

For Lease

Anchor Opportunity



Shops at Stanford Court

3212-3220 W. Blue Ridge Drive

Greenville, SC 29611

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Shops at Stanford Court

Property Features

- The Shops at Stanford Court sits at the intersection of White Horse Road ($\pm 29,800$ VPD) and W. Blue Ridge Dr ($\pm 26,600$ VPD). Strong traffic counts and a growing market make this an ideal opportunity for retail users looking to expand in the Greenville area.
- Surrounding retailers in the trade area include a Walmart Super Center, Aldi, Dollar Tree, Family Dollar, McDonald's, Planet Fitness, dd's Discounts, QT, Zaxby's, KFC, Applebees and more.
- Property benefits from six access points. There are two access points on W. Blue Ridge Dr., two access points on Stanford Ct., and two points of access on White Horse Rd.
- Pylon Signage available.
- Positive leasing momentum with recent additions
- Outparcel Opportunity
- Ample Parking

Availability:

- $\pm 38,588$ Anchor Space available. Former grocery store.
Pricing: \$8.00 PSF, NNN
- $\pm 8,450$ Junior anchor space available (former CVS).
Pricing: \$10.00 PSF, NNN.



Points of Interest



Map Updated: Monday, May 15, 2023. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

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Demographic Profile

Demographic Profile

W. Blue Ridge Drive | Greenville, SC

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
Population				2022 Age Dist.				Median Household Income			
2020 Census	19,425	87,252	185,965	0 - 4	7.4%	6.6%	6.2%	2022 Estimate	\$39,525	\$46,264	\$53,779
2022 Estimate	19,853	89,660	191,829	5 - 9	7.2%	6.5%	6.3%	2027 Projection	\$44,718	\$54,249	\$62,734
2027 Projection	20,440	93,574	199,265	10 - 14	6.9%	6.3%	6.2%				
% Chg. 2022-2027	3.0%	4.4%	3.9%	15 - 19	5.8%	5.3%	6.5%	Average Household Income			
				20 - 24	6.3%	5.6%	6.6%	2022 Estimate	\$55,635	\$75,825	\$86,412
Households				25 - 34	14.8%	14.6%	14.0%	2027 Projection	\$65,597	\$88,718	\$99,450
2020 Census	7,167	35,373	76,205	35 - 44	13.5%	13.5%	13.0%				
2022 Estimate	7,393	36,595	78,950	45 - 54	11.7%	11.9%	11.6%	Per Capita Household Income			
2027 Projection	7,629	38,443	82,389	55 - 64	11.7%	12.5%	12.3%	2022 Estimate	\$21,262	\$31,270	\$35,662
				65 - 74	8.5%	9.9%	10.0%	2027 Projection	\$25,135	\$36,806	\$41,227
Families				75 - 84	4.4%	5.1%	5.3%				
2010 Census	4,135	18,540	41,217	85+	1.8%	2.2%	2.1%	2022 Household Income Dist.			
2022 Estimate	4,618	20,848	46,381					Less than \$15,000	14.9%	14.6%	12.0%
2027 Projection	4,745	21,720	48,106	Median Age				\$15,000 - \$24,999	12.8%	10.0%	8.9%
				2010 Census	34.1	36.7	35.7	\$25,000 - \$34,999	13.6%	12.1%	10.8%
2022 Housing Data				2022 Estimate	36.1	38.6	38.1	\$35,000 - \$49,999	21.8%	16.5%	14.9%
Owner Occ. Housing Units	3,549	18,845	44,958	2027 Projection	37.3	39.8	39.1	\$50,000 - \$74,999	16.8%	16.1%	16.6%
Renter Occ. Housing Units	3,857	17,750	33,992					\$75,000 - \$99,999	8.1%	9.5%	11.1%
				Average Household Size				\$100,000 - \$149,999	8.4%	11.3%	13.3%
2022 Business Data				2020 Census	2.69	2.41	2.36	\$150,000 - \$199,999	2.1%	4.3%	5.0%
Total Businesses:	576	4,931	9,949	2022 Estimate	2.67	2.39	2.35	\$200,000 and Up	1.5%	5.6%	7.5%
Total Employees:	4,151	63,265	116,980	2027 Projection	2.66	2.38	2.34				