

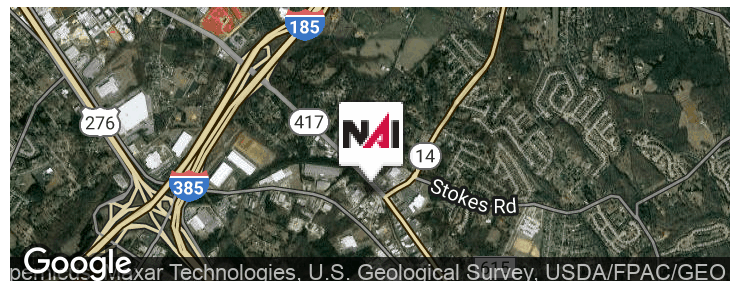


1014 NE Main Street, Unit C

Simpsonville, South Carolina 29681

Property Highlights

- Located on Main Street in Simpsonville, SC
- Quick access to I-385 - less than 3 minutes to Exit 31
- TitleMax is in the front of the building - access to this space is from the side parking lot
- Unit C: ±1,920 SF
- Office: ±960 SF
- Warehouse: ±960 SF
- See floor plan attached
- Perfect for small office warehouse user: contractor, designer, business needing showroom space, furniture store, etc.
- Drive-in on-grade with 10x10 roll-up door
- Building has new ownership - undergoing full exterior remodel (paint, awnings, parking lot, etc.)



Offering Summary

Base Lease Rate:	\$14.50 SF or \$2,320/Month
CAM, Taxes, Insurance:	\$1.90/SF or \$304.00/Month
Total Lease Rate:	\$16.40/SF or \$2,624.00/Month
Utilities:	Tenant pays utilities

For More Information

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Property Summary

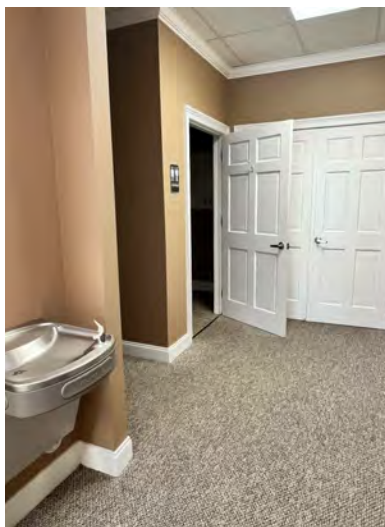
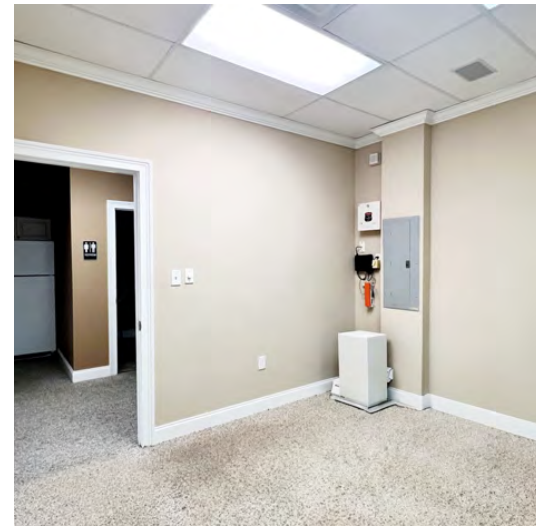
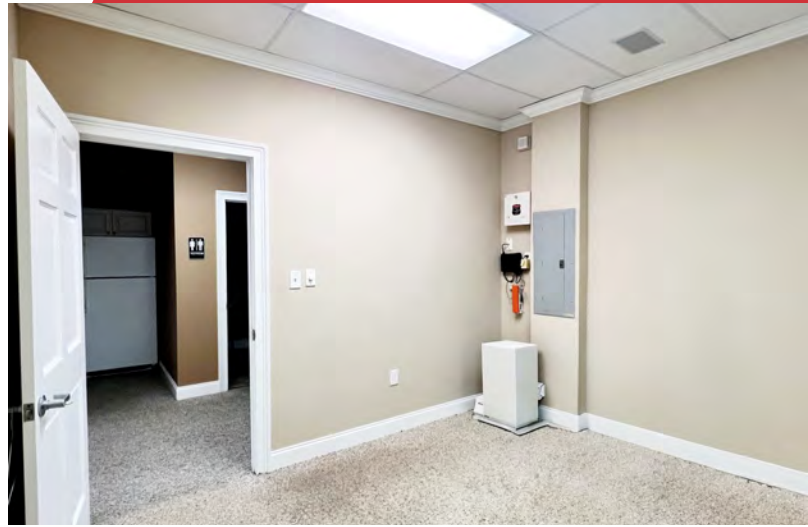
Located on the highly trafficked Main Street (19,100 VPD) at Hwy 14 (15,000 VPD) corridor, this property provides exceptional visibility and quick access to I-385 (83,500 VPD), ensuring maximum exposure and convenience for businesses. The existing tenant, TitleMax, situated at the front of the building, adds to the property's high visibility and commercial appeal. With available signage and ample parking, businesses have the opportunity to establish a strong presence for potential clients. Unit C, comprising a well-balanced mix of office and warehouse areas, offers versatility and functionality to accommodate diverse business needs.

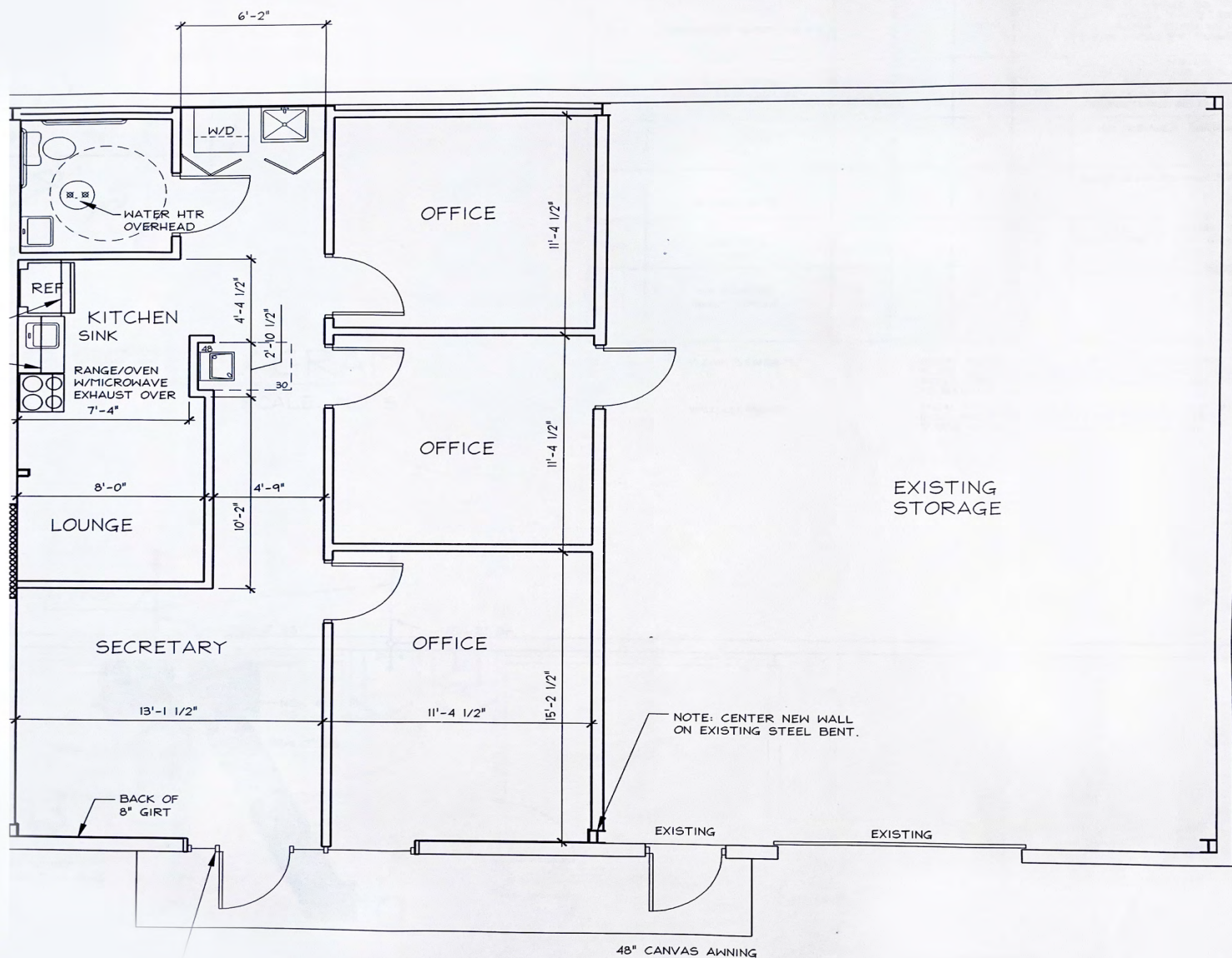
Location Description

Discover the vibrant community surrounding the location in Simpsonville, SC. Just minutes away from the ever-growing downtown Simpsonville, tenants can enjoy an array of local eateries, shops, and a wide variety of successful businesses. The area is also home to medical centers and educational institutions, providing convenient access to essential services. With its convenient location and diverse amenities, the area offers a well-rounded and attractive environment for professionals seeking available office space.









FLOOR PLAN
SCALE 1/4" = 1' - 0"