



**THE
REALTY
SUITE**

**1216 W. Georgia Rd.
Simpsonville, SC 29680**

**For Sale
\$600,000**



19000 VPD

~LOCATED ON .85 ACRES

~GREENVILLE COUNTY/SIMPSONVILLE

~PROPERTY BACKS UP TO RETENTION POND

~LESS THAN 1/4 MILE TO NEIGHBORHOOD WAL-MART

~LESS THAN 1/4 MILE TO NEW PUBLIX



**Ernest A. Crosby, BIC
Southeast Sales Director**

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~ PROPERTY ACROSS FROM NEW DENTAL/VETERINARY OFFICES

~ 150 FEET FRONTAGE/250 FEET LINEAR DEPTH

~ THOUSANDS OF RESIDENCES WITH IN 2 MILES

~ PROPERTY LESS THAN 500 FEET FROM 4 WAY STOP LIGHT

~ LOCATED 1.5 MILES TO THE WEST OF I-385

~ LOCAL RESIDENCES IN NEED OF QSR, RETAIL, ETC.

~ 1/4 MILE TO THE GHS/MEDICAL

~ 1/4 MILE PEDIATRICIAN OFFICES

~ GREENVILLE TECH 1.5 MILES TO THE WEST

~ 2 DAYCARES LOCATED 1 MILE EAST

~ TREMENDOUS GROWTH OPPORTUNITY

www.therealtysuite.com

