



PROPERTY DESCRIPTION

The intersection of Highway 221 and 101 is the center of economic growth in Woodruff, SC. The development at 966 N. Main Street is strategically located near this intersection. This property is perfect for a mix of retail use and office space. The area has been energized by unprecedented residential growth with plans for 4,000 new homes as well as BMW’s \$700 million high-voltage battery assembly facility within a mile of this site. Historic Downtown Woodruff is also located less than a mile from this site. Recent neighboring developments include the Walgreens adjacent to the site, Bojangles, Starbucks, and Tractor Supply. The growth of Woodruff and the surrounding area paired with the high visibility of this property make 966 N. Main Street a dynamic location.

Join DUNKIN’ at 966 N. Main Street, Woodruff, SC

WWW.SPENCERHINES.COM

Guy Harris Jr. 864-415-9995
 harrisguyjr@spencerhines.com

RETAIL SPACE AVAILABLE

PARCEL 1

Retail Space Available Next to Dunkin’	1,750+/- SF	\$32.00/SF NNN
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PARCEL 2

- | | |
|---|----------------------------------|
| <ul style="list-style-type: none"> • Turnkey Pad Delivery • Build- to-Suite • Ground Lease | Contact
Broker for
Pricing |
|---|----------------------------------|

PARCEL 3

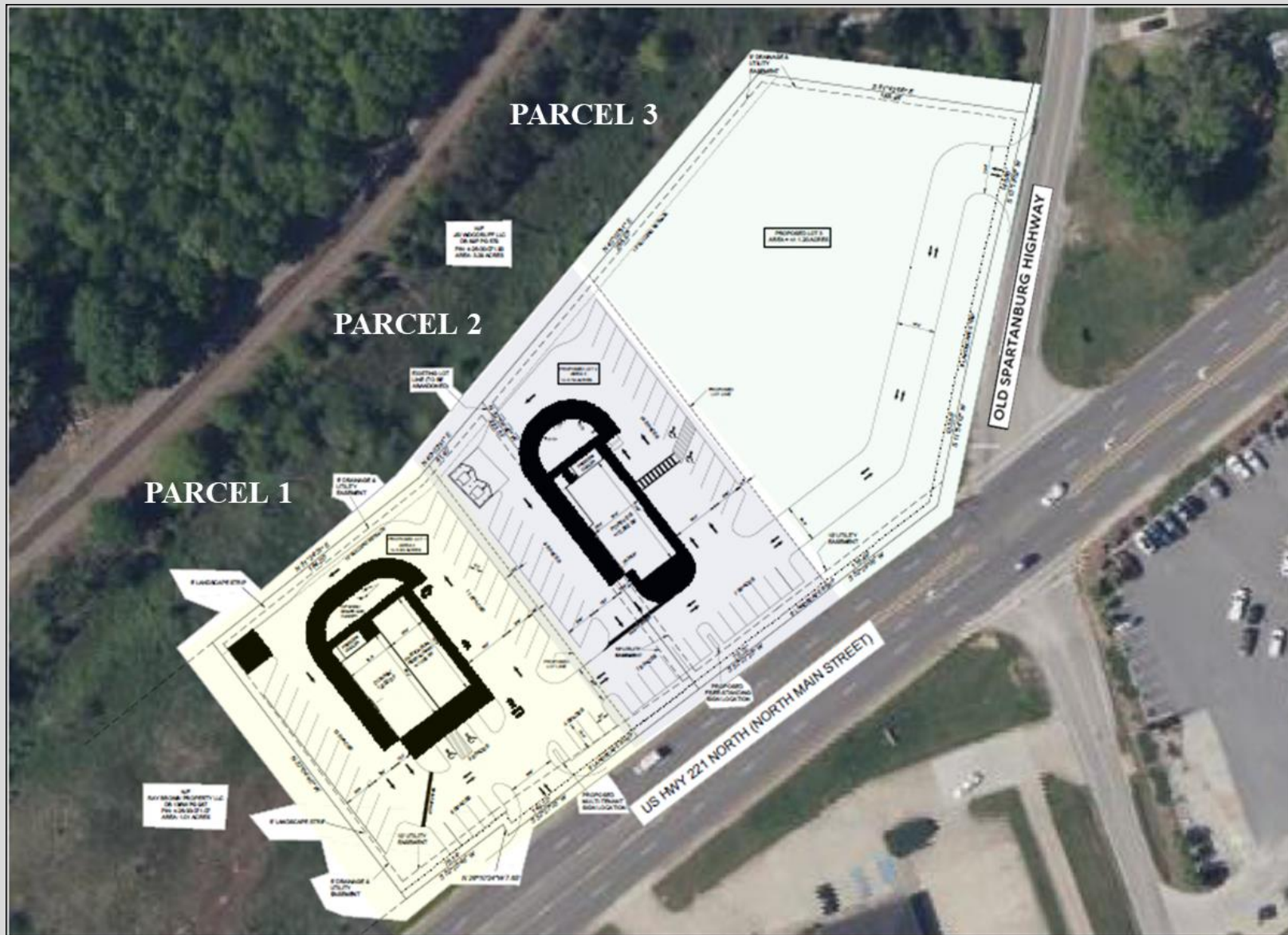
- | | |
|--|--|
| <ul style="list-style-type: none"> • Rough Graded Pad • Proposed Signalized Intersection • Shared Storm Water | 1.2+/- Acres
Contact
Broker for
Pricing |
|--|--|

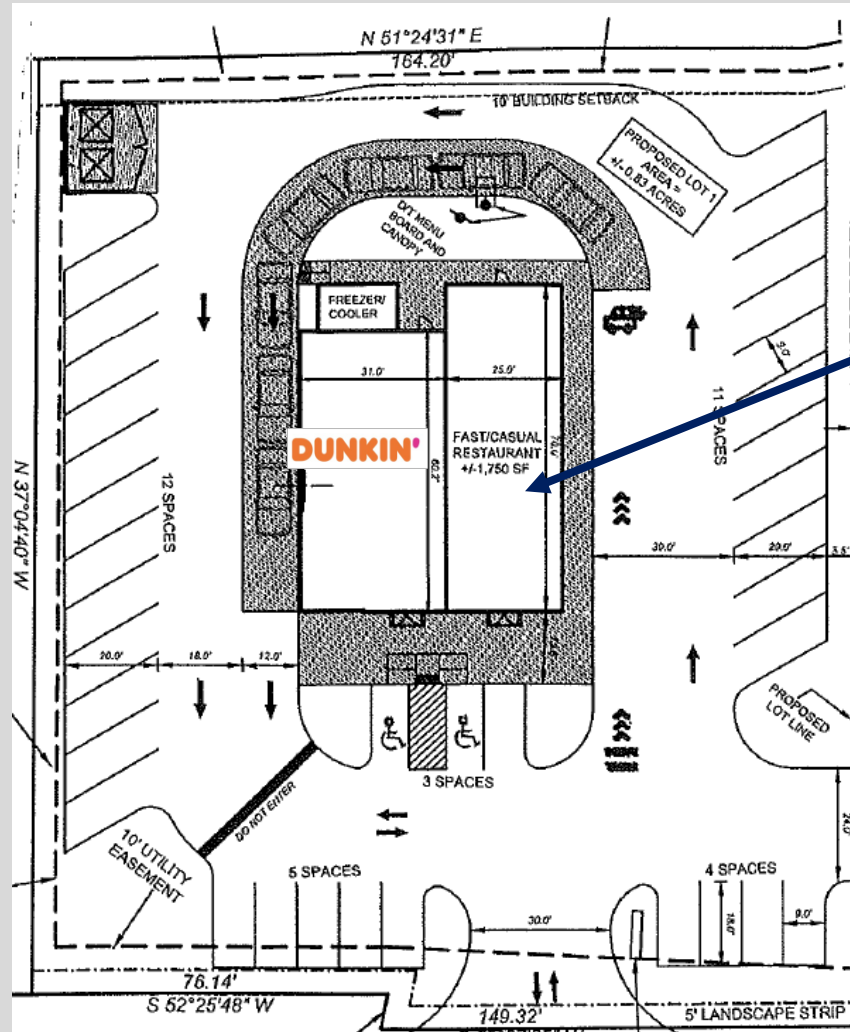
TRAFFIC COUNTS

N. Main Street	20,500+/-	VPD
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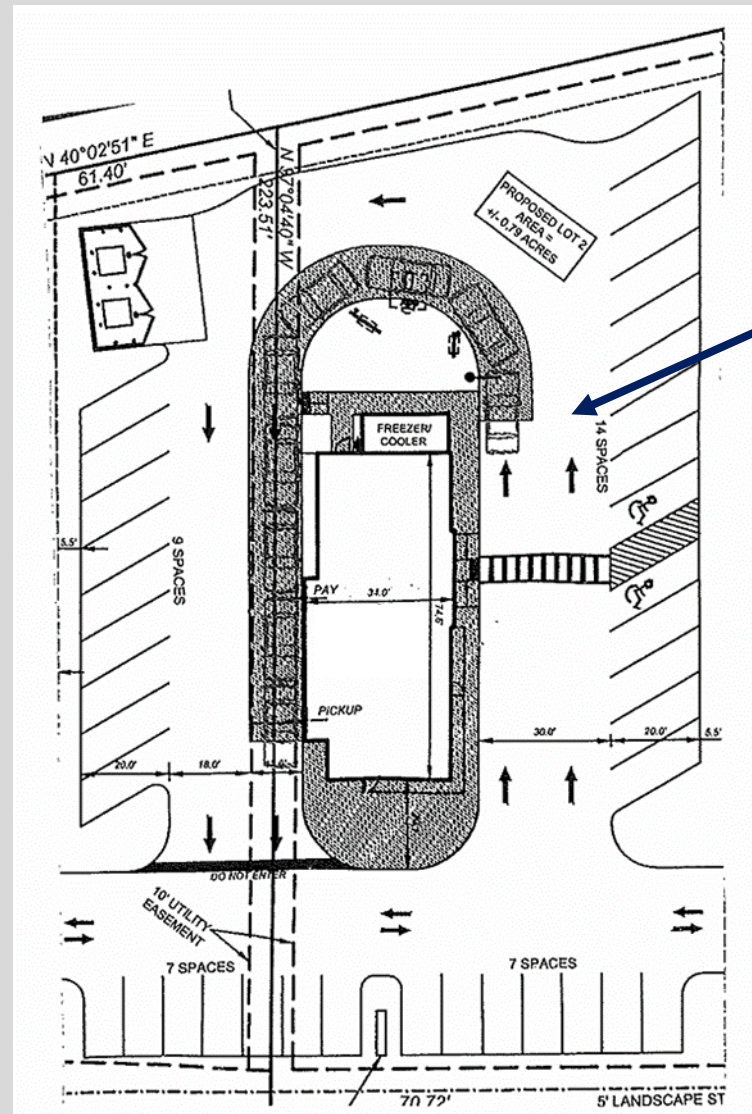


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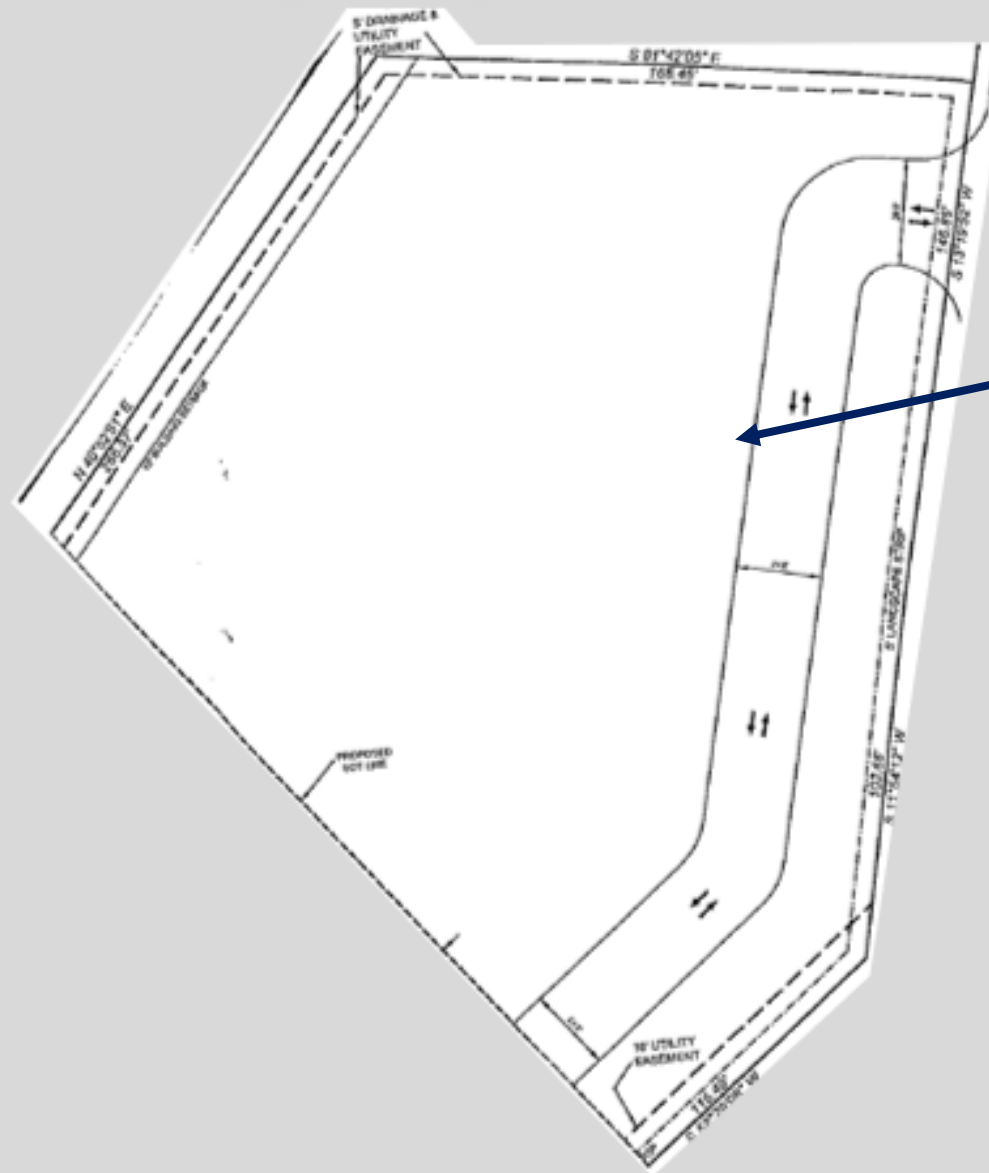




1,750+/- SF RETAIL SPACE
NEXT TO DUNKIN'

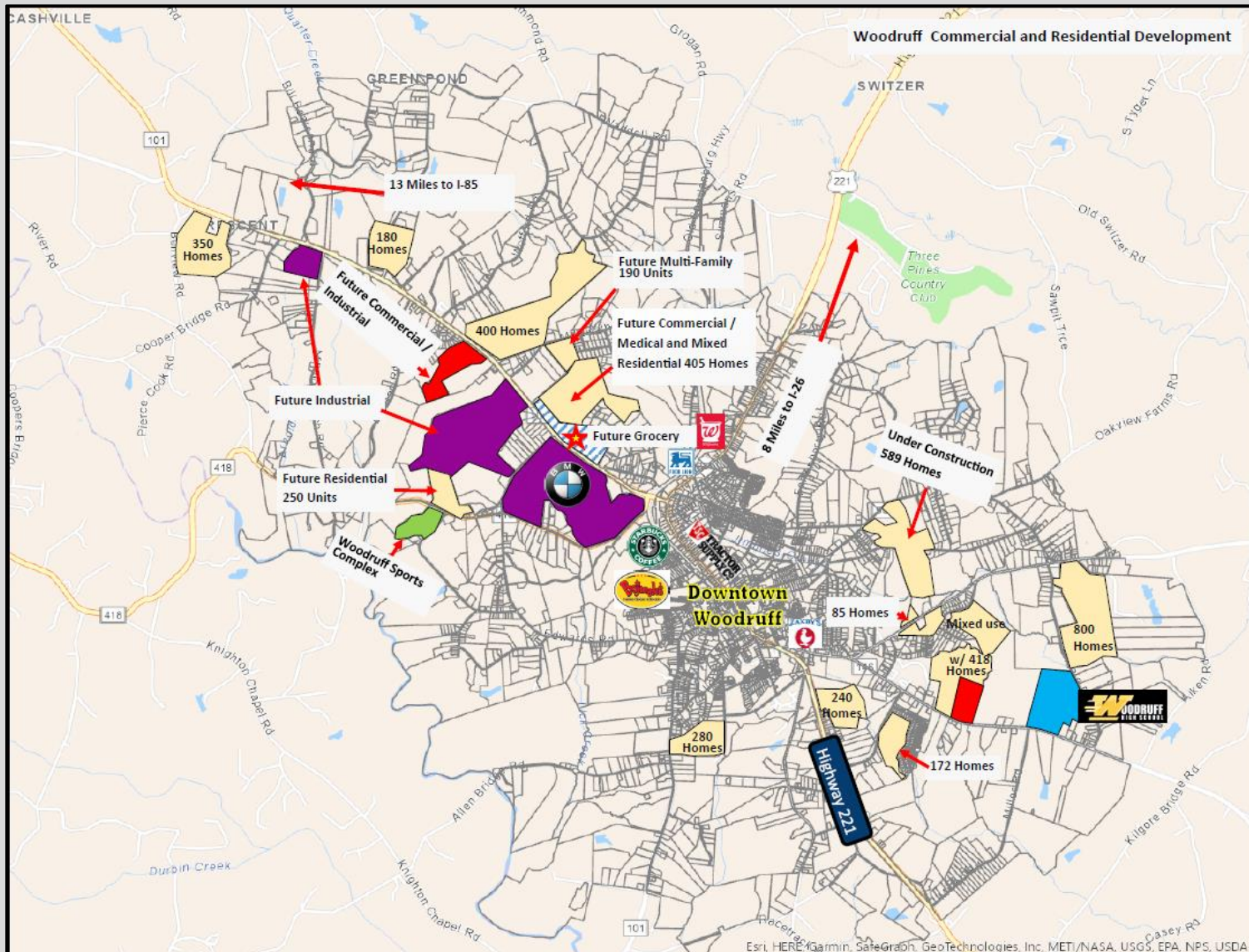


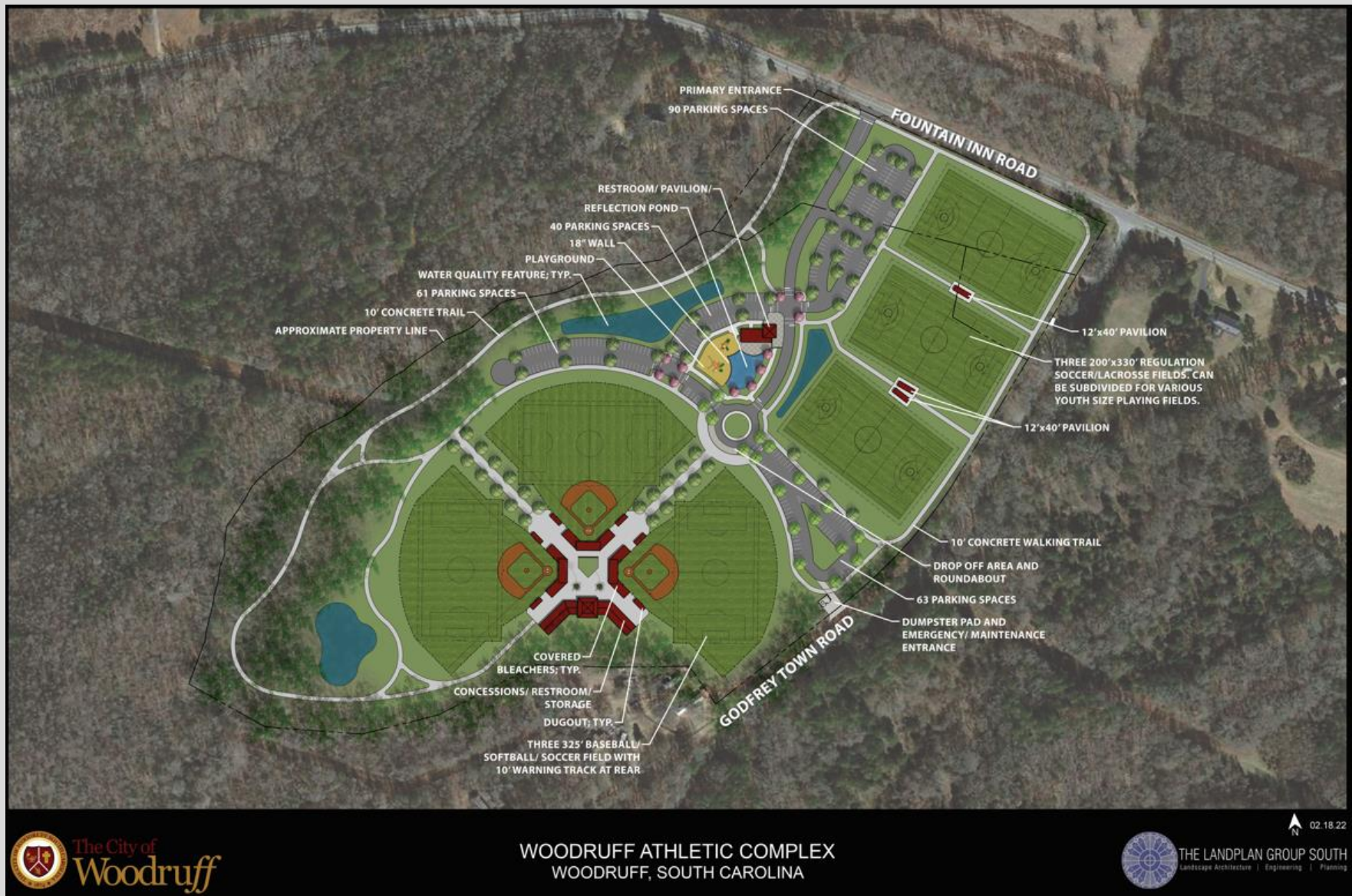
TURNKEY PAD DELIVERY
- OR -
BUILD-TO-SUIT
- OR -
GROUND LEASE



1.2+/- ACRES

- ROUGH GRADED PAD
- PROPOSED SIGNALIZED INTERSECTION
- SHARED STORMWATER





WOODRUFF ATHLETIC COMPLEX
WOODRUFF, SOUTH CAROLINA





WOODRUFF IS CONVENIENTLY LOCATED

- -11 miles from I-85 and BMW's Spartanburg plant along SC 101
- -16 miles or a 23-minute drive to downtown Spartanburg via US-221
- - 24 miles or a 35-minute drive to downtown Greenville via SC 146 and I-385
- - 17 miles or a 24-minute drive to Greenville-Spartanburg International Airport via SC 146 and Brockman McClimon Road
- - 7 miles or 9 minutes to I-26 via US-221, providing access to Columbia, Charleston, and Asheville, NC