

203 GREER DRIVE , SIMPSONVILLE , SC 29681

203 GREER DRIVE: FOR LEASE



GRIFFIN PARTNERS

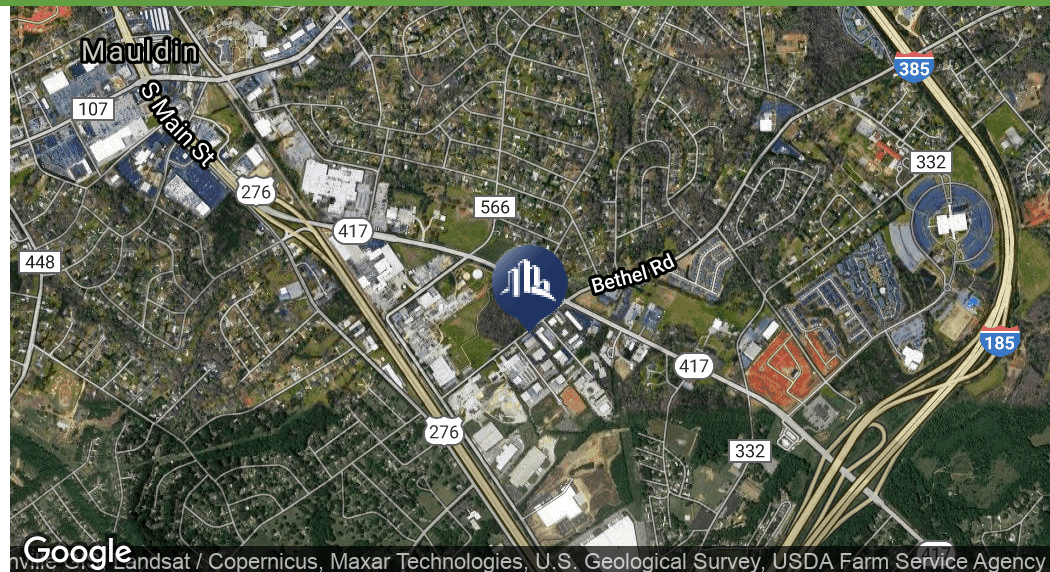
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GRIFFIN PARTNERS
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	12,085 SF
Available SF:	9,925 SF
Price / SF:	\$7
Suite A, B, C SF:	5894 SF
Suite E SF;	2015 SF
Suite F SF:	2015 SF

PROPERTY OVERVIEW

Recently renovated flex space for lease. Owner is open to dividing the space for multiple tenants and is flexible about the length of leases. Owner just finished redoing the interior and is in the process of painting the outside of the building. Good split of both office and warehouse space that fits all different types of business. Ample on-site parking and close proximity to both HWY 276 and 385 located in between Mauldin and Simpsonville with easy access to both. Each subdivided suite comes with a Roll up Door.

AVAILABLE FLEX UNITS:

SUITE 1: 5895 SF, OFFICE/WAREHOUSE RATIO: 45/55;
SUITE 2: 2015 SF, OFFICE/WAREHOUSE RATIO: 50/50;
SUITE 3: 2015 SF, OFFICE/WAREHOUSE RATIO: 50/50

GREER DRIVE FLEX SPACE

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EXECUTIVE SUMMARY // 2



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ADDITIONAL PHOTOS



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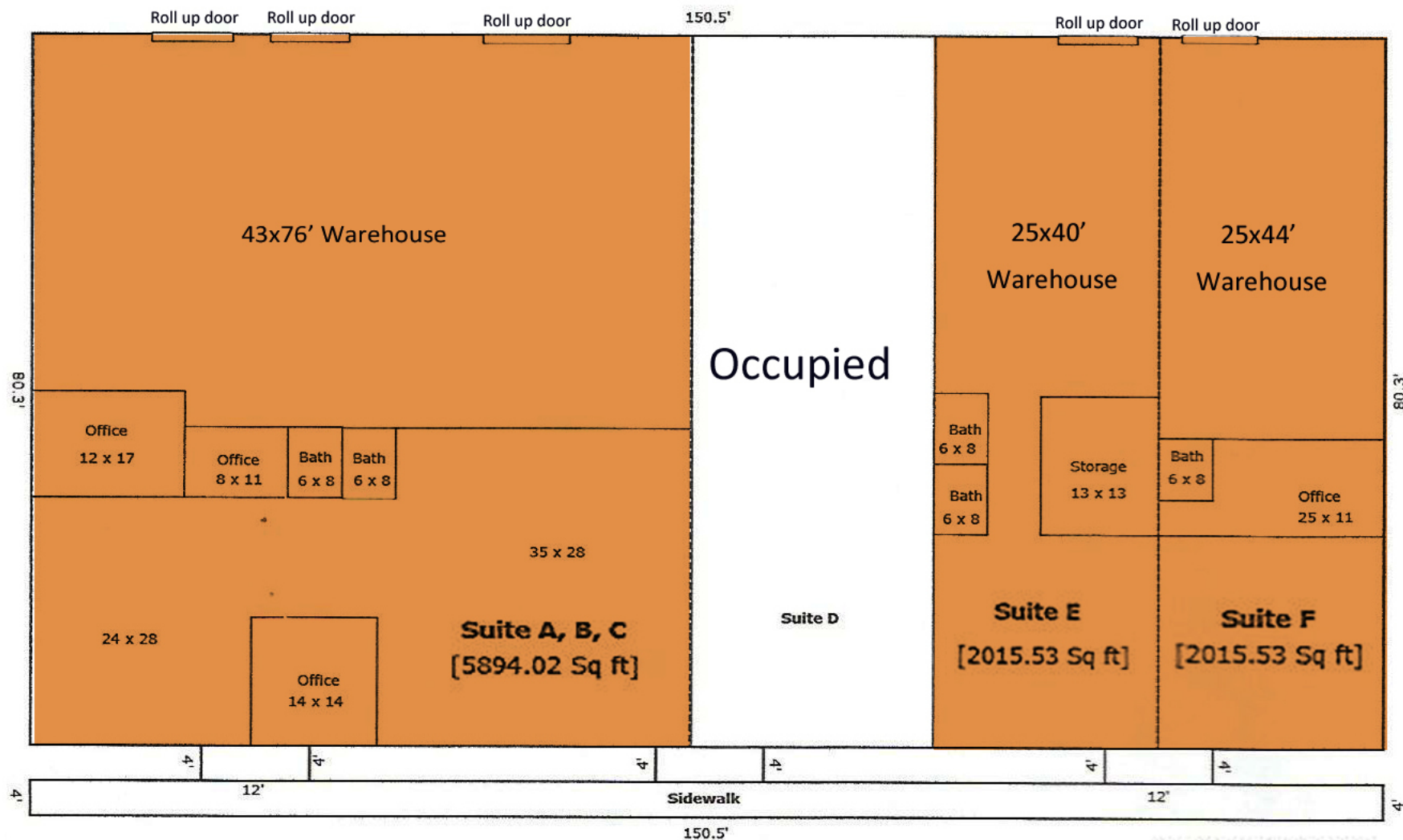
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ADDITIONAL PHOTOS // 3



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FLOOR PLAN



203 Greer Dr
[12085.15 Sq ft]

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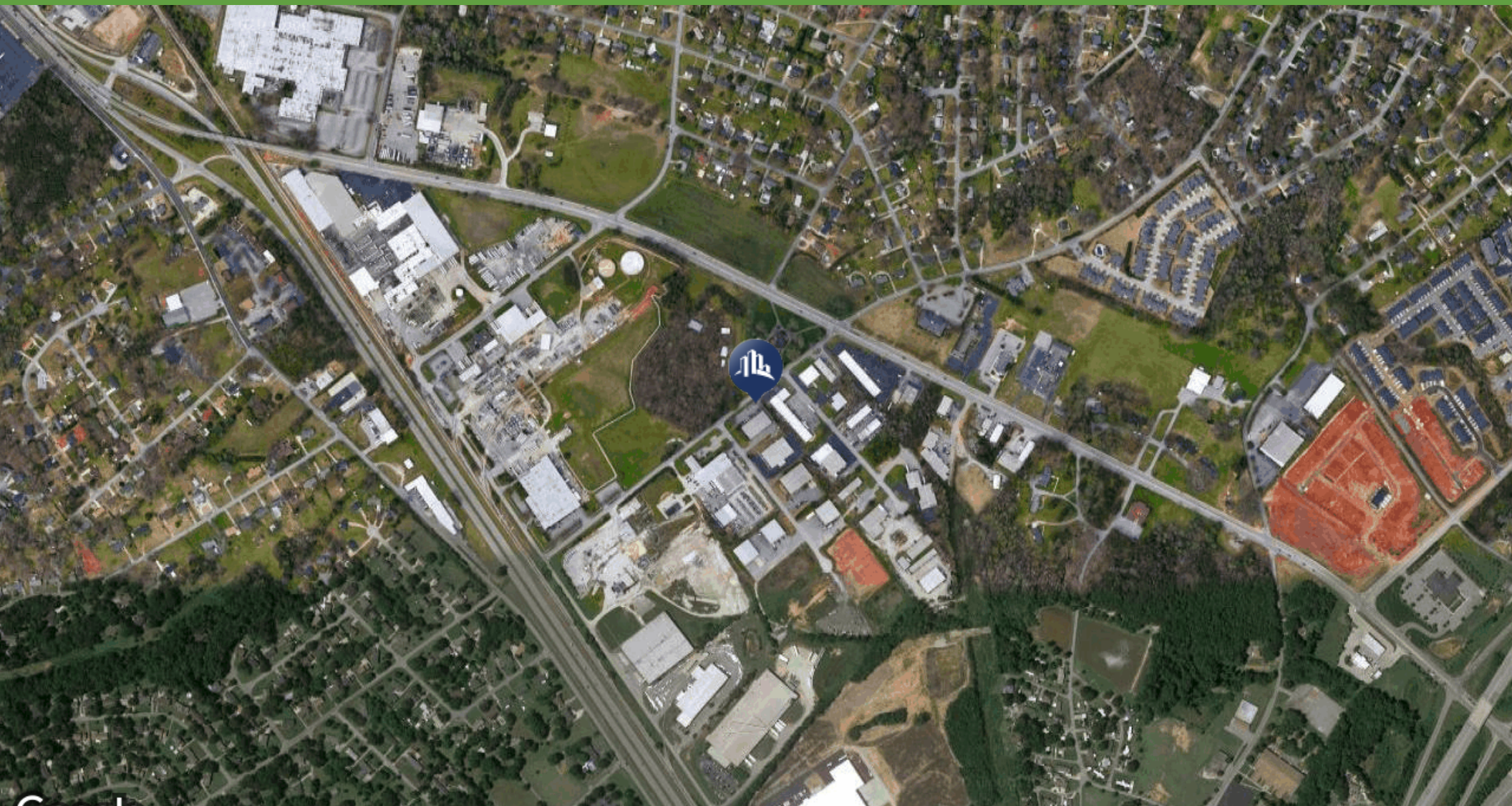
FLOOR PLAN // 4

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AERIAL MAPS



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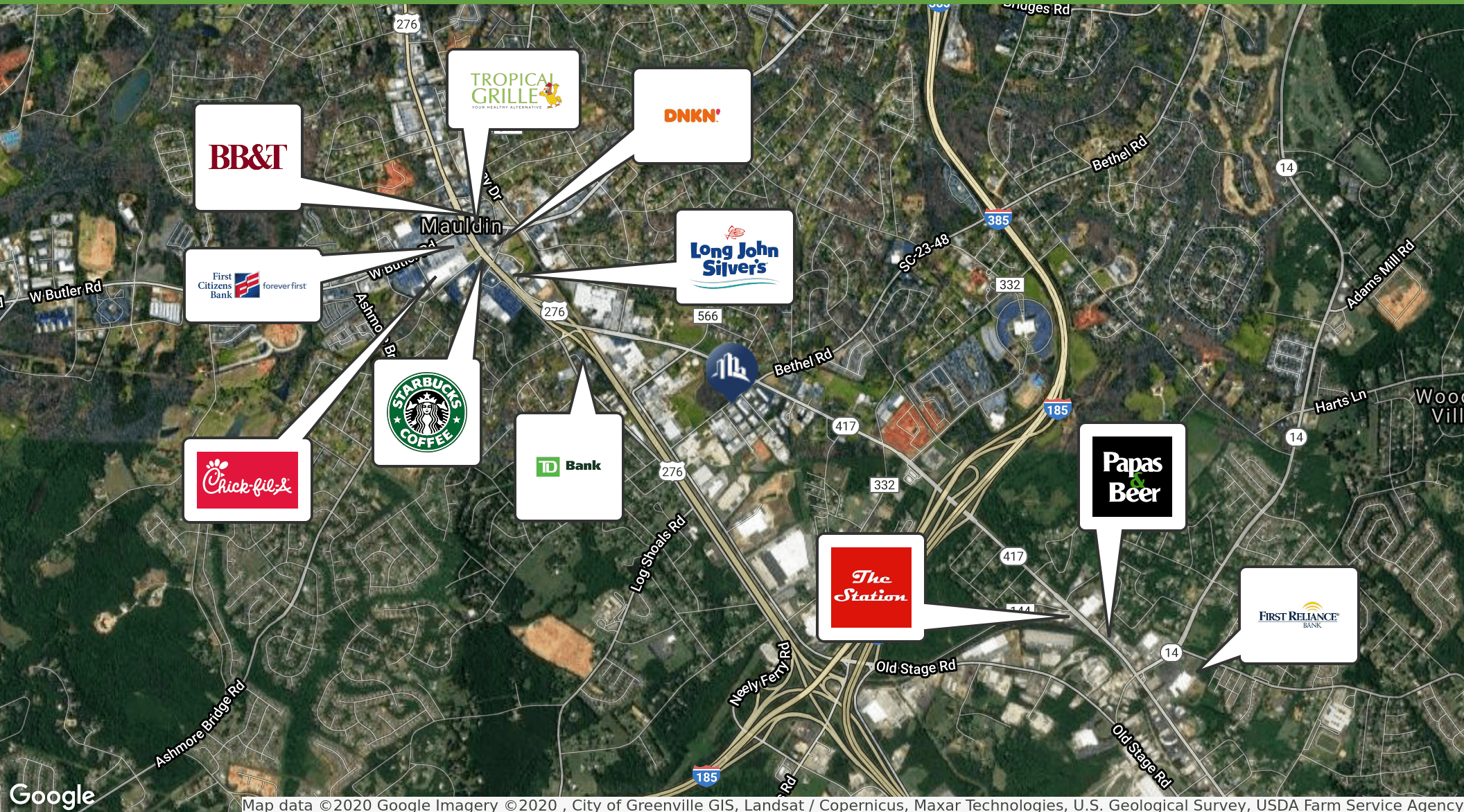
AERIAL MAPS // 5



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RETAILER MAP



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RETAILER MAP // 6

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1 MILE RADIUS DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

203 Greer Dr, Simpsonville, South Carolina, 29681



Ring of 1 mile

KEY FACTS

4,689

Population



1,911

Households

43.3

Median Age

\$51,026

Median Disposable Income

EDUCATION

5%

No High School Diploma



21%

High School Graduate



38%

Some College



36%

Bachelor's/Grad/Prof Degree

INCOME



\$60,960

Median Household Income



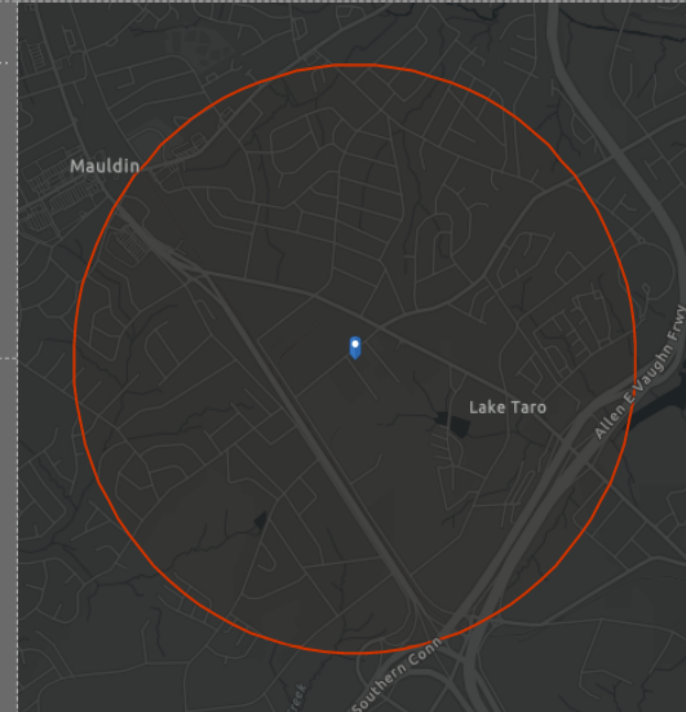
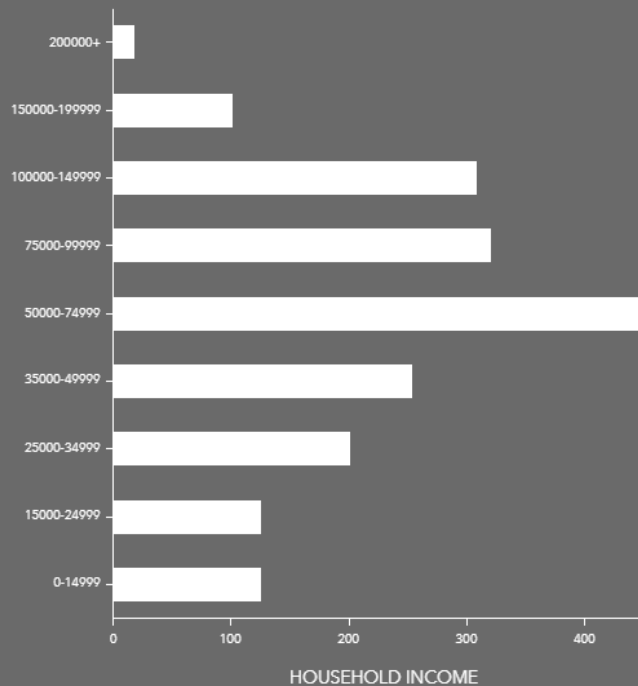
\$29,574

Per Capita Income



\$157,384

Median Net Worth



EMPLOYMENT



White Collar

67%



Blue Collar

21%



Services

13%

2.6%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2019, 2024.

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1 MILE RADIUS DEMOGRAPHICS // 7



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5 MILE RADIUS DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

203 Greer Dr, Simpsonville, South Carolina, 29681



Ring of 5 miles

KEY FACTS

121,565

Population



47,152

Households

39.1

Median Age

\$56,685

Median Disposable Income

EDUCATION

6%

No High School Diploma



22%

High School Graduate



31%

Some College



42%

Bachelor's/Grad/Prof Degree

INCOME



\$71,672

Median Household Income



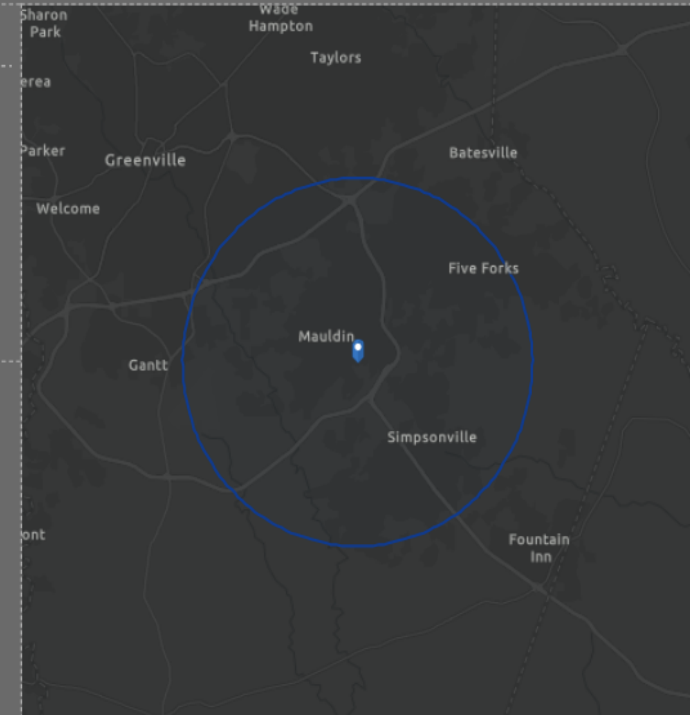
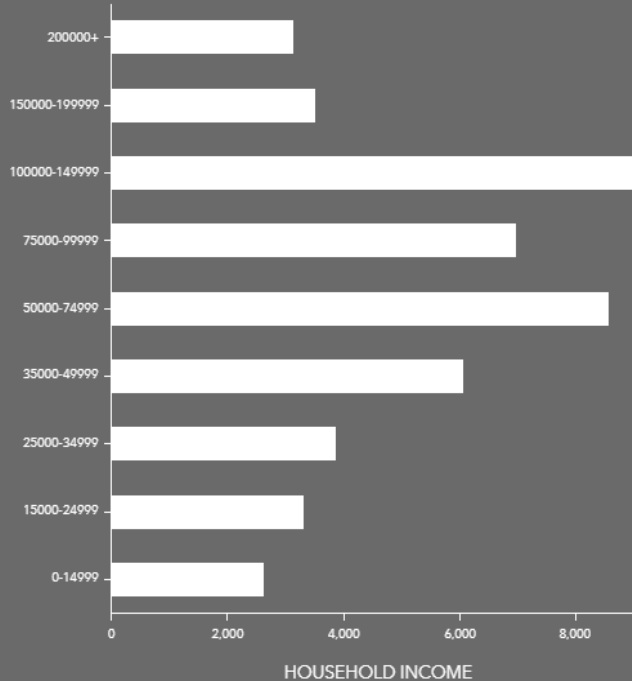
\$35,680

Per Capita Income



\$160,821

Median Net Worth



EMPLOYMENT



White Collar

69%



Blue Collar

18%



Services

13%

3.0%

Unemployment Rate

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5 MILE RADIUS DEMOGRAPHICS // 8



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ADVISOR BIO & CONTACT 1

MARK GRIFFIN, CCIM, CBB

Managing Principal/ CEO



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PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners headquartered in Greenville, South Carolina serving the entire upstate. He is a native of upstate, SC and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin spent the early part of his career in consulting, working with developers in commercial real estate projects ranging from mixed-use commercial to residential and planned subdivisions. His knowledge of development including finance and proforma analysis, entitlements, and planning and zoning mixed with his natural sales ability pays dividends for his clients. Mr. Griffin has been engaged in over \$500 mil in commercial real estate and business brokerage transactions. His team is diverse in many aspects of commercial and business brokerage from investment sales to business brokerage and tenant representation.

Mr. Griffin holds a 5 year professional degree in Landscape Architecture from Clemson University with a focus in land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation of which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin is also a Certified Business Broker (CBB) with over a decade of business brokerage experience from main street restaurants and retail businesses without real estate to manufacturing and distribution businesses with real estate.

EDUCATION

Clemson University, BLA

MEMBERSHIPS & AFFILIATIONS

National Association of Realtors (NAR)
Certified Commercial Investment Member Institute (CCIM individual)
International Council of Shopping Centers (ICSC corporate)
Certified Business Broker (CBB)
International Business Broker Association (IBBA corporate)

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ADVISOR BIO & CONTACT 2

JOHN KAWALCHUK

Associate



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PROFESSIONAL BACKGROUND

John Kawalchuk joined the SperryCGA-Griffin Partners team in 2019. John specializes in office and retail tenant representation as well as owner and buyer representation of commercial investment properties. John's background in finance and accounting allows him to serve his private and institutional investor clients at the highest level in regards to underwriting, valuation, and consultation of all commercial investments.

John holds a Bachelor of Science in Financial Management with Emphasis in Financial Services as well as a minor in Accounting from Clemson University.

John holds both a SC Real Estate license and a Series 7 license.

EDUCATION

Clemson University

MEMBERSHIPS & AFFILIATIONS

SC Real Estate license
Series 7 license

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