

PRIME LAND DEVELOPMENT OPPORTUNITY

E STANDING SPRINGS / NEELY FERRY RD



Property Summary

For Sale:	\$500k / Acre
Lease Term(s):	Negotiable
Cross Streets:	E Standing Springs Rd & Neely Ferry Rd
County:	Greenville
Market:	Simpsonville
Zip Code:	29680
APN:	0573010101301
Lot Size:	+/- 9.4 Acres
Buildable SF:	TBD
Frontage:	316' & 133'
Traffic Count:	+/- 20,700 VPD
Zoning:	C-2
Drainage:	Yes
Utilities:	Yes

Property Overview

The Divine Group is pleased to present this prime Commercial Land / Development opportunity perfectly situated on the prominent corner of E Standing Springs Rd & Neely Ferry Rd. This highly desirable site is primed for commercial development and presents an exceptional opportunity for the likes of a QSR, Automotive Use, C-Store, Grocery Anchor, Urgent Care, and or a wide variety of other commercial uses. Its strategic location is an enviable advantage being directly across from a Spinx convenience store along with very strong traffic counts. Additionally, the site is well positioned across from a thriving residential development by Meritage Homes in addition to a large amount of established neighborhoods. This ensures a steady flow of potential customers on top of the existing robust traffic count of +/-20,700 VPD. The property has a full and complete DD Package on it at no additional cost to the Buyer. Owner will entertain Ground Lease as well as BTS for strong and or national tenants.

PROPERTY PHOTOS

E STANDING SPRINGS / NEELY FERRY RD



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22 Garlington Road
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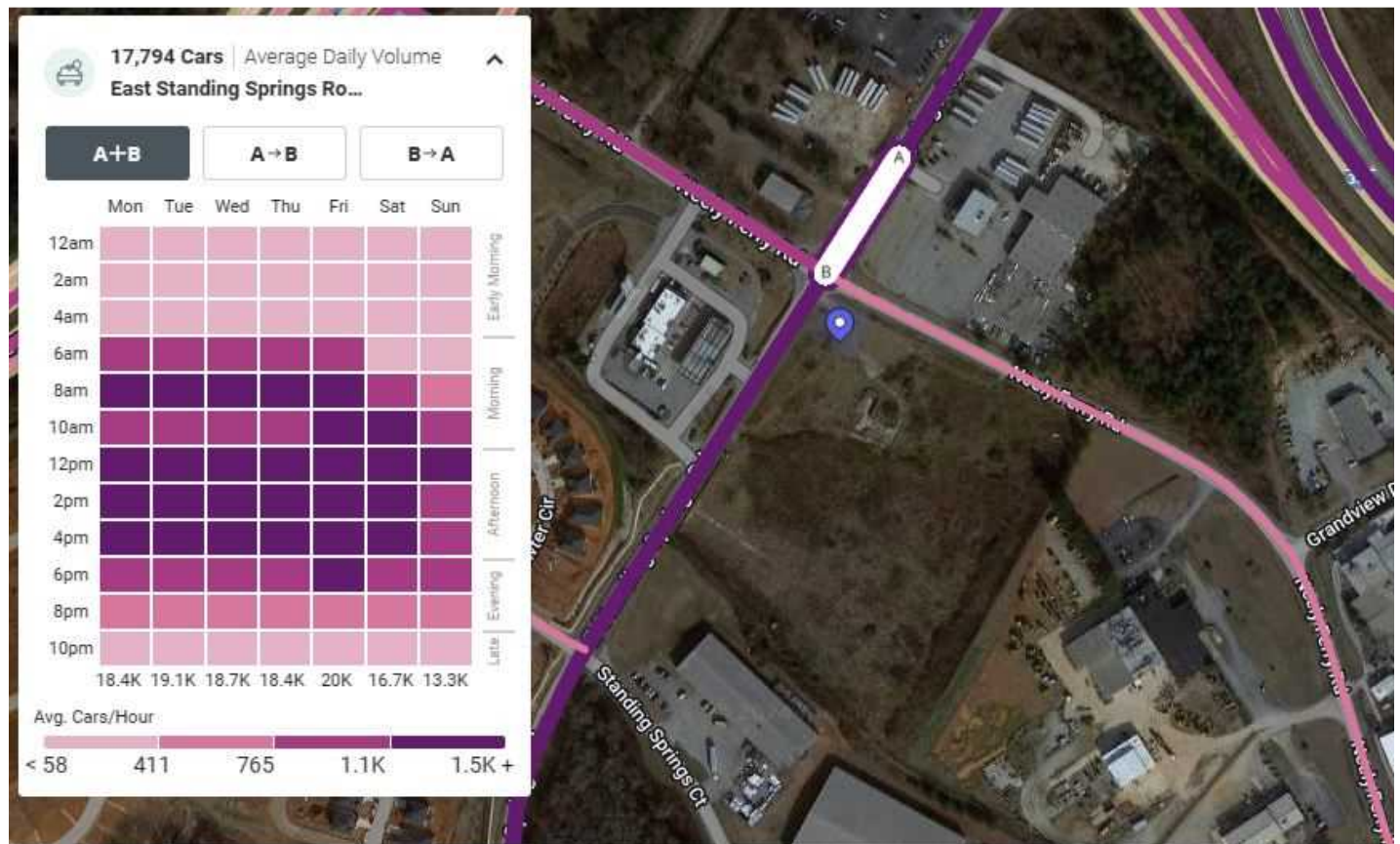


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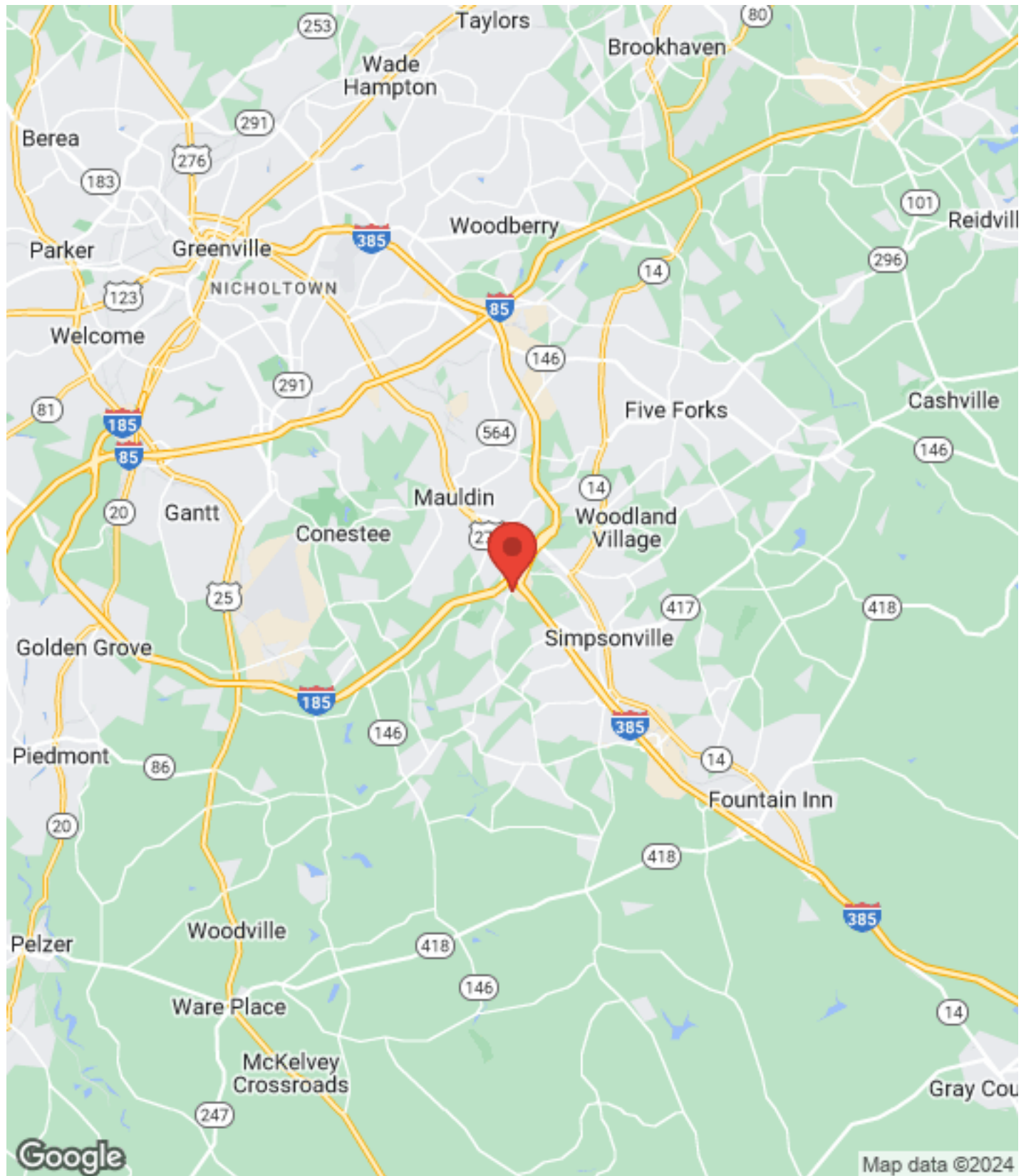
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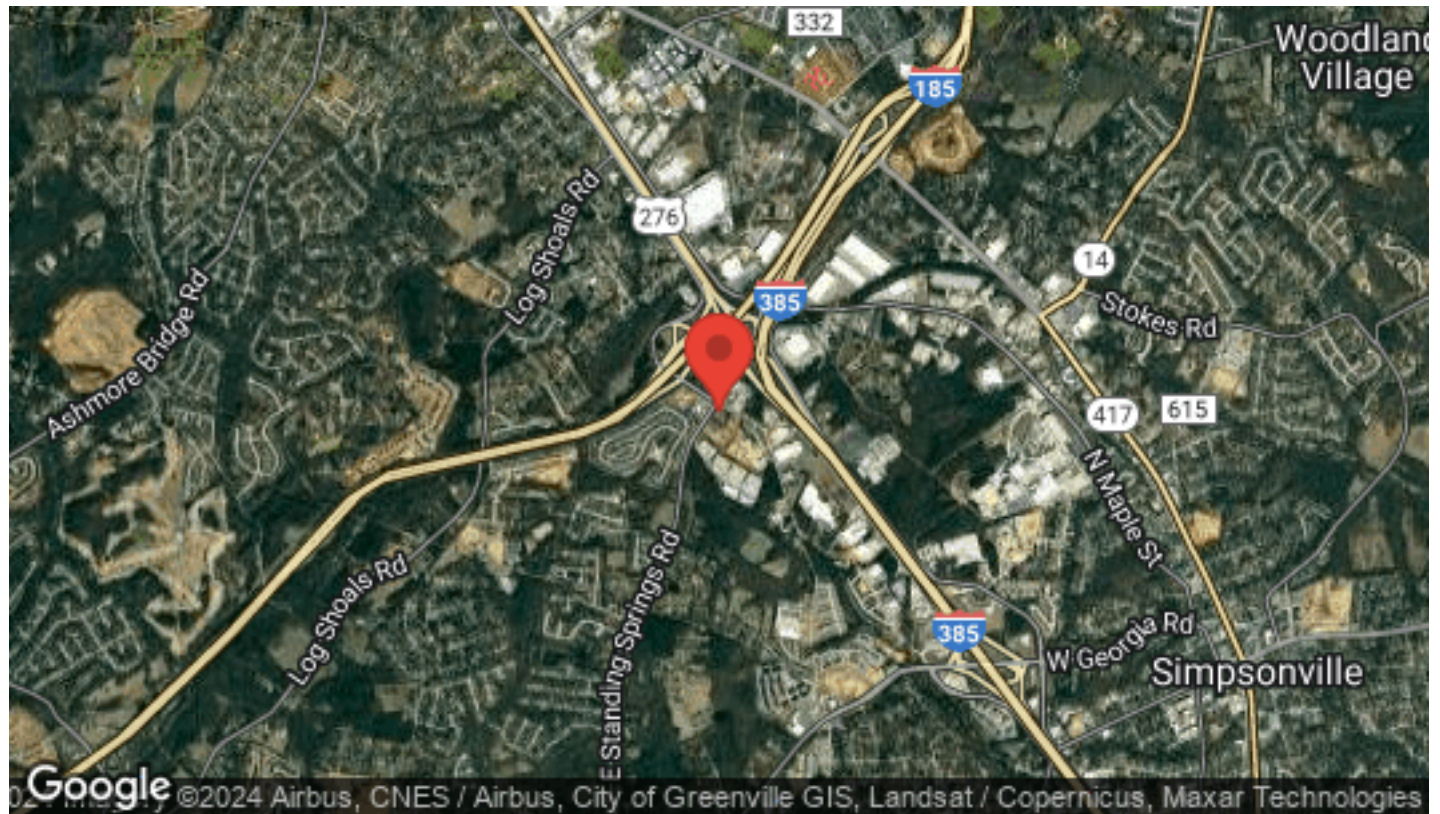
REGIONAL MAP

E STANDING SPRINGS / NEELY FERRY RD



LOCATION MAPS

E STANDING SPRINGS / NEELY FERRY RD



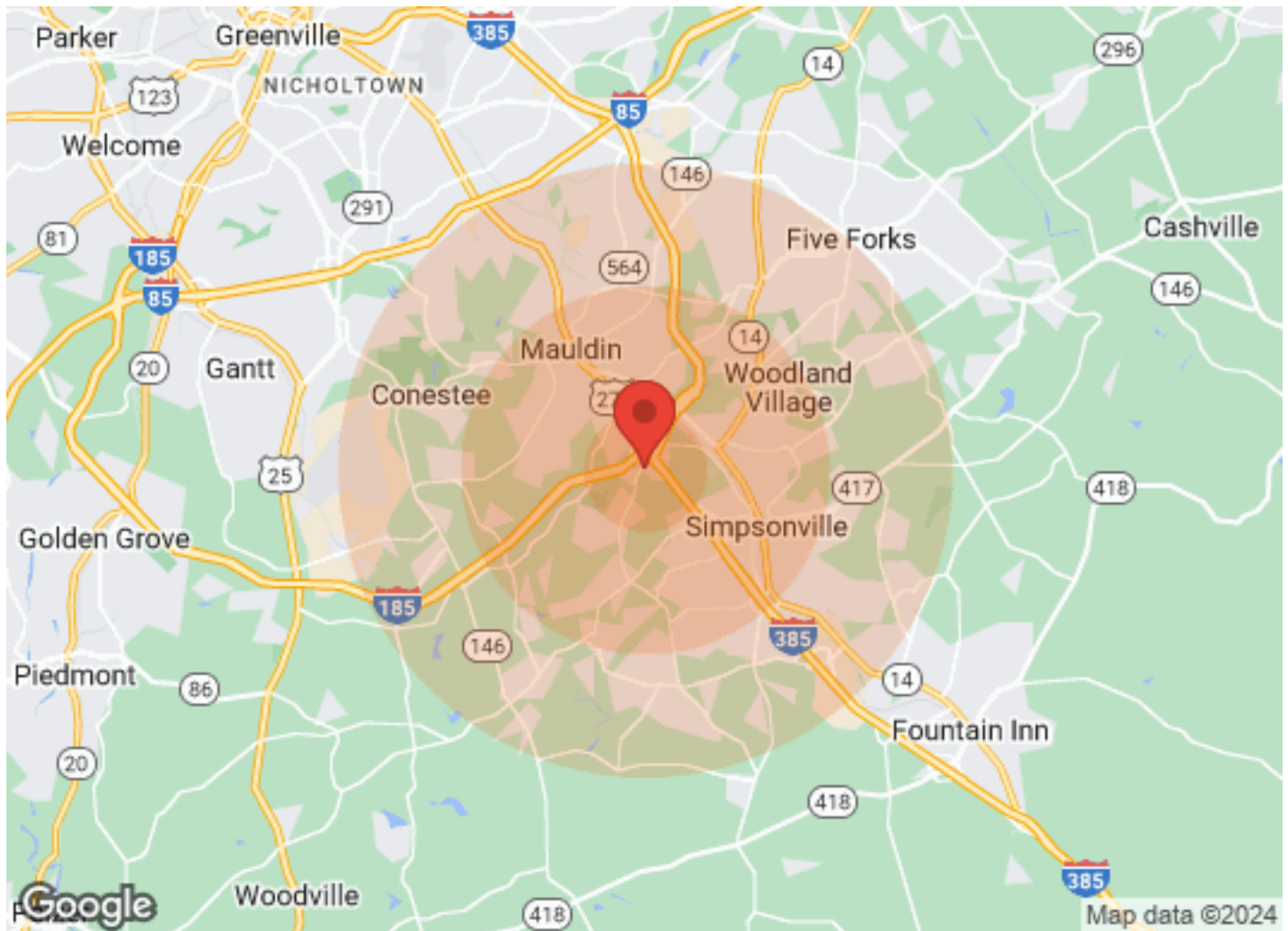
AERIAL MAP

E STANDING SPRINGS / NEELY FERRY RD



DEMOGRAPHICS

E STANDING SPRINGS / NEELY FERRY RD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,129	21,980	49,823	Median	\$45,092	\$53,285	\$62,084
Female	2,272	23,184	51,820	< \$15,000	64	1,393	3,081
Total Population	4,401	45,164	101,643	\$15,000-\$24,999	285	2,027	4,013
				\$25,000-\$34,999	317	2,107	3,886
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	174	2,400	5,433
Ages 0-14	924	9,564	21,748	\$50,000-\$74,999	470	3,508	7,689
Ages 15-24	597	6,324	14,431	\$75,000-\$99,999	251	2,765	6,357
Ages 25-54	1,734	17,197	37,878	\$100,000-\$149,999	132	2,320	5,810
Ages 55-64	552	5,653	13,032	\$150,000-\$199,999	53	642	1,757
Ages 65+	594	6,426	14,554	> \$200,000	14	312	1,090
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	3,300	34,500	77,743	Total Units	1,830	18,892	42,638
Black	888	8,190	17,953	Occupied	1,746	17,738	39,821
Am In/AK Nat	N/A	24	61	Owner Occupied	1,394	13,388	29,921
Hawaiian	N/A	13	13	Renter Occupied	352	4,350	9,900
Hispanic	375	3,554	7,545	Vacant	84	1,154	2,817
Multi-Racial	418	4,206	8,362				