

A UNIQUE INVESTMENT PROPERTY

FOR  
SALE



**15 RAY E TALLEY CT, SIMPSONVILLE, SC  
FOUR TENANT STRIP CENTER-FULLY LEASED  
GREENVILLE, SC MSA**

**CONFIDENTIAL  
OFFERING  
MEMORANDUM**

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## EXECUTIVE SUMMARY

**15 Ray E Talley Ct** presents a fully leased  $\pm 6,300$  SF neighborhood retail strip center in Simpsonville, SC, one of the fastest growing submarkets of Greenville.

The property features a strong mix of national and service oriented tenants, including Subway, Great Clips, Tobacco Vapor, and Real Deal Kickz, generating consistent foot traffic and stable cash flow. Positioned along Fairview Road with over 30,000 vehicles per day, the center benefits from excellent visibility, accessibility, and daily consumer exposure. Its location less than 0.5 miles from I-385 provides direct connectivity to downtown Greenville and the broader Upstate region, further enhancing tenant demand.

Located within the highly desirable Golden Strip corridor, the property is surrounded by national retailers and dense residential communities, supporting long term retail performance. The immediate trade area includes more than 92,000 residents within a 5 mile radius, with projected population growth exceeding 10 percent through 2029 and average household incomes above \$85,000.

Simpsonville itself continues to expand, with a population of over 23,000 and strong economic fundamentals. With a diversified tenant mix, high traffic exposure, and prime location in a rapidly growing market, 15 Ray E Talley Ct represents a stable, income producing investment with strong long term appreciation potential.

## PROPERTY OVERVIEW

Size	6300 Sq Ft
Year Built	1999
Total Acreage	.089
TMS NUMBER	0330000100119

### Tenants

Subway	Unit A	1,500 sq ft
Great Clips	Unit B	1,200 sq ft
Tobacco Vapor	Unit C	2,280 sq ft
Real Deal Kickz	Unit D	1,320 sq ft

CAP rate	5.15%
NOI	\$141,711
Price	<b>\$2,750,000</b>

### Projected Rent Growth: \$179K → \$217K (2026–2030)

Diversified mix of national and local service-oriented tenants resistant to e-commerce disruption



## AERIAL SITE MAP



# DEMOGRAPHICS AND AREA MAP

# SIMPSONVILLE, SC DEMOGRAPHICS

11 Miles to Downtown Greenville, SC

23 Miles to Spartanburg, SC

90 Miles to Columbia, SC

103 Miles to Charlotte, NC

## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 POPULATION	6,374	46,620	123,570
ESTIMATED POPULATION GROWTH (2024-2029)	9.43%	10.14%	10.24%
2024 AVERAGE HH INCOME	\$97,945	\$104,612	\$107,475
DAYTIME EMPLOYMENT	2,555	16,430	33,826



## ADVISOR



### BACKGROUND & EXPERIENCE:

Lisa S. Williams joined Klue Real Estate Advisors in 2020 to bring an immense amount of value to a growing commercial real estate company in the Upstate of South Carolina. In addition to owning and managing residential and commercial properties for the last 17 years, Lisa has a finance degree and 20+ years financial management for several companies.

Lisa's extensive experience in owning and managing properties allows her to approach clients' needs from the perspective of both an owner and a tenant, including in owning and managing properties allows her to approach clients' needs from the perspective of both an owner and a tenant, including in owning and managing properties allows her to approach clients' needs from the perspective of both an owner and a tenant, including a focus in warehouse, retail, office space, or land for new construction.

As a native of Greenville, Lisa's knowledge of the commercial market will help you find the right location for your business to maximize your company's success. Lisa also has a working knowledge of how to negotiate new leases, lease renewals, and property purchases.

Lisa's work ethic will never be compromised, and she will consistently strive to help your company maximum its potential by finding the perfect space for your business. Lisa is married to Andy, and they have 4 children.

# DISCLOSURE

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Klue Real Estate Advisors and should not be made available to any other person or entity without the written consent of Klue Real Estate Advisors.

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