

SALE

I-185 & NEELY FERRY RD.

I-185 & Neely Ferry Rd. Simpsonville, SC 29680



AVAILABLE +/-26 ACRES ZONED I-1

SALE PRICE \$39,500/ACRE

George Zimmerman, CCIM
864 250 6822

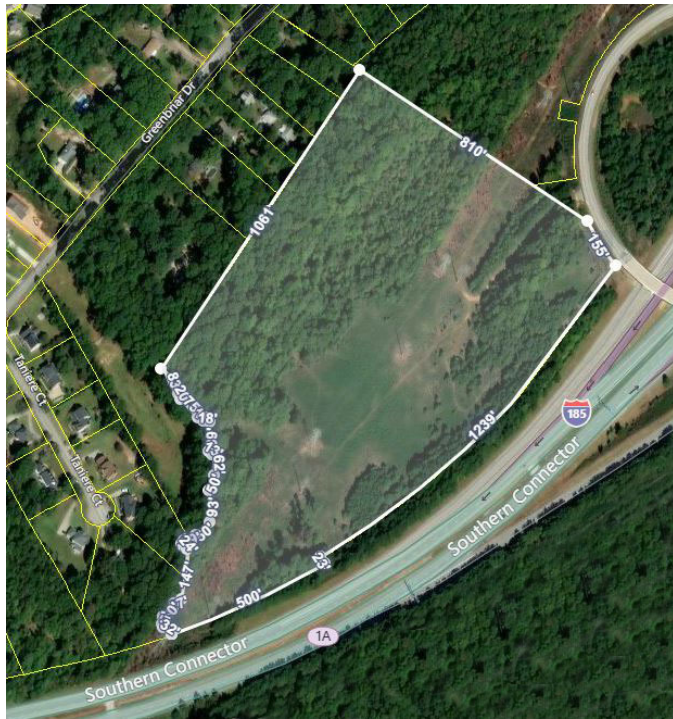


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OFFERING SUMMARY

Sale Price:	\$39,500 / Acre
Lot Size:	+/-26 Acres
Price / Acre:	\$39,500
Zoning:	I-1 Industrial

PROPERTY HIGHLIGHTS

- All utilities available
- Excellent site with road frontage on the Southern Connector
- 2021 Traffic Count: 26,500 VPD (US Hwy. 276)
- Greenville County Tax Map No.: 0573010101200

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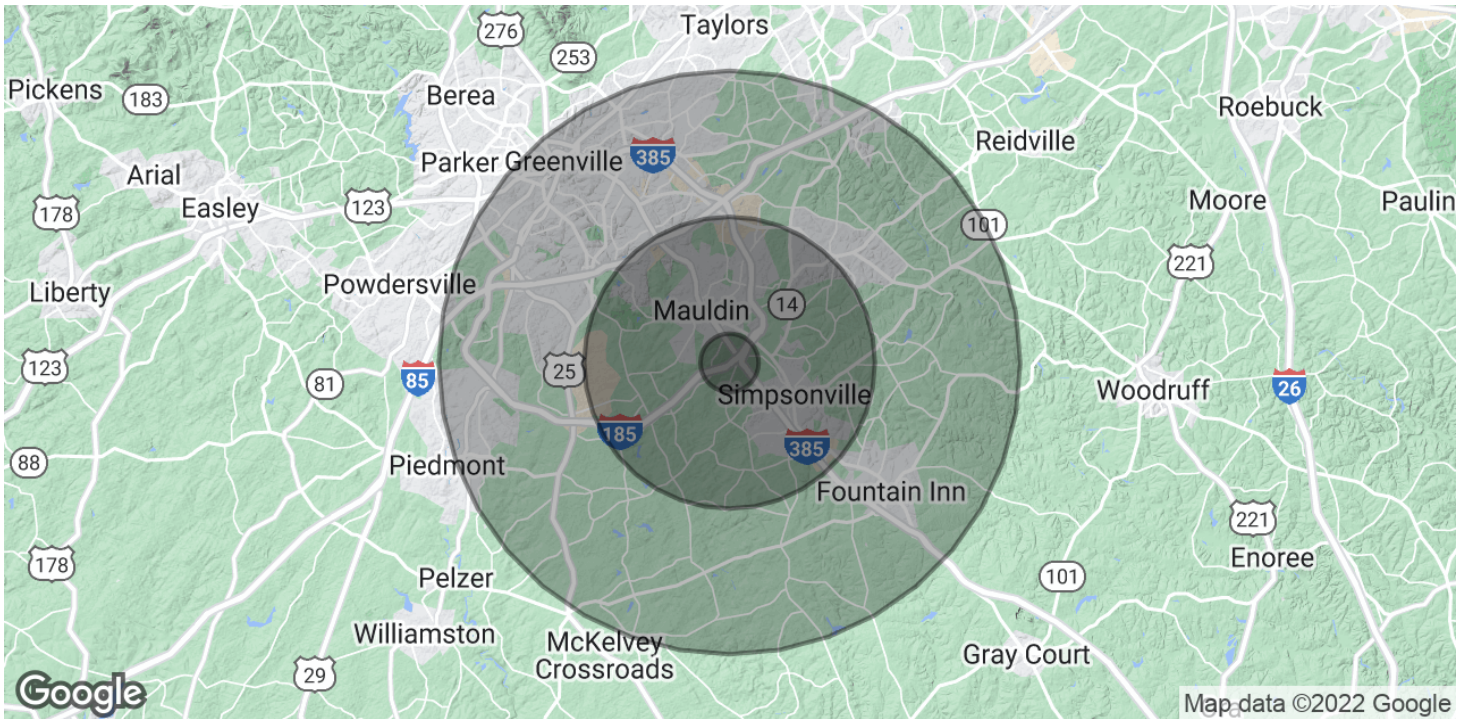


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,972	91,237	282,554
Average Age	38.2	37.2	37.2
Average Age (Male)	36.2	36.1	35.7
Average Age (Female)	39.2	38.1	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,188	35,508	111,522
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$55,743	\$71,422	\$74,341
Average House Value	\$165,679	\$188,295	\$236,326

* Demographic data derived from 2020 ACS - US Census

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