AVAILABLE FOR SALE OR LEASE
Former Mojoz Coffee
FAIRVIEW ROAD – SIMPSONVILLE, SC

OFFERING HIGHLIGHTS INCLUDE:

- **Double Drive-Thru**
- **Adjacent with Access to Publix, Belk, Home Depot**
- **High Traffic Area and Signalized Access to Fairview Road**
- **Ample Parking**
- **Near Super Wal-Mart and Lowes**
- **Building can be Removed**
- **Parcel is Approx 113' Wide by 253' Deep**
- **Perfect for a Drive-Up Bank ATM**

CONTACT:

Cortney Johnson or Greg Carter
HUGHES COMMERCIAL PROPERTIES, INC.
935 So. Main Street, Suite 202
Greenville, SC 29601
Phone: (864) 233-0079 Fax: (864) 233-2093

OTHER NEARBY RETAILERS/RESTAURANTS/EMPLOYERS INCLUDE:

- Publix	- Lowe's	- Wachovia	- First Citizens
- Spinx	- Belk	- Kohl's	- Radio Shack
- Carolina First	- CVS	- Ruby Tuesday	- Tire Kingdom
- Arby's	- Eckerd	- Hampton Inn	- Blockbuster Video

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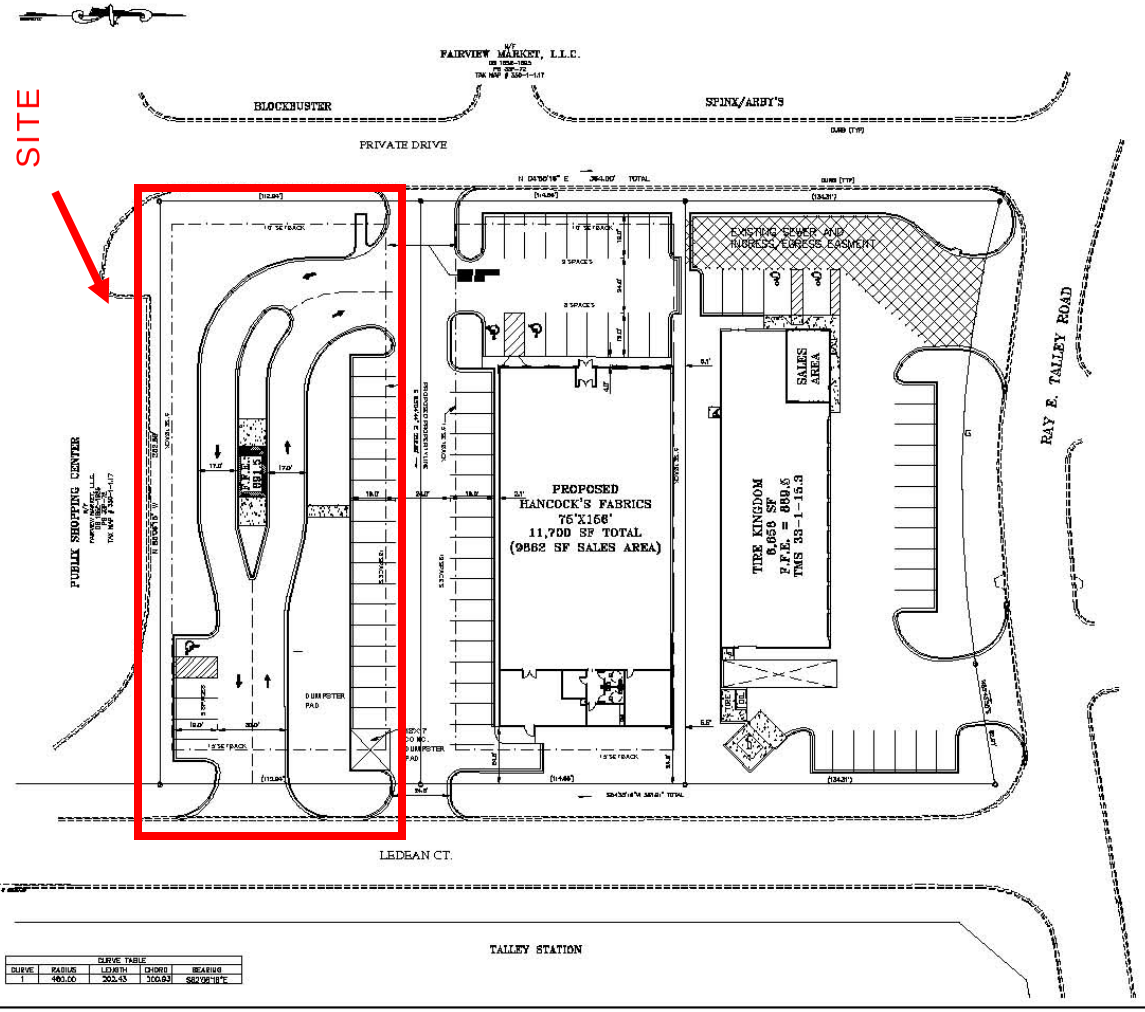

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
1	460.00	202.43	200.93	S82°06'18"E

SITE ANALYSIS

TAX MAP	33-1-12.4 (pt)
COFFEE SHOP	+/-300 S.F.
PARKING REQUIRED	1 SPACE
PARKING PROVIDED*	1 SPACE
LAND AREA	0.66 ACRES
DISTURBED AREA	0.5 ACRES

*PARKING SPACES ARE SHARED WITH ADJOINING HANCOCK'S FABRICS.

NO.	DATE	REVISION
1	11/12/06	Issued for Review & Permitting
2	06/06/08	Added curb & gutter and dumpster pad

CCAD
Civil Consulting and Design
Greenville, SC
S.C. Reg. No. 18649

Coffee Street, LLC
Simpsonville, South Carolina

Site Layout

DATE: 11/12/06
SCALE: 1"=20'
DRAWN: JJB
CHECKED: JJB
DRAWING NO.

CV-1