



FOR SALE | HWY 417, SIMPSONVILLE | SC

±2.4 Acres Available at Brookwood Point Place

- ±2.4 Acres (Subdividable)
- All utilities available
- Off-site detention in place
- C-2 Zoning/ Outside City Limits
- Tax Map 0295000100100 (portion of)
- Sale Price: \$12.00/SF
- Adjacent development:
 - Brookwood Commons: 124 townhomes
 - The Townes at Brookwood: 190 townhomes
 - Brookwood Apartments: 256 units
- Destination neighbors:
 - Prisma Health Family YMCA, Brookwood Church, Thomas McAfee Funeral Home and Golden Park Bowl & Skate

FRANK HAMMOND, CCIM, CPM

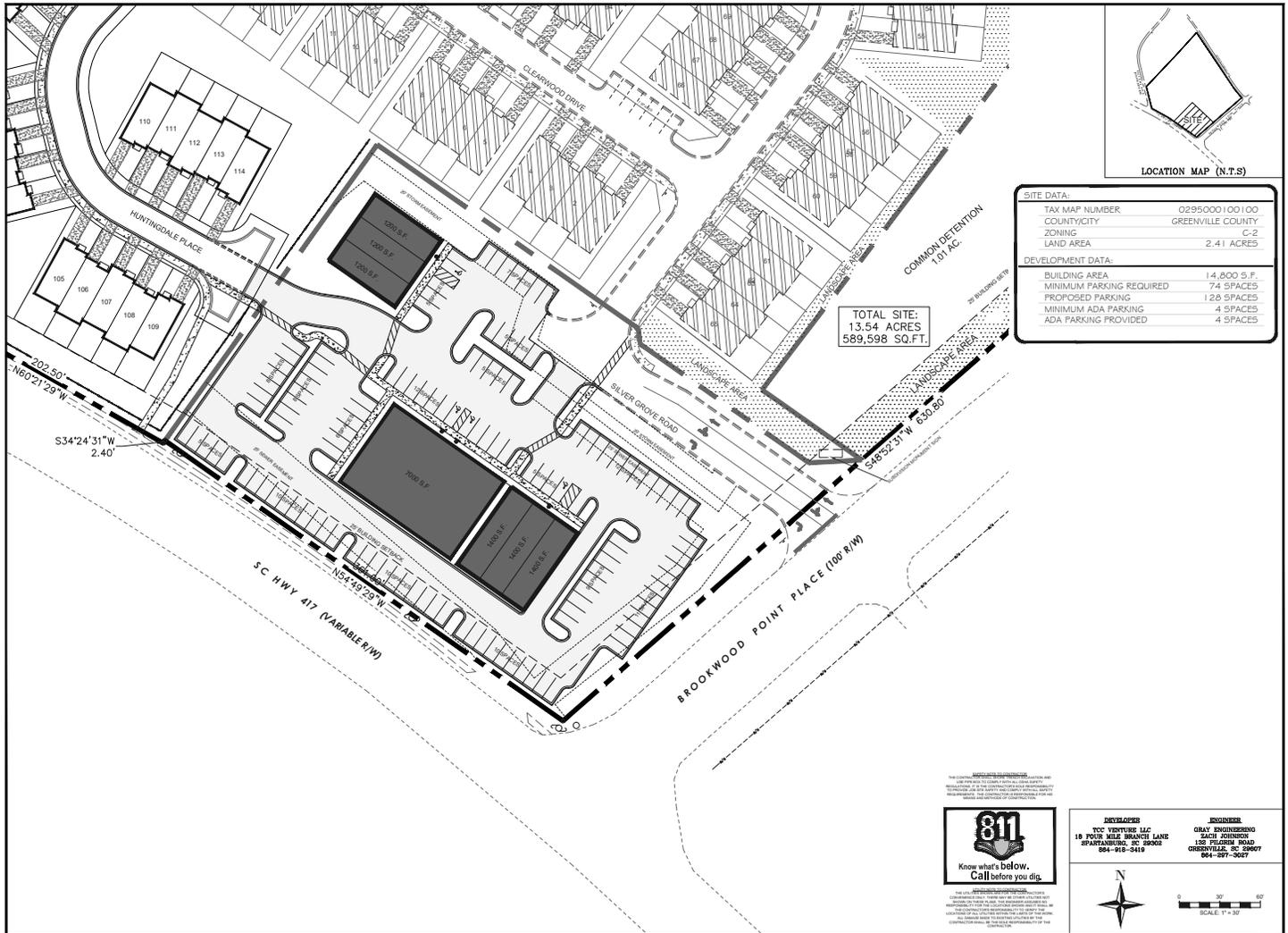
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Accelerating success.

Site Plan



Demographics

	1 Mile	3 Miles	5 Miles
Population	3,109	50,829	122,015
Households	1,357	20,059	46,554
Avg Household Income	\$71,450	\$85,253	\$92,751
Median Age	43.2	39.8	38.8

Traffic Counts (2018)

 **15,500** VPD Hwy 417
 **69,200** VPD I-385



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