

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



**OFFERING HIGHLIGHTS INCLUDE:**

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

**CONTACT:**  
**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 |

**CONTACT:  
Greg Carter**

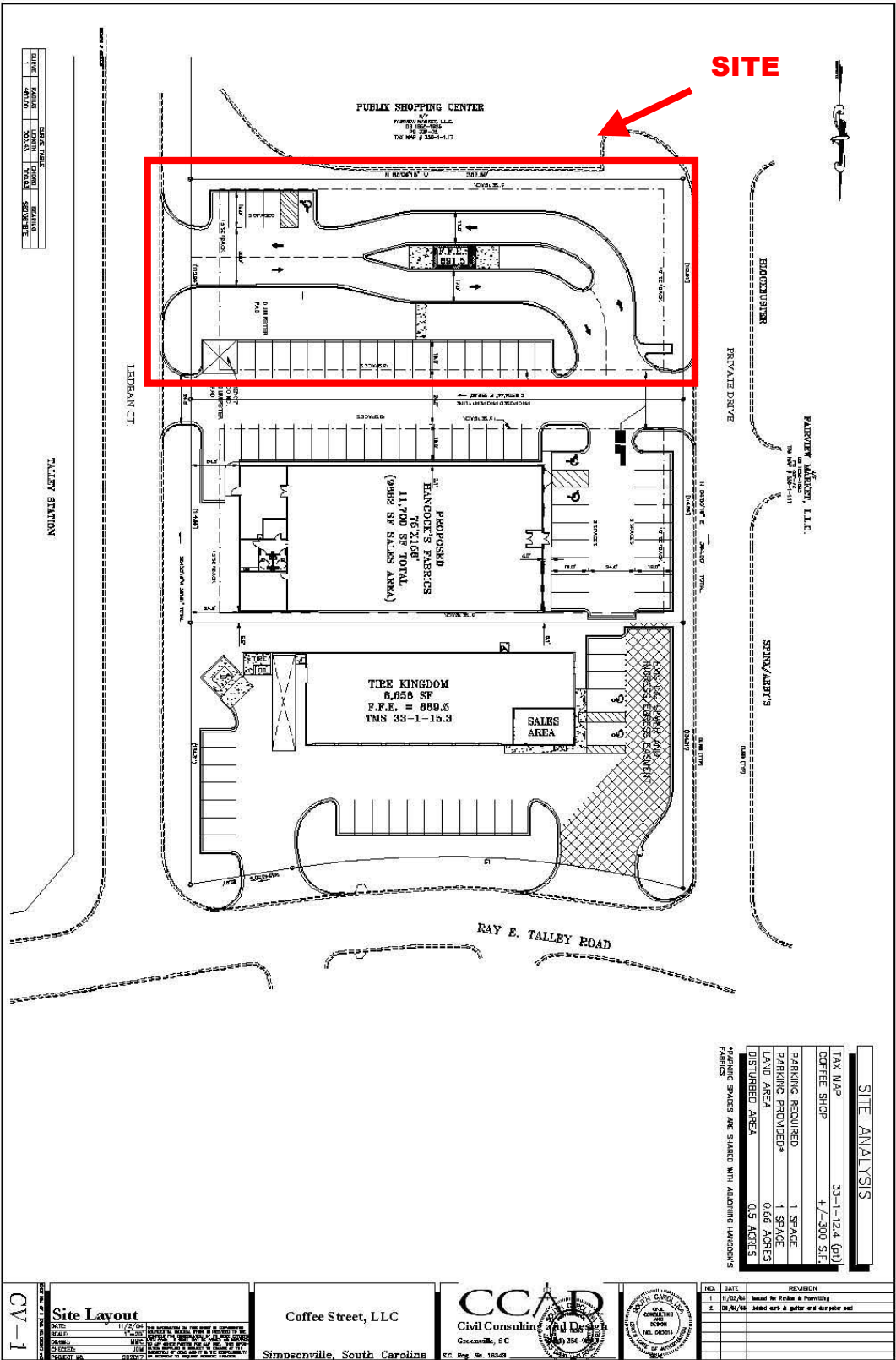
**HUGHES COMMERCIAL PROPERTIES, INC.**

935 So. Main Street, Suite 202

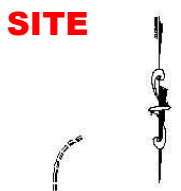
Greenville, SC 29601

Phone: (864) 233-0079 Fax: (864) 233-2093





DATE	REVISION



SITE ANALYSIS	
TAX MAP	33-1-124 (G)
DOTTEL SHOP	+/- 300 S/F
PARKING REQUIRED	1 SPACE
PARKING PROVIDED*	1 SPACE
LAND AREA	0.88 ACRES
DISTURBED AREA	0.5 ACRES

\*PARKING SPACES ARE SHARED WITH ADJACENT HANCOCK'S FABRICS.

**Site Layout**

DATE: 11/25/04  
 SCALE: 1"=20'  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 PROJECT: SIMPSONVILLE, SOUTH CAROLINA  
 SHEET: CV-1  
 TOTAL SHEETS: 1

Coffee Street, LLC  
 Simpsonville, South Carolina

**CCAD**  
 Civil Consulting and Design  
 Greenville, SC  
 REG. NO. 16849



ID	DATE	DESCRIPTION
1	11/25/04	Issued for Public & Permitting
2	08/26/04	Issued for Public & Permitting