



Thomas McAfee
FUNERAL HOMES
FUNERALS • CREMATION • PRE-PLANNING

Site



DOLLAR GENERAL

DEVELOPMENT SITE FOR SALE

±1.28 Acres with Frontage on Hwy 417 Near I-385 & I-185 in Simpsonville, SC

Executive Overview

01 Hwy 417

Simpsonville, SC 29681

Property Highlights

- Prime corner lot on Hwy 417 with direct exposure from Interstate 385
- All utilities available
- High traffic count: $\pm 14,300$ VPD (2024)
- High visibility from I-385
- Existing cuts provided
 - No curb cuts will be approved from Hwy 417
- Common storm water management
- Surrounded by a strong mix of residential neighborhoods and established commercial businesses

Offering Summary

Land Size:	± 1.28 Acres
Zoning:	C-2
Purchase Price:	\$775,000

Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's agent.

**Build-to-Suit or Ground Lease options available upon broker request.*

Parcel Overview

01 Hwy 417

Greenville Tax #: 0295000100108



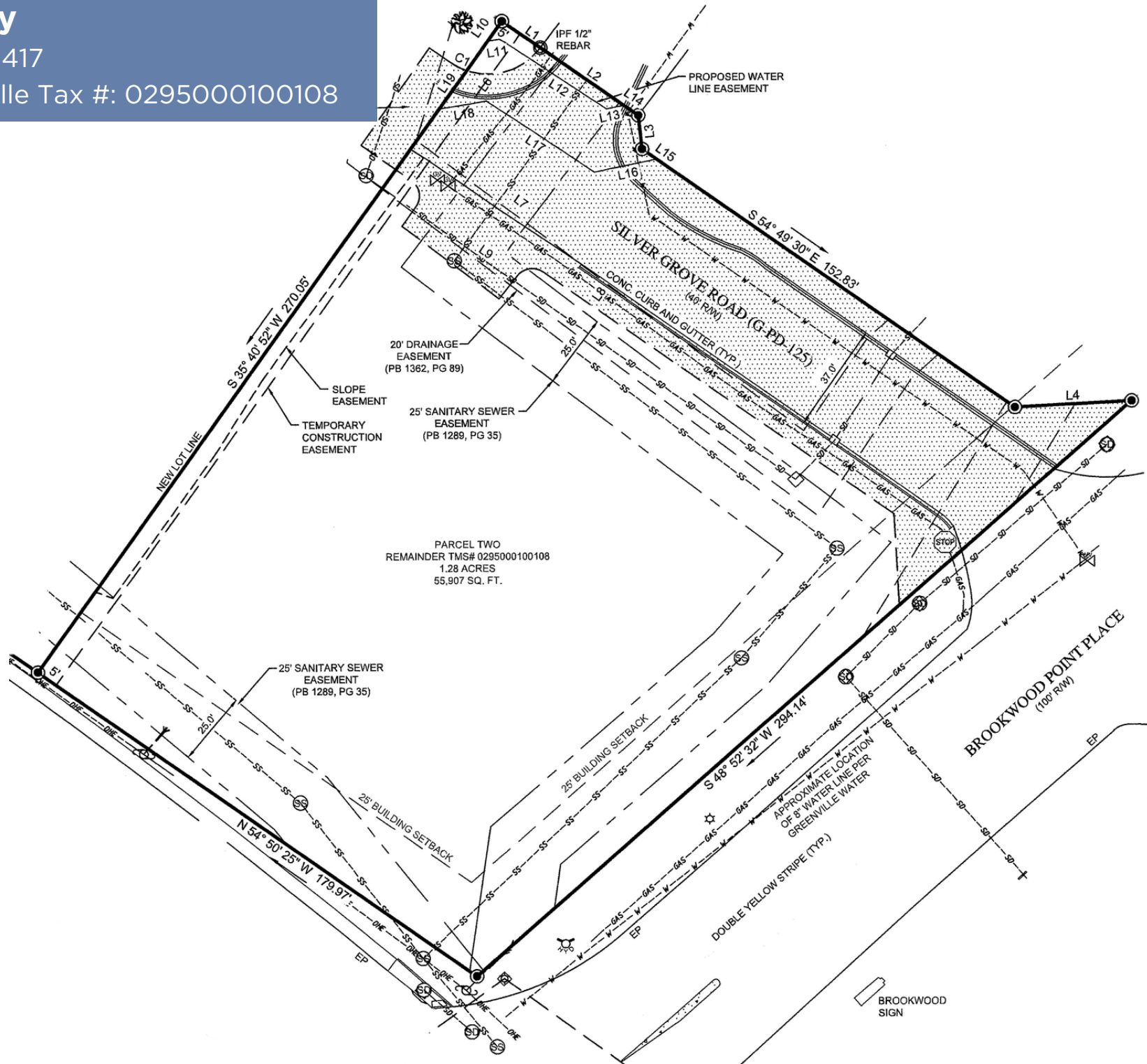
±1.28 Acres

VPD: ±14,300 (SCDOT, 2024)

Survey

01 Hwy 417

Greenville Tax #: 0295000100108



Site Map

Mauldin/Simpsonville, SC



Confidentiality & Disclaimer

Reedy Property Group

REEDY



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Contact Information

Reedy Commercial

WE KNOW THE MARKET

BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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