

LANGSTON BLACK

REAL ESTATE, INC.

OFFICE / RETAIL / SHOWROOM SPACE

FOR LEASE

GEORGIA ROAD COMMONS

ALLAWOOD COURT @ W. GEORGIA ROAD AND I-385, SIMPSONVILLE

**NEW SHOPPING CENTER
FROM 894+- SF TO 20,000+- SF AVAILABLE**



VISIBILITY FROM I-385



\$2,500 BONUS

TO THE PROCURING
BROKER OF A NEW
TENANT. OFFER
GOOD UNTIL 11/30/11

EASY ACCESS FROM WEST GEORGIA ROAD
AND I-385. LOCATED OFF KEMET WAY.

ZONED GREENVILLE COUNTY C2



LEASE RATE: \$14/SF NNN

FOR MORE INFORMATION CONTACT
BOBBY HINES AT 864-313-4815
bhines@langston-black.com

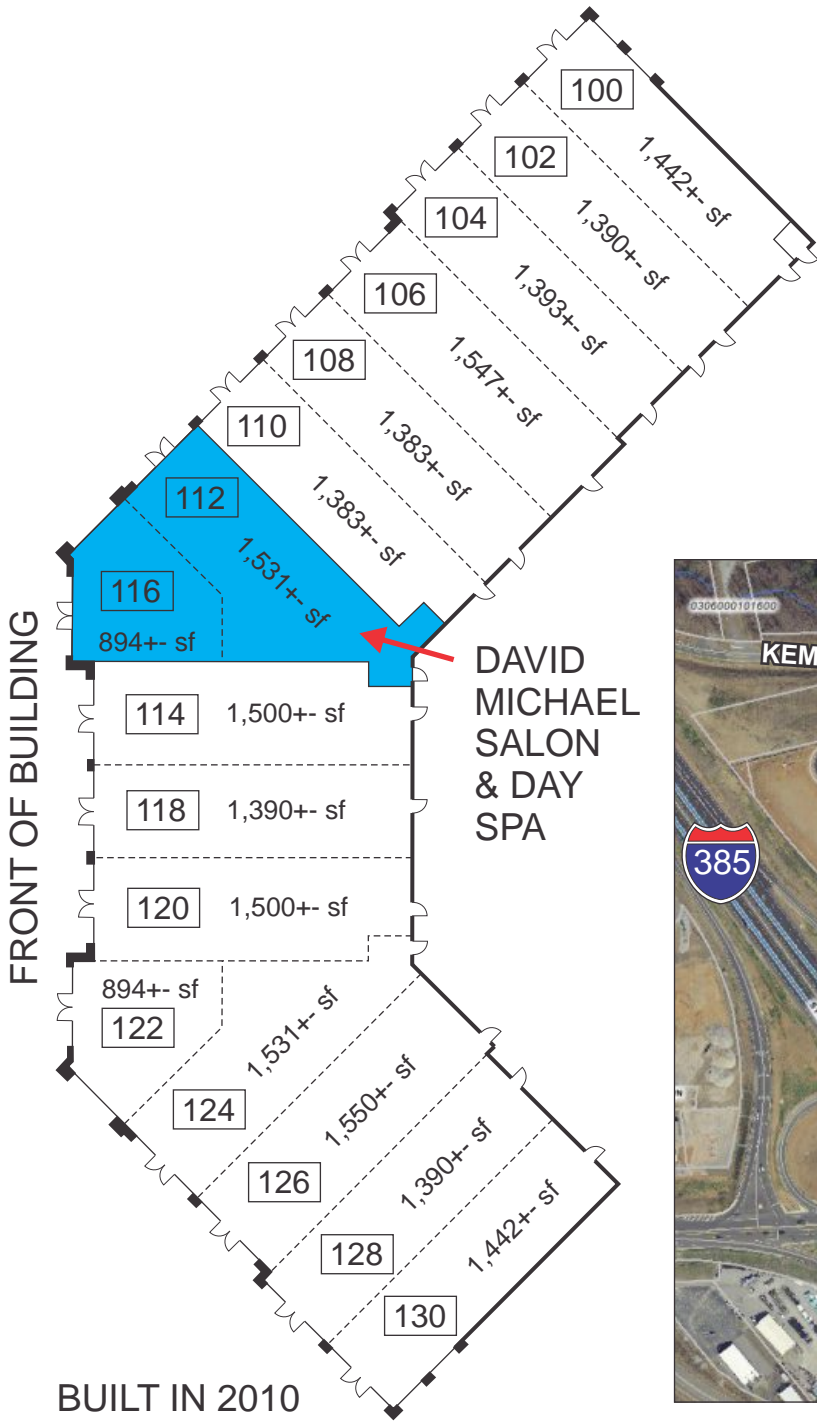
LANGSTON BLACK
REAL ESTATE, INC.

P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

439

www.langston-black.com

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #439)



WITH THE EXCEPTION OF THE DAVID MICHAEL SALON & DAY SPA NONE OF THE SPACES HAVE BEEN BUILT OUT (NO INTERIOR WALLS CONSTRUCTED). THIS MAKES IT EASY FOR A TENANT TO LEASE AS BIG A SPACE AS NEEDED. A BUILD-OUT ALLOWANCE WILL BE PROVIDED BY THE LANDLORD.



TAX MAP 0306.00-01-013.07

BUILT IN 2010
LARGE PARKING LOT

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2009 POPULATION	4,531	40,687	87,585
2009 HOUSEHOLDS	1,777	14,769	32,773
2009 AVERAGE HH INCOME	\$49,601	\$74,338	\$74,053

1.5+- MILES TO THE GREAT ESCAPE SIMPSONVILLE 14 IMAX THEATER

2.5+- MILES TO FAIRVIEW ROAD

4.0+- MILES TO EAST BUTLER ROAD

TRAFFIC COUNT:

WEST GEORGIA ROAD: 11,400 VPD
EAST GEORGIA ROAD: 6,600 VPD
I-385: 64,400 VPD