



For Sale

717 NE Main St
Simpsonville, SC 29681



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to purchase this office building on NE Main Street in Simpsonville, SC. This current chiropractic office would be a plug-and-play opportunity for another medical user, but could also be great for an attorney or CPA services.

First floor office space is in very good shape, while the base floor does need some work in order to retain that SF as office space, as well as an upgrade to the accessibility in order to make it ADA compliant.

PROPERTY HIGHLIGHTS

- Prime NE Main Simpsonville opportunity for an office or redevelopment
- Building has a metal roof that is roughly 10 years old
- There are currently 2 HVAC systems in place, varying from 5-8 years old
- Current tenant, Dreckman Chiropractic, is on a M2M lease and does have interest in staying if the Buyer is an investor and not an occupier

Asking Price	\$499,000	Zoning	BG
Site Size	0.47 Acres	Municipality	City of Simpsonville
Building Size	±3,000 SF	Roof	Metal (10 years old)
# of Floors	2	Market	Greenville MSA
Year Built	1965		
Remodel	2010		



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Additional Exterior Images

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Interior Images

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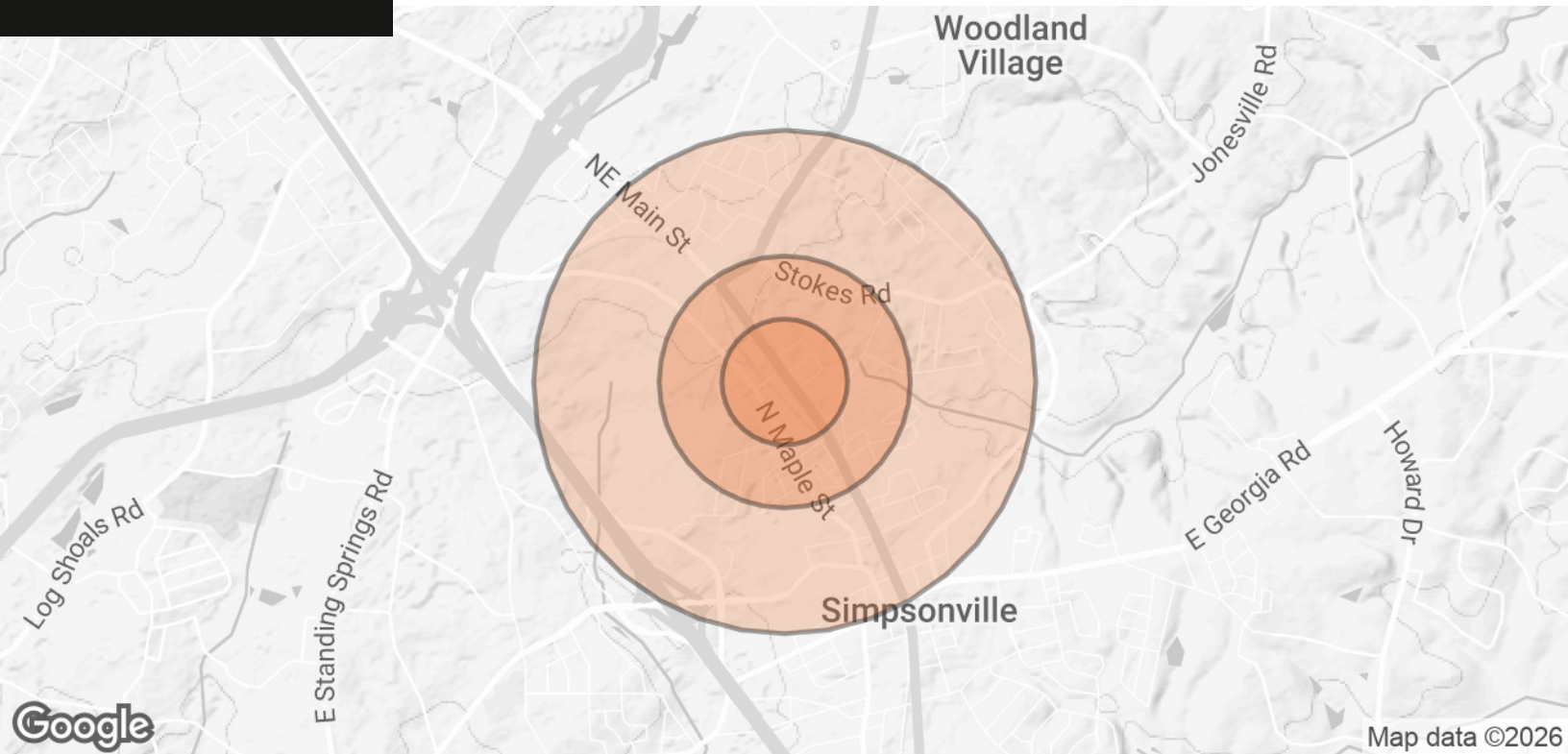


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Demographic Information

717 NE Main St
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2026)	±4,747	±51,209	±141,498
PROJECTED GROWTH (2030)	+2.6%	+5.0%	+4.7%
AVERAGE AGE	41.7	41.5	40.8
AVERAGE HH INCOME	\$104,004	\$114,953	\$121,086
MEDIAN HOME VALUE	\$393,786	\$399,800	\$433,027
DAYTIME POPULATION	±2,360	±12,469	±34,863



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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



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