

RETAIL SPACE FOR LEASE



DIVINE
GROUP

1022 Unit B
Woodruff Rd

GREENVILLE, SC 29607



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125603

PROPERTY SUMMARY

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



Property Summary

Address:	1022 B Woodruff Rd
County:	Greenville
Zip Code:	29607
Lease Rate:	\$30 PSF
Available SF:	2,700
Term:	Negotiable
Service Type:	NNN
Frontage:	27'
Zoning:	BG
Parking:	Common

Property Overview

Divine Group is proud to present 1022 B Woodruff Rd for lease. Positioned in Prime Square Shopping Center, this +/-2,700 SF retail space offers excellent visibility and high customer traffic, making it an ideal location for your business. The property boasts neighbors such as Carrabba's, Twin Peaks, and Midtown Deli, ensuring steady foot traffic and exceptional visibility. The center also includes renowned businesses and amenities like Palmetto State Armory, Holiday Inn, Microtel by Wyndham, Chuy's restaurant, Spectrum Store, & Elevation Church. Additionally, the site sits directly across from the Magnolia Park Shopping Center, and Costco.

The available space features an open floor plan and appealing red-brick façade with substantial frontage perfect for prominent signage. Large storefront windows invite ample natural light, enhancing retail visibility and attractiveness to passersby. The rear of the space is well-equipped with a convenient loading area, including a walk-up platform and door to accommodate deliveries efficiently.

Location Overview

PROPERTY PHOTOS

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



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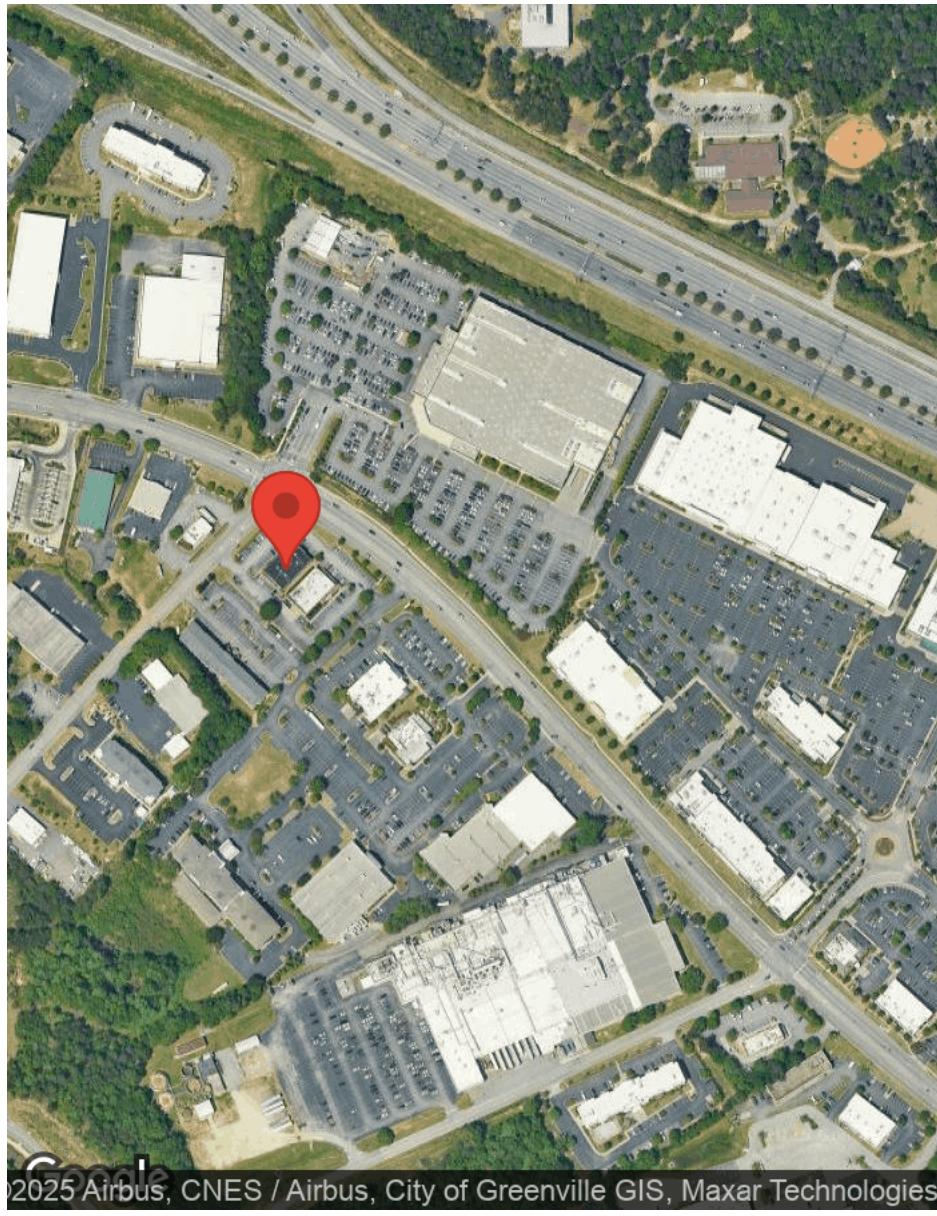
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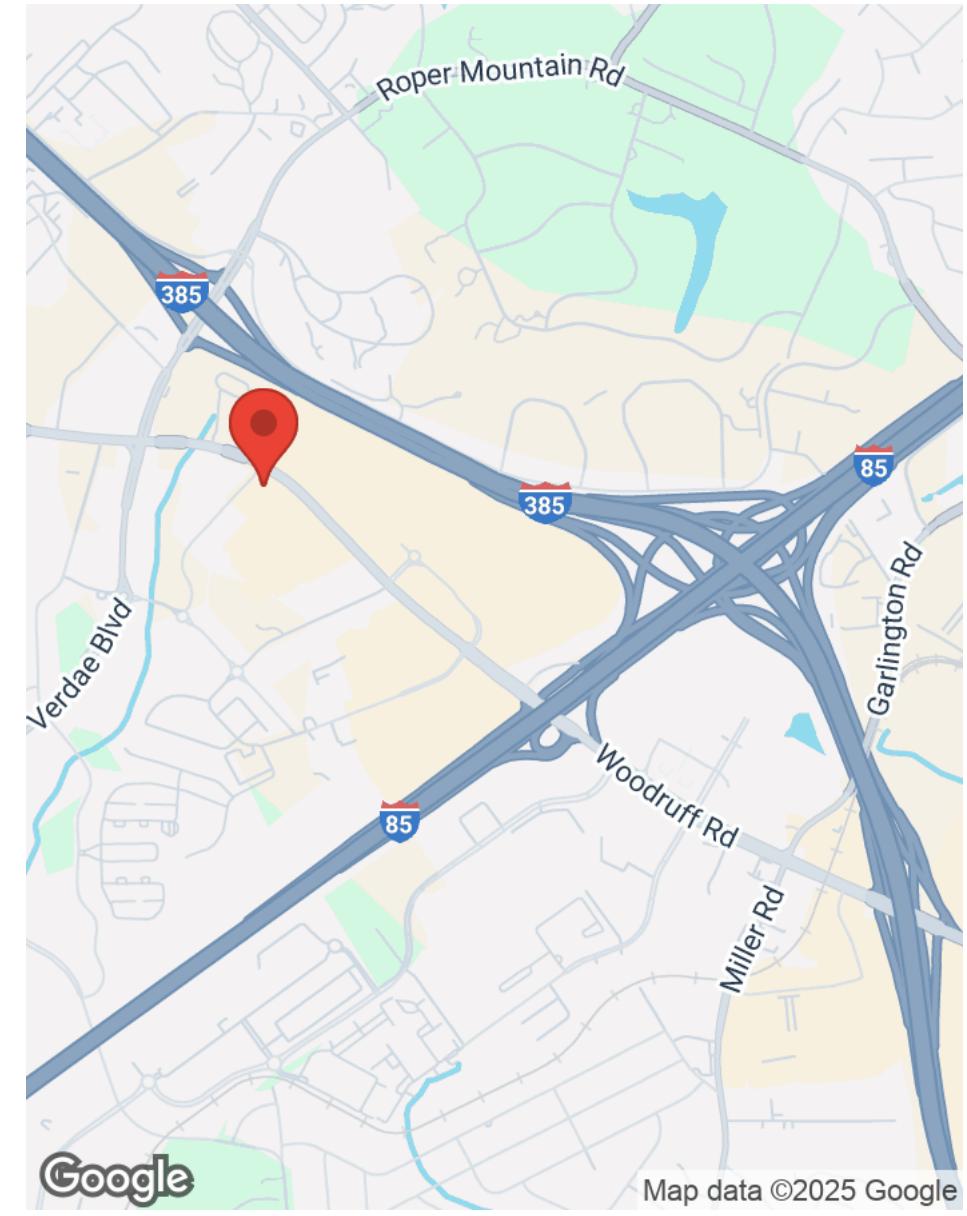
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LOCATION MAPS

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



2025 Airbus, CNES / Airbus, City of Greenville GIS, Maxar Technologies



Map data ©2025 Google

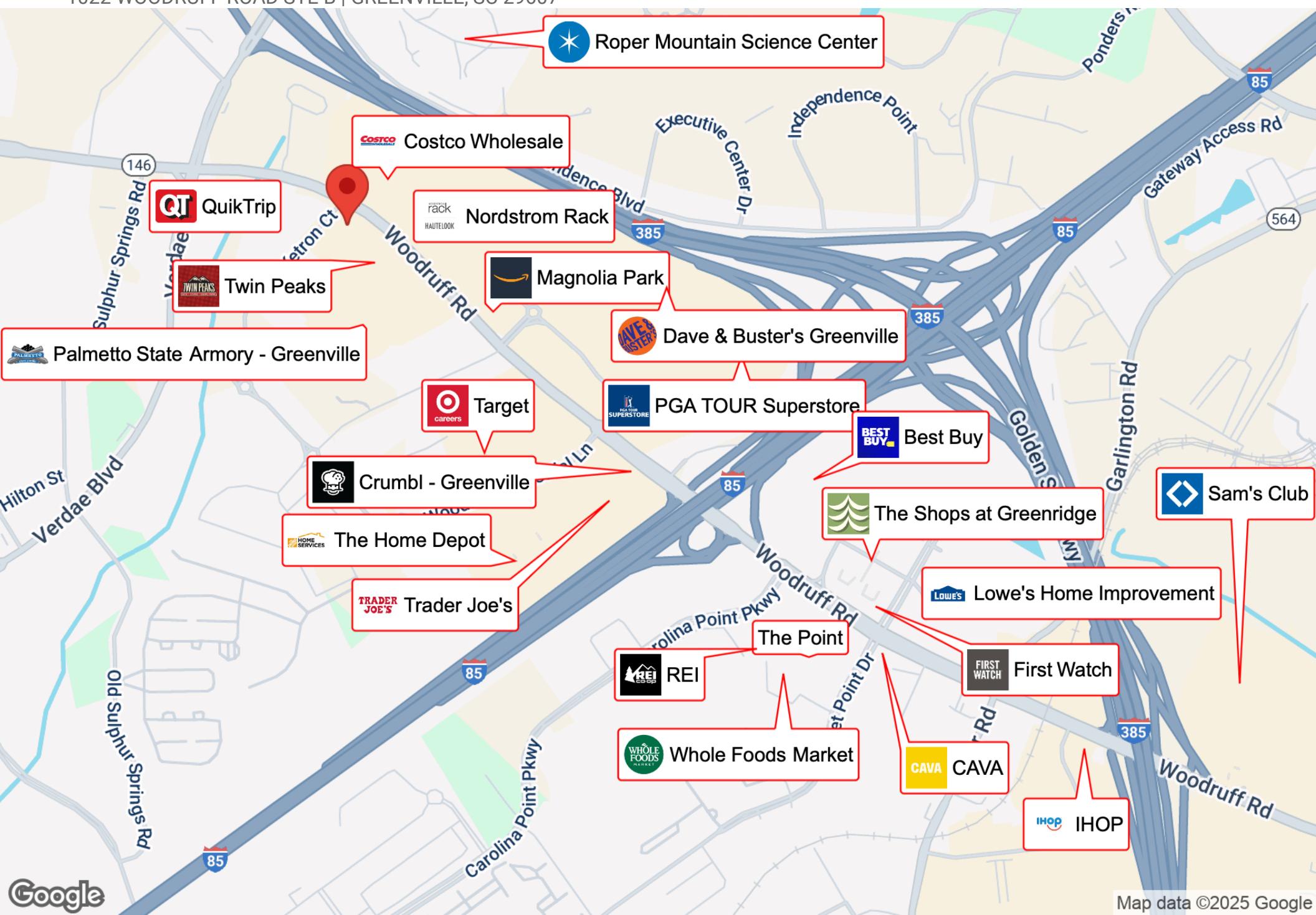
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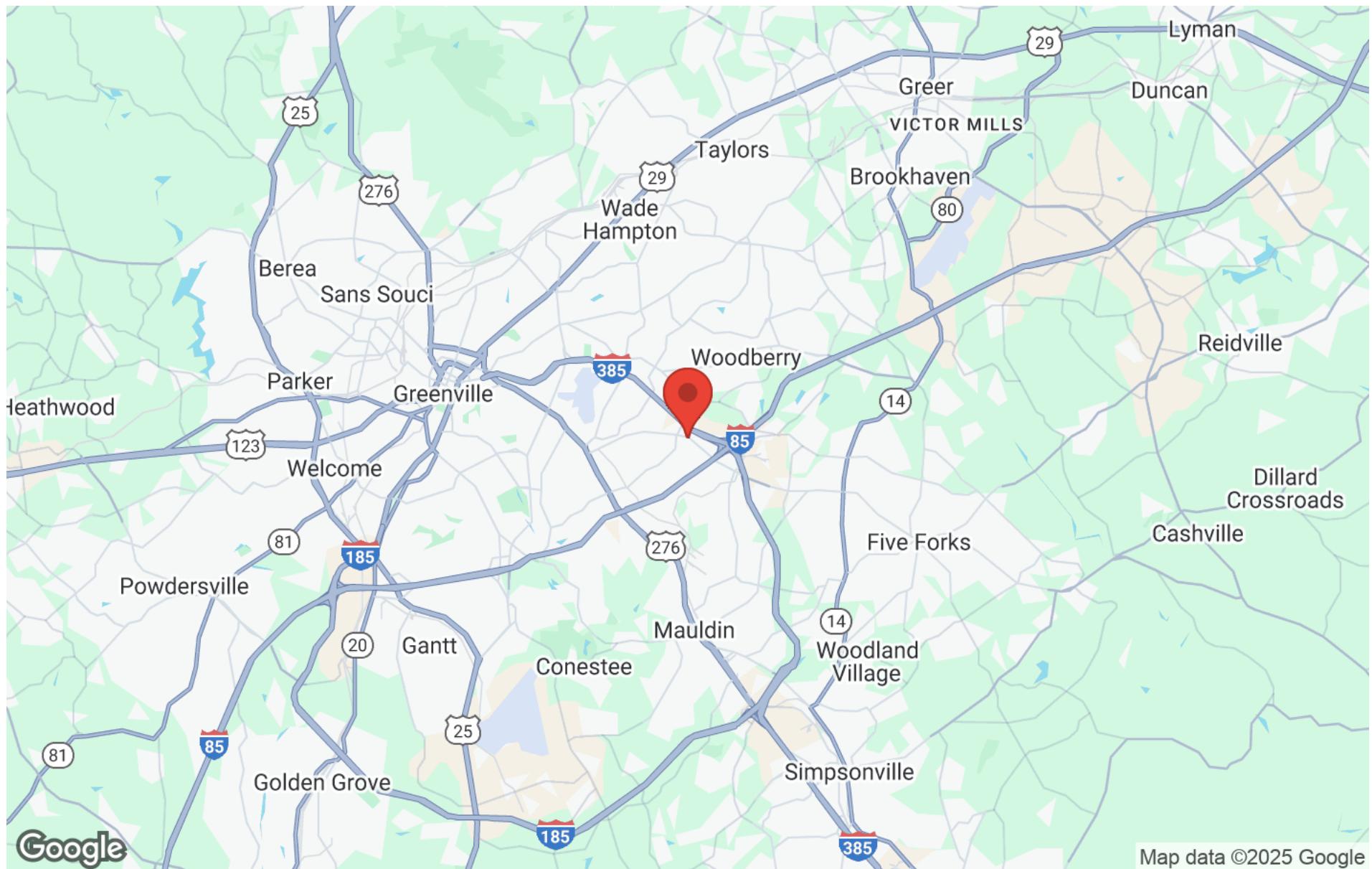
BUSINESS MAP

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



REGIONAL MAP

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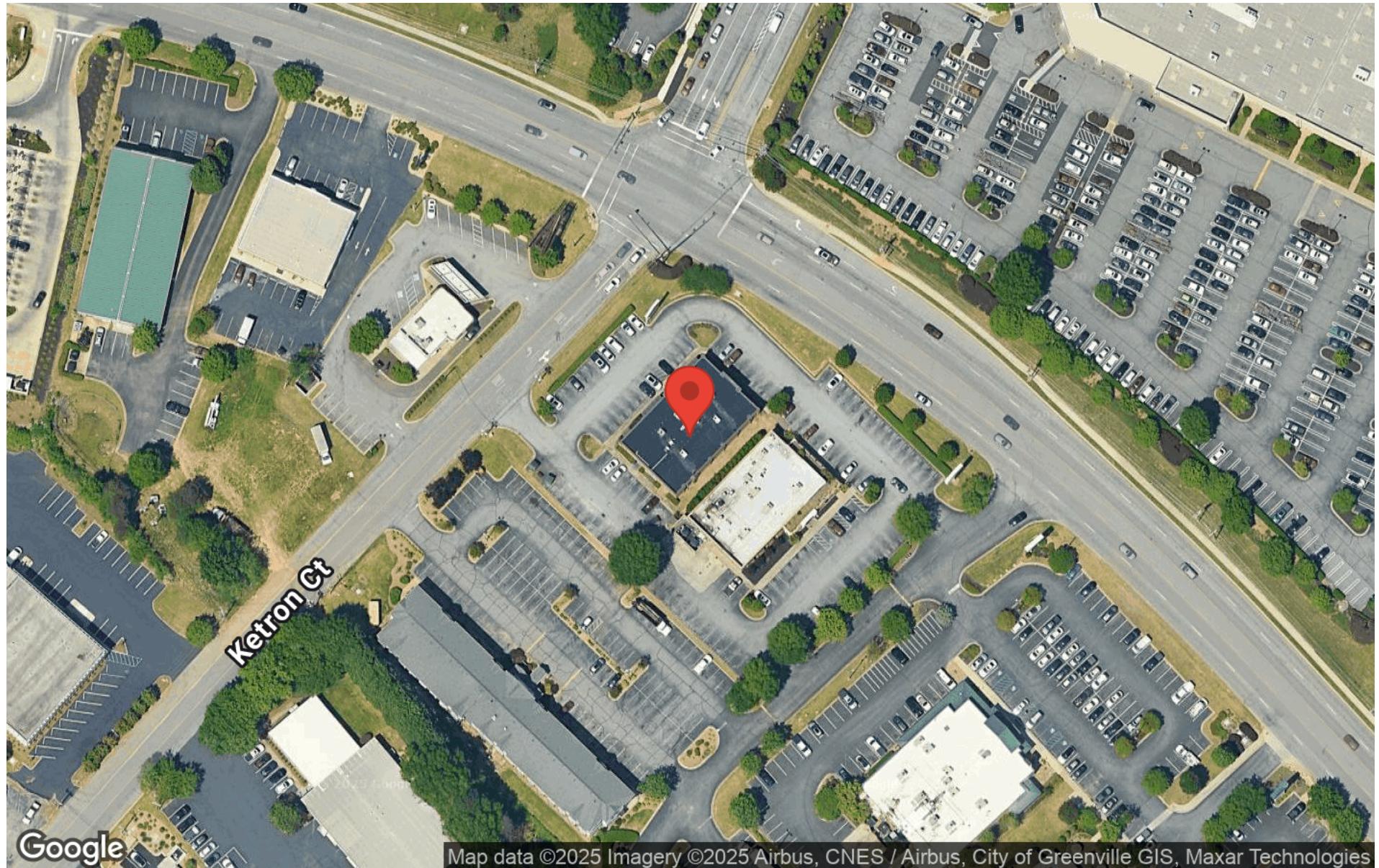
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Map data ©2025 Google

AERIAL MAP

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PROPERTY INSIGHTS - PAST 12 MONTHS

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Property:

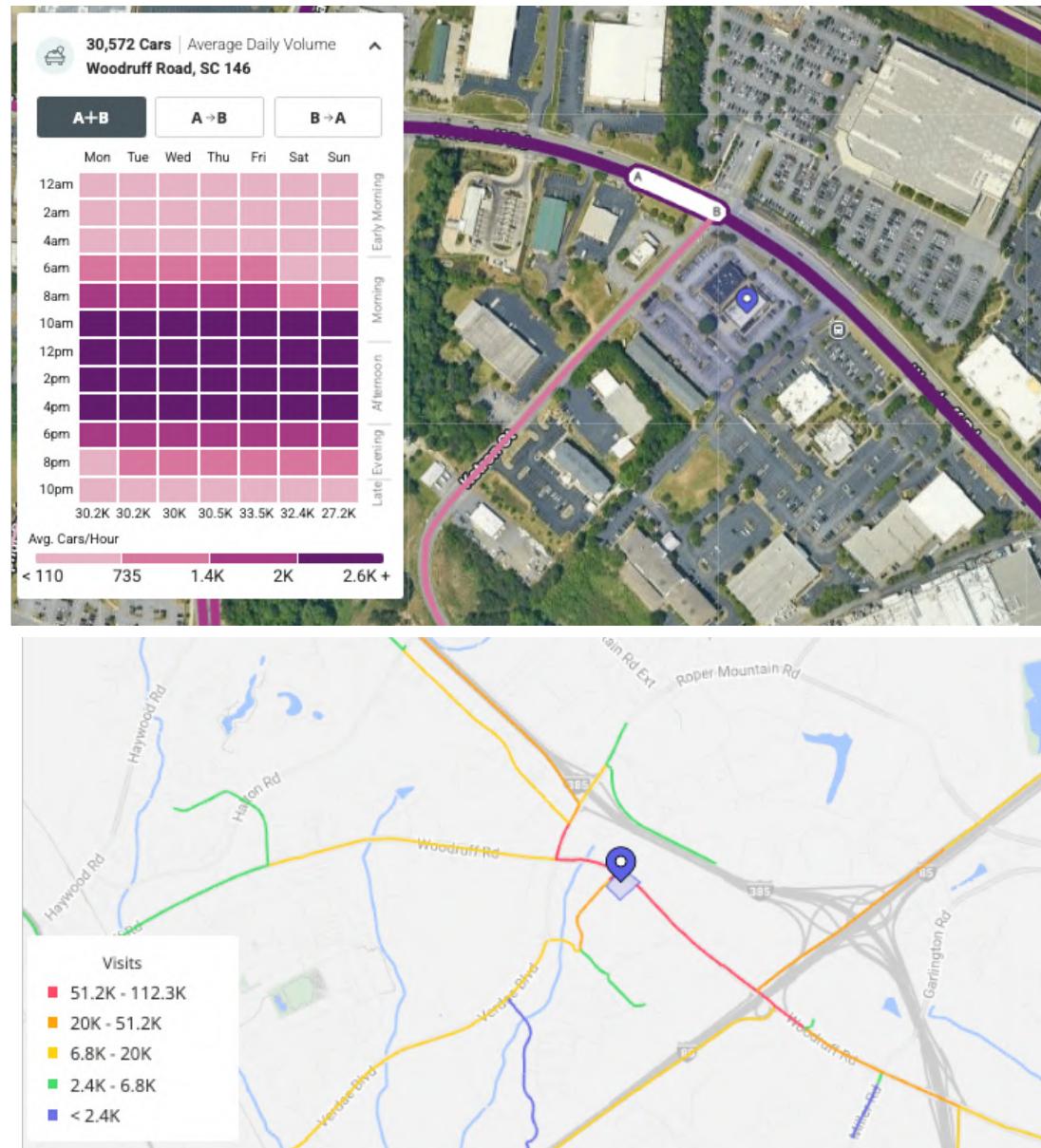
[1022 Woodruff / Woodruff Rd...](#)



Visits	223.6K	Avg. Dwell Time	96 min
Visits / sq ft	1.19	Panel Visits	19.9K
Size - sq ft	187.1K	Visits YoY	-4.9%
Visitors	124.3K	Visits Yo2Y	-4.5%
Visit Frequency	3.3	Visits Yo3Y	-11.1%

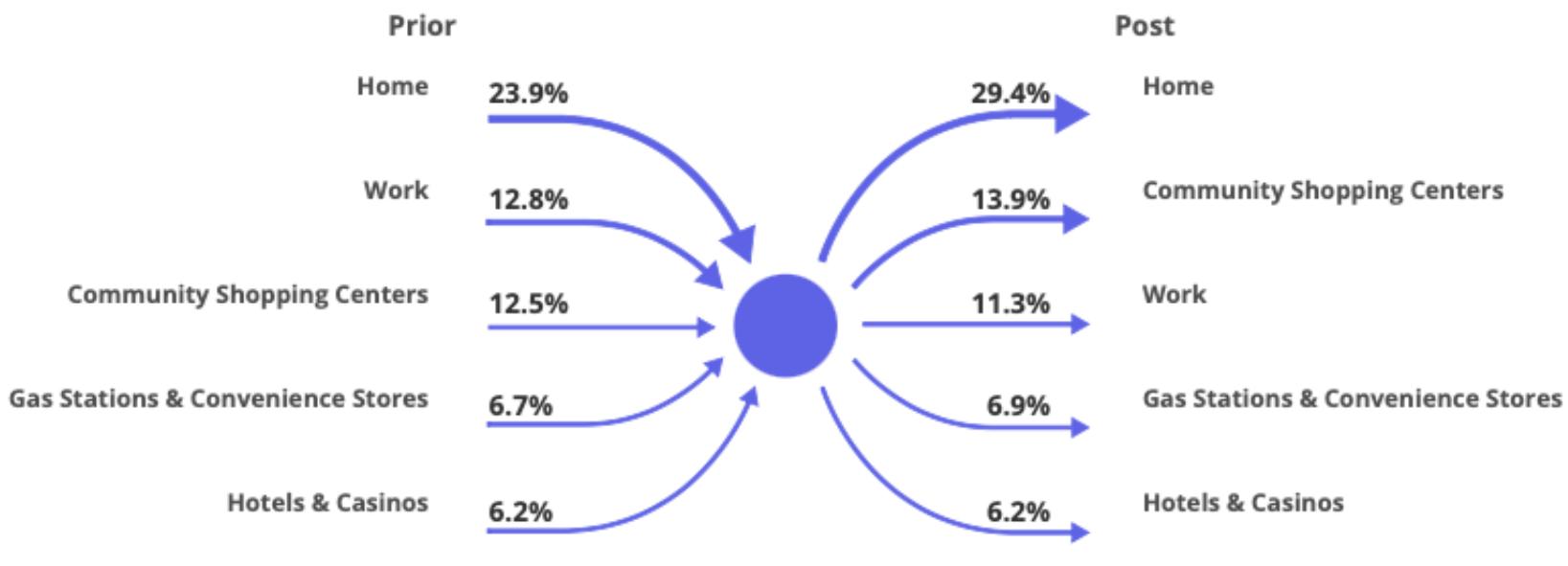
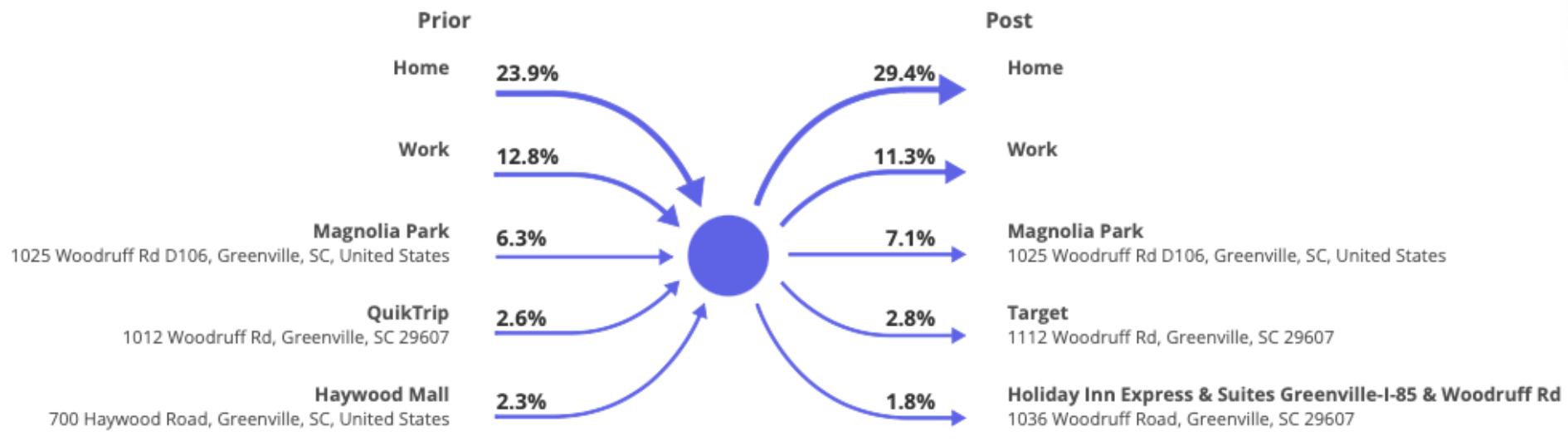
TRAFFIC PATTERNS

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VISITOR JOURNEY

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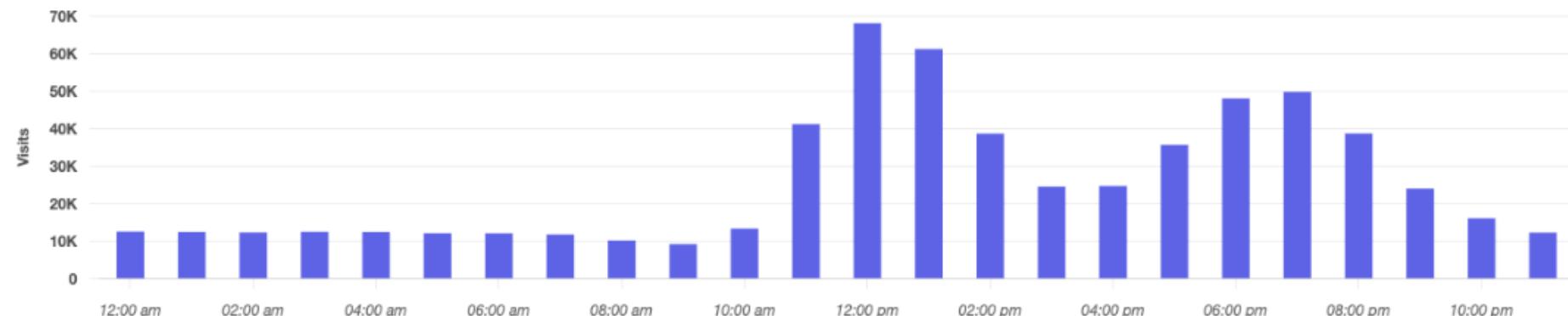


FOOT TRAFFIC ANALYSIS

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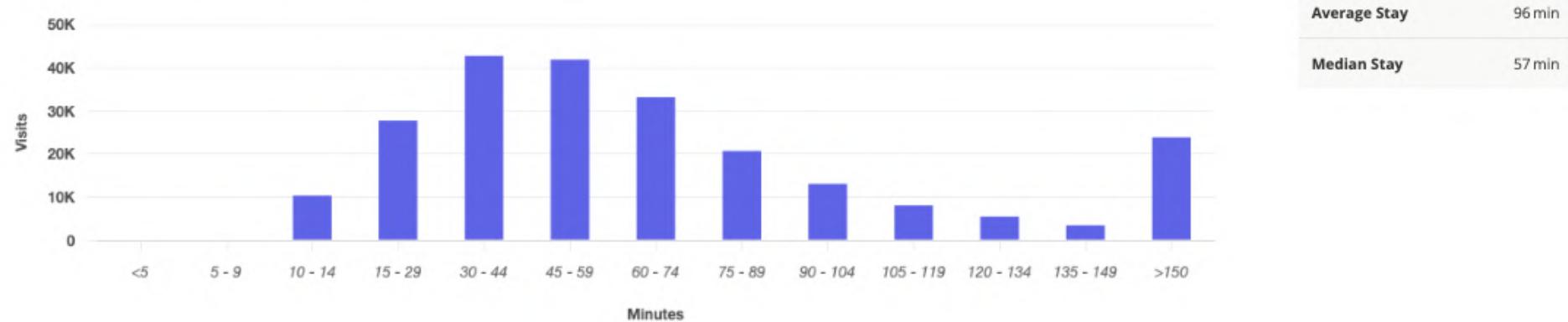
Hourly Visits ?

Properties: Metric: Visits



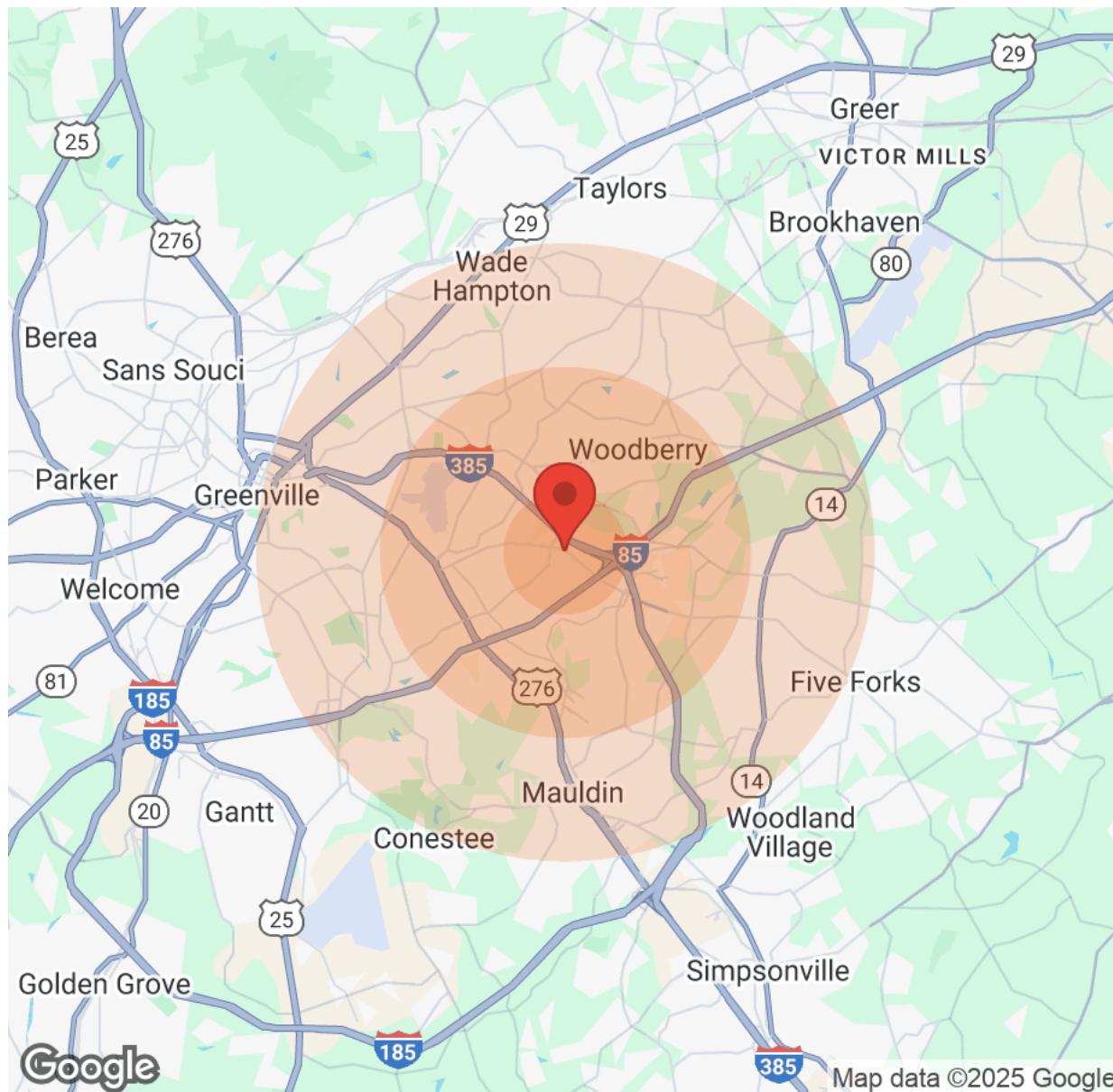
Visit Duration ?

Properties: Metric: Visits



DEMOCRAPHICS

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



	Population	1 Mile	3 Miles	5 Miles
Male	1,877	20,956	75,372	
Female	2,000	21,342	80,167	
Total Population	3,877	42,298	155,539	
	Age	1 Mile	3 Miles	5 Miles
Ages 0-14	488	7,558	29,313	
Ages 15-24	291	4,673	19,295	
Ages 25-54	1,623	16,428	60,675	
Ages 55-64	557	5,876	19,878	
Ages 65+	918	7,763	26,378	
	Race	1 Mile	3 Miles	5 Miles
White	3,090	33,390	116,965	
Black	537	5,780	27,007	
Am In/AK Nat	N/A	36	87	
Hawaiian	N/A	N/A	12	
Hispanic	193	3,588	11,475	
Multi-Racial	248	3,978	13,392	
	Income	1 Mile	3 Miles	5 Miles
Median	\$63,493	\$63,493	\$54,860	
< \$15,000	254	1,632	7,205	
\$15,000-\$24,999	148	1,973	7,563	
\$25,000-\$34,999	138	2,377	7,304	
\$35,000-\$49,999	406	3,413	9,521	
\$50,000-\$74,999	424	3,302	10,494	
\$75,000-\$99,999	367	2,778	8,051	
\$100,000-\$149,999	380	2,585	8,290	
\$150,000-\$199,999	57	821	3,270	
> \$200,000	27	743	3,602	
	Housing	1 Mile	3 Miles	5 Miles
Total Units	2,468	22,148	72,954	
Occupied	2,237	20,290	66,842	
Owner Occupied	584	10,097	39,753	
Renter Occupied	1,653	10,193	27,089	
Vacant	231	1,858	6,112	

DISCLAIMER

1022 WOODRUFF ROAD STE B

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