

307, 319 and 325 West Curtis Street,
Simpsonville SC 29681



\$277,000
FOR ALL 3

DOWNTOWN SIMPSONVILLE

- Site already graded & prepped for development
- NEXT TO THE HISTORIC COTTON MILL LOFT
- Amazing Growth with Access to I-385
- Commercial Zoning
- Tax Map #0324000400102, 0324000400104 and 0324000400105

CONTACT

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

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TRAFFIC COUNT

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume
W Curtis St	S Maple St	0.03 SW	5,200
South St	Woodside Cir	0.05 N	4,400
S Main St	W Curtis St	0.06 N	600
W Georgia Rd	Jones Ave	0.11 NE	8,300
S Main St	Richardson St Exd	0.05 S	475
W Curtis St	Woodside Park Dr	0.01 SW	1,050
Jonesville Rd	E College St	0.04 S	3,200
Jonesville Rd	Hunter St	0.06 N	2,139
Frontage Rd	W Curtis St	0.06 SE	3,100
I- 385	Richardson St	0.08 NW	64,400



LOT 1 CONSISTS OF:

1500 SF

.034 ACRES

PRICE: \$49,000

LOT 2 CONSISTS OF:

2100 SF

.048 ACRES

PRICE: \$79,000

LOT 3 CONSISTS OF:

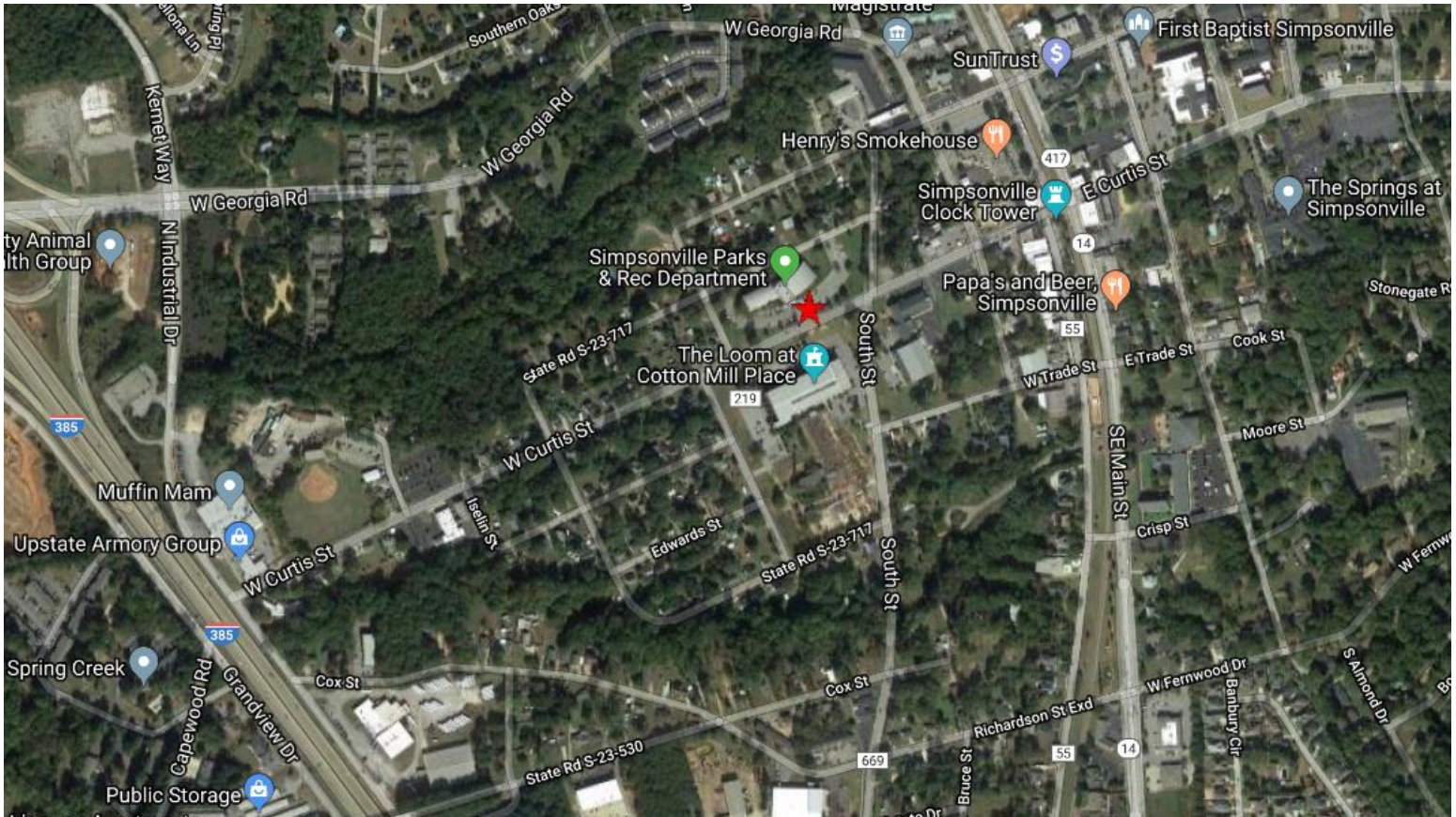
3979 SF

.091 ACRES

PRICE: \$149,000

COMMERCIAL LOTS FOR SALE

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Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	7,519	42,215	104,846
2023 Population:	8,113	45,965	113,790
Pop Growth 2018-2023:	7.90%	8.88%	8.53%
Average Age:	39.30	38.10	37.90
Households			
2018 Total Households:	3,159	15,989	39,575
HH Growth 2018-2023:	8.01%	8.88%	8.52%
Median Household Inc:	\$53,380	\$68,921	\$71,967
Avg Household Size:	2.40	2.60	2.60
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$161,380	\$171,867	\$176,671
Median Year Built:	1985	1994	1995