



### PROPERTY SUMMARY

SVN Palmetto is pleased to present an opportunity to lease space within this two building, two story office buildings on Main Street in downtown Simpsonville, SC.

This opportunity is great for someone looking to kick start their business or expand their business into a larger foot print.

In addition, with this office buildings location on SE Main Street, a Tenant has easy access to the dining of Fairview Road or the ability to hop on and off I-385 with ease.

### PROPERTY HIGHLIGHTS

- Prime downtown Simpsonville office opportunities
- Great visibility to Main Street (±19,400 VPD)
- Large monument sign for maximum exposure
- Ample on-site parking
- Half a mile from the intersection of Main Street and Fairview Road
- Easy access to I-385
- Roughly 20 minutes from downtown Greenville

<b>Lease Rate</b>	\$28.00 PSF	<b>Traffic</b>	Main Street
<b>Site Size</b>	2.06 Acres	<b>Access</b>	Main St & Chancellors Park Court
<b>Building Size</b>	±16,000 SF	<b>City Limits</b>	Yes
<b># of Floors</b>	2	<b>Zoning</b>	B-L
<b>Year Built</b>	2004	<b>Market</b>	Simpsonville
<b>Lease Structure</b>	NNN		
<b>NNN Expenses</b>	\$		



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# Additional Photos

## The Commons

419-421 SE Main St, Simpsonville, SC 29681



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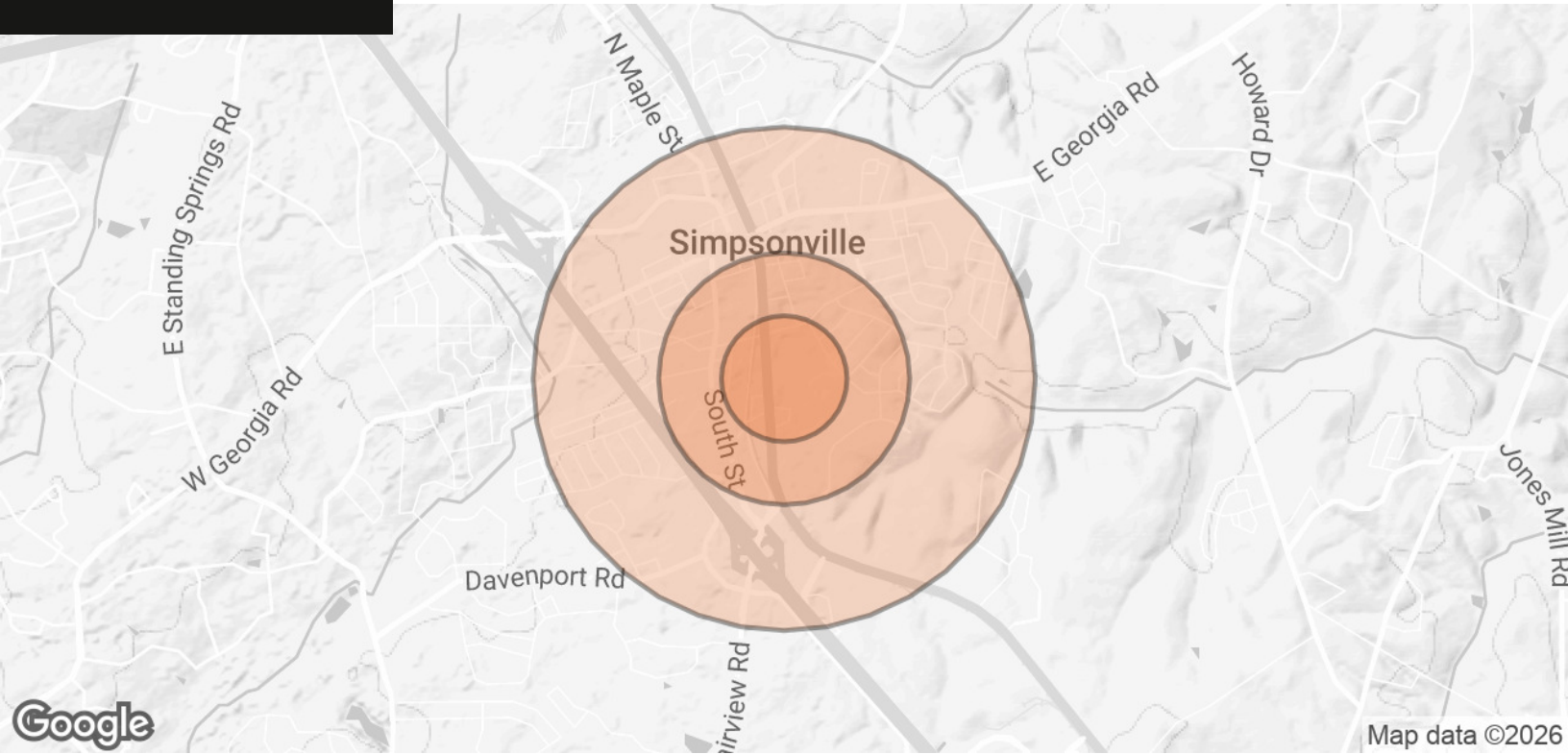


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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2025)	±6,672	±51,669	±118,422
PROJECTED GROWTH (2029)	+6.2%	+5.4%	+5.1%
AVERAGE HH INCOME	\$105,338	\$114,260	\$117,776
MEDIAN HOME VALUE	\$334,589	\$407,756	\$422,214
DAYTIME EMPLOYMENT	±2,449	±10,788	±23,501



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