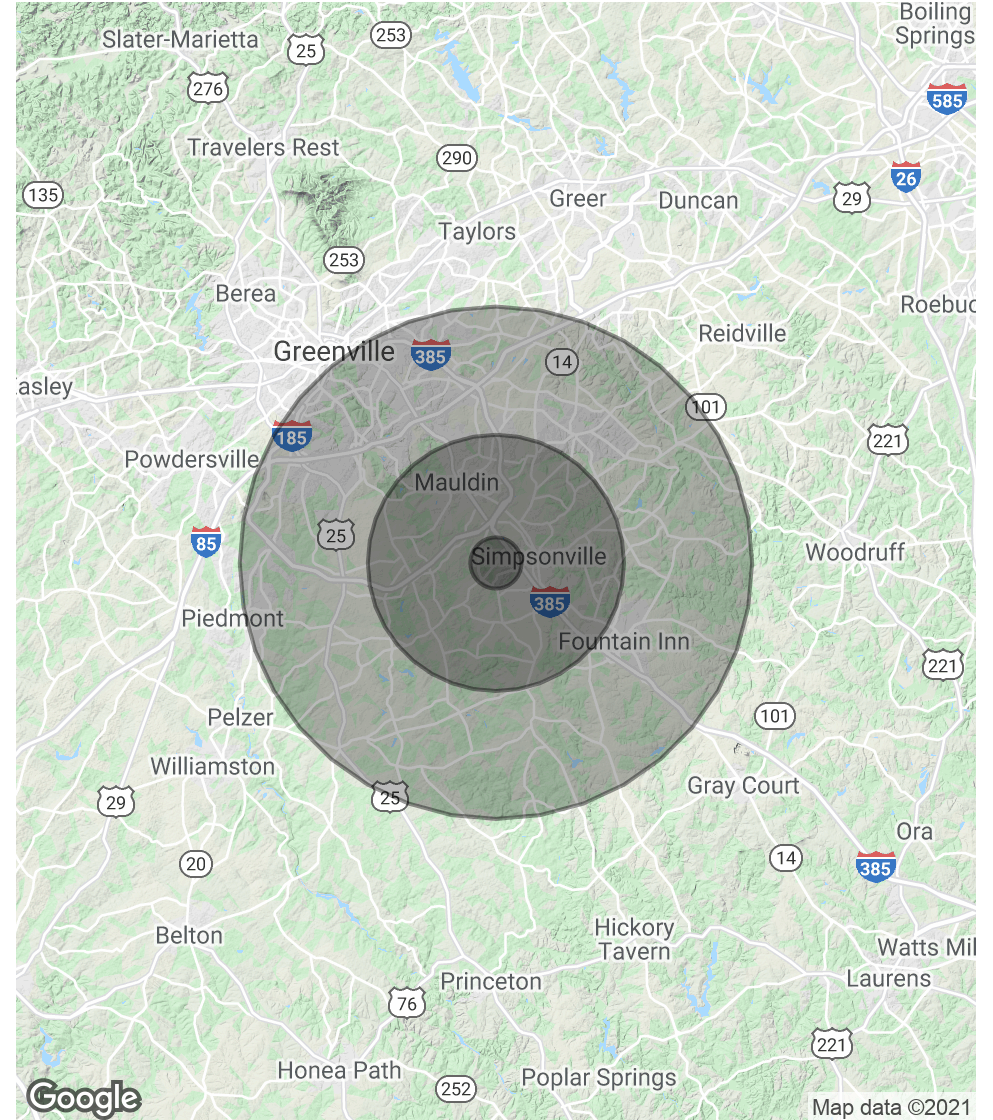
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,310	81,774	237,081
Average age	34.9	37.2	37.2
Average age (Male)	32.7	35.8	35.7
Average age (Female)	35.8	38.2	38.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,048	31,546	93,025
# of persons per HH	2.6	2.6	2.5
Average HH income	\$59,246	\$69,577	\$74,367
Average house value	\$184,154	\$188,536	\$241,689

* Demographic data derived from 2010 US Census



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