

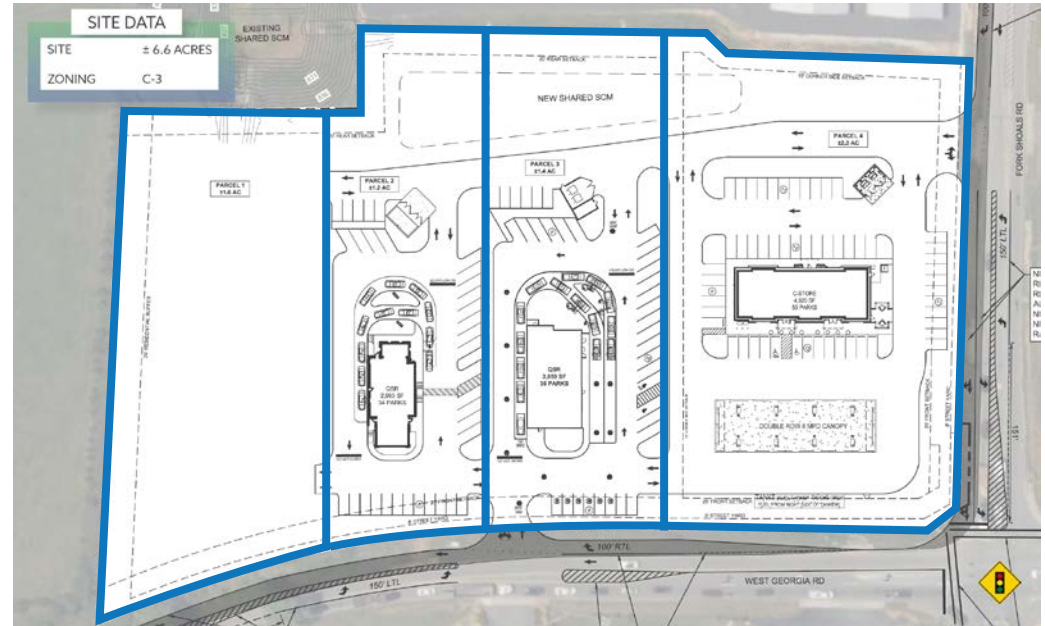
W GEORGIA RD | SIMPSONVILLE, SC 29680 | **±6.6 ACRE RETAIL OPPORTUNITY**

HIGHLIGHTS

- ±6.6 acres of prime retail land available for Ground Lease or BTS
- Signalized intersection (W Georgia Rd and Fork Shoals Rd), with two full-access points
- Strategically located near downtown Simpsonville and key commuter routes, supporting strong long-term growth and accessibility.
- Situated in an established, growing area with nearby residential and commercial development, enhancing future value potential.

OVERVIEW

Situated along the well-traveled Fork Shoals Road corridor in Simpsonville, SC, this ±6.6-acre site presents a compelling development opportunity within a rapidly growing market. The property offers strong frontage and accessibility, with convenient connections to major roadways serving the greater Greenville area. Surrounded by established neighborhoods and ongoing residential growth, as well as a newly developed Food Lion, the site is well positioned for future development of a variety of potential applications.



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	2,506	28,115	68,373
Median HH Income	\$75,982	\$100,879	\$90,779

TRAFFIC COUNTS

	VEHICLES PER DAY
W GEORGIA RD	22,000
FORK SHOALS RD	6,800

LOT

PROPOSED PURPOSE

1	1.6 Acre Available – Pad Ready
2	National Burger
3	National Mexican
4	National Gas

