



**COLDWELL
BANKER
COMMERCIAL**

CAINE

FOR LEASE

POWDERHORN ROAD

Simpsonville, SC 29681

AVAILABLE

+/-2.25 Acres

LEASE RATE

\$60,000.00 per year (Ground Lease)

AREA

Located at the intersection of SE Main St. (SC Hwy. 14), Fairview Rd. and Powderhorn Rd. in the City of Simpsonville.



CBCCAINE.COM

CONTACT

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



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OFFERING SUMMARY

Available: +/-2.25 Acres

Lease Rate: \$60,000.00 per year
(Ground Lease)

Zoning: B-G City of
Simpsonville

Market: Greenville/Spartanburg

Submarket: Fairview Rd.

PROPERTY HIGHLIGHTS

- +/- 550 ft. frontage on Powderhorn Rd.
- Adjacent to Hillcrest Marketplace anchored by Sportsclub Express Simpsonville
- Close proximity to Prisma Health Hillcrest Hospital
- Easy access to I-385 via Fairview Rd.
- Excellent location for medical office development
- 2019 Traffic Counts:
 - 16,600 VPD (SE Main St.)
 - 24,900 VPD (I-385 to SE Main St.)

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Google

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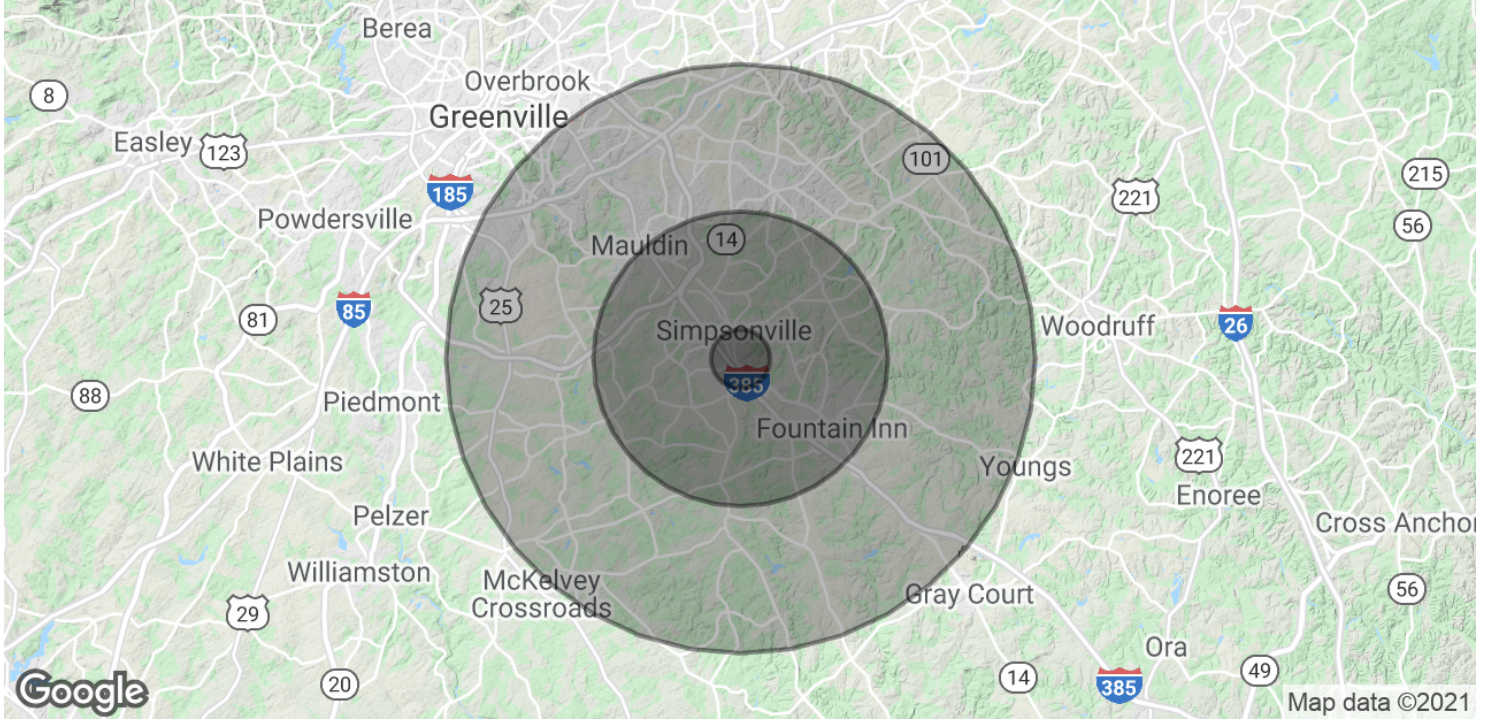
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,225	72,321	188,869
Average age	37.2	37.1	37.4
Average age (Male)	36.1	35.1	36.1
Average age (Female)	38.4	38.1	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,696	27,189	71,927
# of persons per HH	2.5	2.7	2.6
Average HH income	\$61,808	\$70,399	\$76,262
Average house value	\$184,166	\$208,743	\$240,649

* Demographic data derived from 2010 US Census

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