

Woodruff Village

1818 Woodruff Road and I-85
Greenville, SC 29607

Former Bi-Lo For Lease
47,790 +/- SF



LOCATION

Woodruff Village is located off of Woodruff Road in Greenville, South Carolina. The center was built in 1992 with ample parking and great visibility on one of the highest traveled corridors in the area. The traffic count is upwards of 40,000 vehicles per day, feeding into nearby communities such as Simpsonville and Five Forks. Woodruff Village continues to maintain stable tenants to include Subway, Supercuts, Henry's Smokehouse, Diamond Nails, Workout Anytime, Little Caesars, China Restaurant and All About Spirits.

HIGHLIGHTS

- Strong retail center positioned among many national retailers
- Excellent visibility and road presence in premier trade area
- Wide corridors in both directions
- Lease rate: \$10.50 PSF NNN
- Ample parking
- Easy access to I-385/I-85



Commercial Real Estate
440 W. Market Street, Greensboro NC 27401

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Woodruff Village



Demographics

	1 Mile	3 Miles	5 Miles
Population	5,828	51,447	134,235
Avg. HH Income	\$90,182	\$108,183	\$98,926
Traffic Count	34,400 VPD		



NO.	TENANT	SF
A-3	Subway	1,400
A-2	Supercuts	1,000
A-1	Henry's Smokehouse	1,800
1832-B	AVAILABLE	3,600
1832-A	All About Spirits	2,100
D-9	China Restaurant	1,500
D-9A	Diamond Nails	1,500
D-5	AVAILABLE	1,200
MJR1	AVAILABLE	47,790
MJR22	Workout Anytime	8,450
B2	Little Caesars	1,260
Total SF		71,600

Brown Investment Properties, Inc. 440 West Market Street

Greensboro NC 27401

Owner is a licensed Real Estate Agent in the state of South Carolina (License # 9547) and has an ownership interest as Principal in Simpsonville Exchange, LLC.

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